Identifier   Former Salvation Army Church

Formerly   unknown
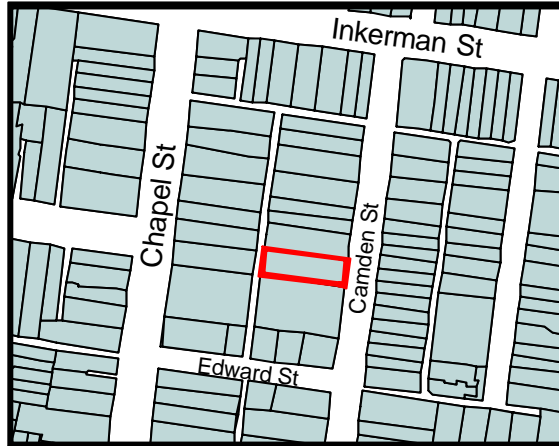
Heritage Precinct Overlay None
Heritage Overlay(s) HO72

Address	17 Camden St ST. KILDA EAST	**Category**	Church
Constructed	1892	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This building is one of a comparatively small number of nineteenth century Salvation Army churches built in Melbourne and is also of interest for its design in comparison with other churches of this period.

Primary Source

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

Other Studies

Description

unknown

History

unknown

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

BIBLIOGRAPHY
Foundation stone:
"This memorial stone was laid to the glory of God by Peter Cousin Esq. November 16th,1892. Wm. Booth General. Thos. B. Coombs Commissioner."

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, p. 369, vol. II, illustration between pp. 8 and 9.

Identifier   House

Formerly   unknown
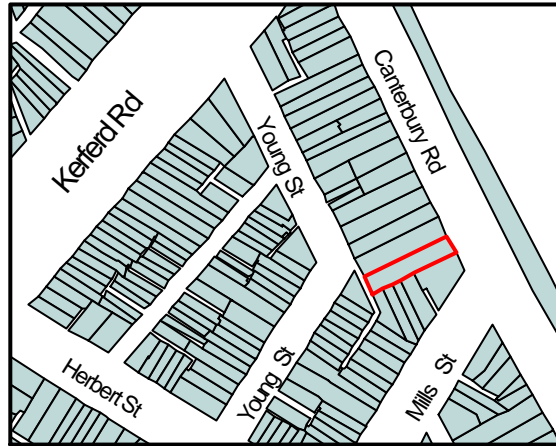
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	20 Canterbury Rd SOUTH MELBOURNE
Constructed	1895-1900

Category	Residential:detached
Designer	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

No. 20 Canterbury road is of significance as an intact example of a small house of the early Edwardian period that has distinctive forms and unusual decoration, finely executed. The intact nature of the front fence, gate and path are integral to the significance of the house.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence

In 1880 the property owned by Harry Harmsworth, a clerk, was vacant land, valued at £6 (1). The following year, however, a building described as having six rooms and constructed of brick and wood, had been erected (2). Owned and occupied by Harmsworth for the next eight years, its initial N.A.V. was £40. By 1889 the building was recorded as having gained a room and had an N.A.V. of £65 (3). It is not known exactly when this house was demolished, however it appears to have been replaced early in the Edwardian period.

The extant house is an unusually finely detailed and externally intact example of a small house built early in the Edwardian period. It is single storeyed, has tuckpointed red brick walls and a hipped slate roof. A cylindrical tower to the front wall dominates the façade while the entrance porch is set to one side of the front façade. The tower unit forms a bay window to the front room and has six window units wrapping around the drum, each with Art Nouveau leadlight glazing to its highlight. The joinery of the tower is finely detailed above the windows and gives it height to above eaves level. The roof to the tower is conical and clad in metal tiles with a scale-like patterning.

The front porch has a bay window, similar to the tower, set under it, but the porch itself is in contrast, being pedimented and also has very detailed joinery with a dentilated cornice line more typical of Victorian than Edwardian work. The columns supporting the porch are however typical, being in turned timber. Victorian architecture is also hinted at in the bichromatic bricks to the voussoirs of the front windows and in the slate roof, although the roof does have terracotta ridge cappings and a brick and render chimney typical of later work. The front path and porch have their original encaustic tiles, the path the original terracotta garden edging tiles and a white marble step to the pavement, while the rise of steps to the porch are in basalt with red brick balustrading. Also of some rarity is the intact Edwardian fence, built in red brick and with its wrought and ripple iron gate intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 ibid., 1880/81
2 ibid., 1889/90
3 ibid.

Identifier   "Normanby"

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 27 Canterbury Rd SOUTH MELBOURNE	**Category** Residential:detached
Constructed 1886	**Designer** unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

'Normanby' is of significance as a substantially intact major Victorian house with distinction particularly in the detailing of its render, joinery and leadlight glazing.   The conservatory is a rare example of a once common appendage to buildings of this type and is unusual in its location on the building. The front and side fences are integral to the significance of the house.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence
Date of Construction: 1886 (1)

Richard Ikin, a merchant, purchased land in Canterbury Road from G. Bowler in 1885 (2) and in the following year erected his two-storey eight-roomed brick house, named 'Normanby'. Ikin occupied this dwelling for only four years (3) and during that time the N.A.V. was a stable £90 (4). By 1890 William Thompson, a baker, owned the property (5).

The house makes a significant impact on Canterbury Road with its two storeyed terrace-like form with a tower to one side. The whole is clad in render and is embellished with Italianate detailing. The main body of the house has a two storeyed iron clad verandah to both floors and its walls behind are embellished with a string course with egg and darts and rosettes along its length that extends around the heads of the ground floor windows. The eaves line is also very highly ornamented, with foliated brackets and intact fretwork embellishment to its fascia. It is however the tower that sets this building apart from the norm. It is set on the side, south, face of the house and the door and entrance porch are housed at its base. The door is an intact

six panelled door and has very fine leadlight intact to the sidelights and fanlight. Above this is a most unusually placed small conservatory with its original timber framing, while stepping back, the tower rises above. Its typically Italianate decoration includes couple round headed windows and an ornate cornice line decorated with dentils and modillions.

The front façade is substantially intact including the encaustic tile floor to the porch and verandah and the cast iron picket fence. The ripple iron fence with its timber capping on the southern boundary is also partially intact and is a rare example of a once quite common form of fencing.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

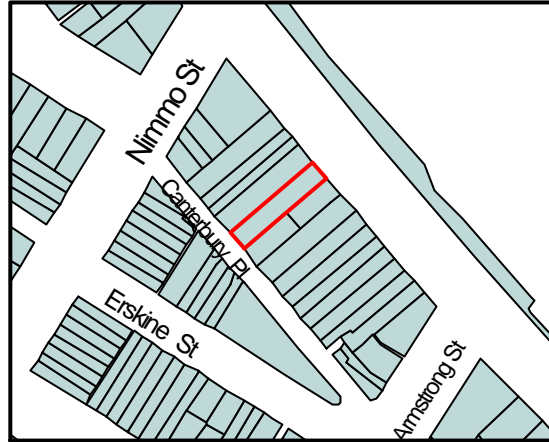## References

1 City of South Melbourne Rate Books, 1885-87
2 ibid., 1885/86
3 ibid., 1886-1890
4 ibid.
5 ibid., 1890/91

City of Port Phillip Heritage Review

Identifier   House and Shops

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   86-87 Canterbury Rd
SOUTH MELBOURNE

Constructed 1887

Amendment   C 29

Comment

Category   Commercial: residential

Designer   unknown

Significance   (Mapped as a Significant heritage property.)

The three buildings at Nos. 86-87 Canterbury Road are of significance as a substantially intact complex of Victorian timber buildings built to accommodate two businesses and a shop owner on the same property. The awkward arrangement of the buildings stand in contrast to the more planned and orderly developments in the area and is in itself, of interest.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence and shops
Date of Construction: 1887 (1)

Auctioneer William B. Jacobs purchased Allotment 6 along Canterbury Road from A.H. Swindles in 1886 and his five roomed wooden house was erected the following year (2). Jacobs occupied the dwelling until 1891, the N.A.V. going up from £40 in 1887 to £65 in 1891 (3). The first mention in the Rate books of a shop on the property is in 1892, the owner and occupier by then being Henry Corder, a stationer (4). In 1895 two shops were listed for the first time – what was known as No. 83a was occupied by Corder and No. 83, described as an eight-roomed wooden building with a shop, by George LeCouteur, a chemist (5).

This complex of buildings comprises the single storeyed timber house with the two timber shops set hard in front of the house's verandah, in a most crowded arrangement. The house is simple and without pretention. It is clad in weatherboards with those to the front façade representing ashlar blocks, raised at the corners in the manner of quoining, the verandah spans the full width and has cast iron decoration typical of the period and the chimneys are in polychrome brick. The shops also have timber representing ashlar blocks and are

distinctive at parapet level with dentilated decoration.   Both have their timber framed windows intact and their half glazed front doors and at the side an intact multipaned double hung window. The detailing across the windows and doors of the shops varies and this may be a product of the apparent sequential development of the two. The three buildings remain substantially intact although the parapet to the shops probably had further ornamentation. In general their timbers are not in a good state of repair.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1886/87
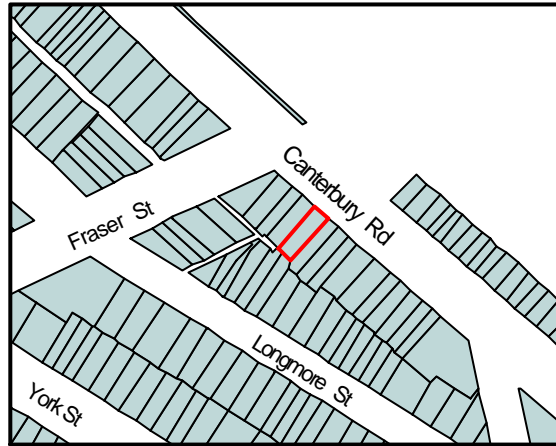2 City of South Melbourne Rate Books, 1885-1887
3 ibid., 1886-1891
4 ibid., 1892/93
5 ibid., 1895/96

Identifier   "Paragunyah"

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	168 Canterbury Rd SOUTH MELBOURNE	**Category**	Residential:detached
Constructed	probably 1898	**Designer**	unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

'Paragunyah' is of significance for its architectural embellishment, that departs from the norm applied to small single storeyed houses of the late nineteenth century. The leadlight windows are of particular note.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence
Date of Construction: probably 1898 (1)

In 1897 George W. Pask, an 'inspector', bought Allotment 14 in Canterbury Road from the English, Scottish and Australian Bank Limited (2). By the following year the Rate Books listed Pask as the owner and occupier of a brick building of five rooms, having an N.A.V. of £40 (3). It is believed to be that entry in the Rate books that relates to what is now the house at 168 Canterbury, however the appearance of the house is such that a date earlier than 1898 would be expected.

Named 'Paragunyah', the house is a single-storeyed rendered building dominated by a colonnaded front verandah and a high parapet. Its design is out of the ordinary of Melbourne architecture for small single storeyed houses, with the verandah displaying no cast iron decoration or any arcading typical of the Italianate. Instead it is supported on large, fluted ionic columns fashioned in render, that alternate between round shafts and square piers and extend down part of each of the side facades in the form of pilasters. Between the columns there is an Italianate balustrade, of the type more common on parapets or two storeyed buildings. The parapet appears to be original despite its somewhat overpowering, solid form and it is decorated with applied swags and has the name plate 'Paragunyah' and a coat of arms to the centre with a

sheep, sailing ship, miners' tools and sheath of wheat.

The front wall reflects the colonnade, with the window heads alternating between round and segmental arches and spanning between these, it has a rosette-decorated string course at impost level. The front door has fine leadlight to its sidelight and fanlight and this work also extends down to the windows along the north side of the building, in a manner not usually so extensive on a small building. The door itself appears to be original although it no longer retains glazing to its upper half. The front fence is not extant, however the front path and verandah retain their slate and marble paving. The render work of the house is generally not in good repair and is failing, particularly along the verandah balustrade.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
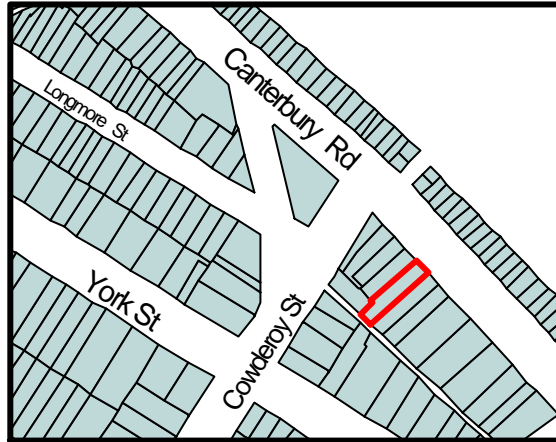Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1896-1900
2 ibid., 1896/97
3 ibid., 1987/98

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	203 Canterbury Rd ST. KILDA	**Category**	Residential:detached
Constructed	c1910	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A splendid, intact Queen Anne mansion of unusually bold massing and chunky and solid detailing, which gives the building a visual relationship to American Romanesque revival design. Its character is supported by a range of period features, including an open octagonal terra cotta tiled turret. Its aging roof tiles and finely executed brickwork unify and enhance the design.

Primary Source

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

Other Studies

Description

Style : Queen Anne
Two storey residence

History

see Description

Thematic Context

unknown

Recommendations

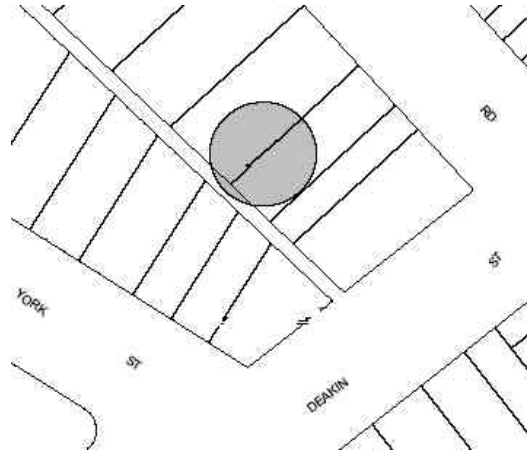A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier Pepper tree

Formerly

Heritage Precinct Overlay None

Heritage Overlay(s) HO378

Address	208 Canterbury Rd ST KILDA WEST	**Category**	Tree
Constructed	Not Applicable	**Designer**	Not Applicable

Amendment **C 32**

Comment Landscape assessment

Significance (Mapped as a Significant heritage property.)

The pepper tree (Schinus molle var. areira) at the rear of 208 Canterbury Road, St Kilda West, is significant as a remnant nineteenth century planting which reflects the former type of exotic trees planted in the early development of the locality and municipality, once widespread but no longer practiced. The tree is also significant as an integral part of a varied and distinctive cultural landscape; for the combination of its maturity and extent as compared to other early properties in the municipality; as an uncommon landscape type in the municipality and a specimen also uncommon for its maturity; and for its association with the early development of the St Kilda West locality.

Primary Source

Observation

Other Studies

Description

The rear garden has a large mature pepper tree (Schinus molle var. areira) which is likely to have been planted in association with the construction of the brick house. It is thought to date from the c1900-1920 period or earlier. Pepper trees were planted in the period 1860s to c1900 particularly in association with schools (refer to Victorian Heritage Register and National Trust of Victoria inventories of places for other examples). Although not a particularly large specimen, the tree is publicly visible from the street behind the house.

History

The main building is a single storey early 20th century brick house, constructed by an unknown designer. There is a large mature pepper tree at the rear of the house at the side boundary. The tree is estimated to be over 100 years old and planted c1900-1920 or earlier.

The main building has recently operated as a rooming house.

Thematic Context

Recommendations

The pepper tree is recommended for inclusion in the Heritage Overlay to the Port Phillip Planning Scheme.

References

City of Port Phillip Heritage Review

Place name:	**The Canterbury**
Other names:	**Flats**

Address:	**236 Canterbury Road, St Kilda**	Heritage Precinct:	Middle Park & St Kilda West
Category:	**Residential: Flats**	Heritage Overlay:	HO73
Style:	**Edwardian Art Nouveau**	Graded as:	Significant
Constructed:	**1914, 1919**	Victorian Heritage Register:	Yes, H1836
Designer:	**H.W. & F.B. Tompkins**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

The Canterbury is included on the Victorian Heritage Register (H1836) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

The Canterbury is one of the first block of flats built in St Kilda, one of the very earliest in suburban Melbourne and is also important for its design. Blocks of flats were first built in Melbourne's suburbs in the 1910s, almost all in the latter half of that decade. The Canterbury was built in the middle of 1914, though without the third floor which was added in the middle of 1919, reflecting the rapid development of St. Kilda at that time. In design terms this building illustrates the transition between Art Nouveau inspired architecture of the 1900s to the heavily detailed classicism of the early 1920s. It is unusual in form and adds to St Kilda's dominant character of residential flats.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Architects H.W. and F.B. Tompkins designed 'The Canterbury' for Mrs Gurney and they were constructed by W. Picol (or Picot), builder in the middle of 1914. The estimated cost was £1,581 (BP). The third floor was added in the middle of 1919 by the builder McDonald for the then owner Mrs M. Wright, the estimated cost being £500 (BP).

References

City of St. Kilda building permit records (BP) No. 2287 granted 12/5/1914, contains working drawing, No. 3860 granted 12/4/1919, contains floor plan

Description

'The Canterbury' is a red brick building of four storeys that is vertical in form: this being accentuated by the division of the front façade into three main vertical sections. The protruding bay of red brick is plain and merely incorporates one window at each level, the lower one being arched. The central section, is a curved tower element with octagonal roof, which incorporates windows and shield-like decorative elements in the spandrels between. This tower section curves back towards a third vertical section of alternating windows and curved lattice work bays, with an Ionic pilaster corner support.

According to building records, 'The Canterbury' was constructed with 'cement and brick walls… concrete floors to balconies… first floor hollow block concrete… flat roof '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
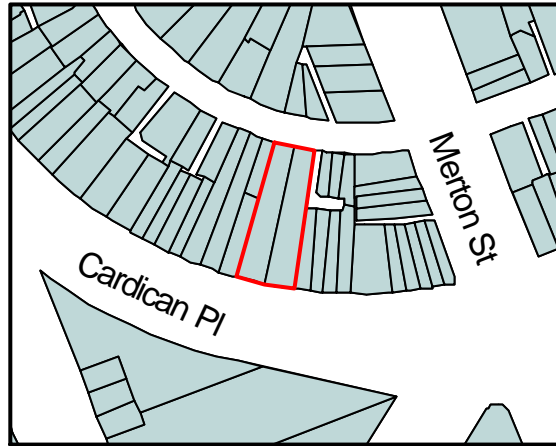
Other studies

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

Identifier   House

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	43-45 Cardigan Place ALBERT PARK	**Category** Residential:row
Constructed	1869	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The pair of houses at nos. 43-45 Cardigan Place, Albert Park, was built for the sea captain, later councillor and harbour master, George Doran, in 1869-70. It has historical and aesthetic importance. It is historically important (Criterion A) for its capacity to demonstrate the attraction of Cardigan Place as a prestigious residential location associated with St. Vincent Place last century. It is aesthetically important (Criterion E), as an example of the opulent mid Victorian villas characteristic of the St. Vincent Place area and which collectively help establish South Melbourne's cultural values at the State and national levels.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A two storeyed stuccoed Italianate hip roofed villa pair with two storeyed cast iron posted verandah across the façade and having fern leaf motifs to the iron ornamentation. There is an encaustic tiled verandah floor with bluestone margins and an early palisade cast iron fence and gates.
Condition: Sound
Integrity: High, later additions at rear.

History

These houses were built for George Doran who was a sea captain and an early landlord of Emerald Hill. A Bank Street house of Doran's, described as a "two roomed zinc cottage", was let to future councillor and mayor John Nimmo in 1856. Doran himself was subsequently a "councillor" and "harbour master".

Cardigan Place (initially named Gardner Place) had one resident in 1868. In the following year, George Doran commenced building a pair of two storey brick houses on lot 7 which he purchased from Jessie Risby.

The houses each had six rooms and were completed for occupancy in 1870. Doran retained one house for himself and let the other to Reuben White, a manager. The NAV of each house was 70 pounds.

By 1880, William Kidgell had acquired the properties. One of the houses was vacant in 1879 and the other Kidgell let to stevedore Alexander McPetrie. At that time, the houses had the street numbers 51 and 53.

In the 1880's the houses were extended to eight rooms each. By 1890, they were owned by stationer John Dyson who lived at no.45. No.43 was let to bootmaker Joseph Davis. The NAV of each house had risen by then to 80 pounds. By the turn of the century, Dyson had converted the building to a single eighteen roomed house for his residence. He continued to live there in 1911.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (Albert Park).   Nineteenth century suburban expansion.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
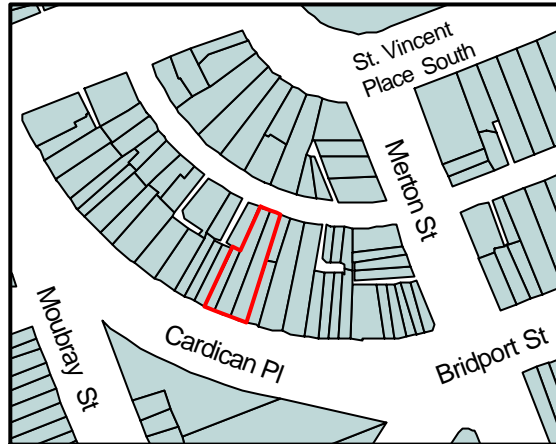
References

South Melbourne Rate Books: 1868-73, 1879-80, 1890-91, 1900-01.
Sands and McDougall directory 1911.
MMBW litho plan no.19, c.1894.
Susan Priestley, "South Melbourne, A History", Melbourne University Press, Carlton, 1995, p.54.

Identifier "Vermont Terrace"

Formerly unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	37-41 Cardigan Place SOUTH MELBOURNE	**Category** Residential:row
Constructed	1885	**Designer** Frederick de Garis and Son

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This terrace is of significance for its intact nature and as an example of an architect-designed terrace. It is also of significance for its contribution to the curved layout of Cardigan Place, accentuating the form of the St Vincent Place subdivision of which it is a part.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residences
Date of Construction: 1885(1)
Architect: probably Frederick de Garis and Son(2)

By 1884 William J. Lucas, a printer, was the owner of two blocks of vacant land in Section 44 Cardigan Place.(3) The following year he had erected these three brick terraces, that were given an N.A.V. of £270(4). In that first year No. 37 was vacant although Lucas himself occupied it in 1887; No. 39 was tenanted by Catherine Davenport and No. 41 was occupied by Henry Marks, a furniture manufacturer(5). By 1895 Lucas was titled an estate agent and his two tenants were Mary Uren and Edward Scanlan, a 'gentleman' (6). It was at this time, presumably as a direct result of the 1890s depression, that his property had an N.A.V. of a meagre £108 (£36 per terrace)(7).

It is highly probable that this terrace was designed by Frederick de Garis, a most prolific architect in the area and the architect of 'Mt Durand Terrace' (q.v.) at 152-156 Cecil Street, to which this terrace bears a close resemblance. Like the other terrace row, 'Vermont Terrace' is two storeyed with three houses, has a two

storeyed verandah decorated with a fernleaf pattern, a heavily decorated pediment spanning across the full width of the central house with the date of the building (only one year later) on an escutcheon to the tympanum, heavily decorated wing walls and the ground floor with heavily incised banded rustication that wraps around an octagonal bay window.

'Vermont Terrace' retains intact the panelled front doors with their sidelights and semicircular fanlights, double hung sash windows, encaustic tiles to the verandah and front paths, and its cast iron picket fence.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1884-1886.
2 The Architects' Index, University of Melbourne, lists a tender notice for three two-storey ten
    roomed houses, at Cardigan Place, to be built to the designs of Frederick de Garis and Son in 1884.
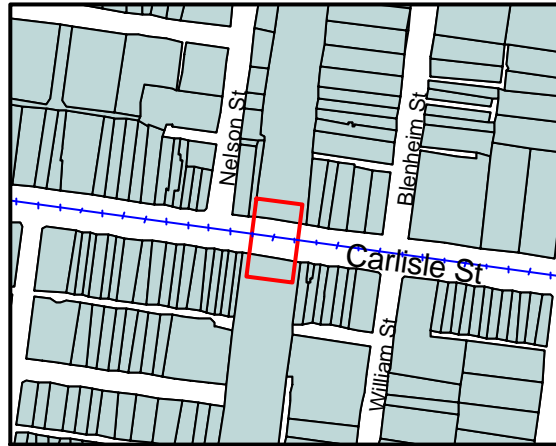3 City of South Melbourne Rate Book, 1884/85.
4 ibid., 1885/86.
5 ibid.
6 ibid., 1895/96.
7 ibid.

Identifier   Railway Bridge

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	Carlisle St BALACLAVA	**Category**	Public
Constructed	1858-59	**Designer**	unknown

Amendment   C 29

Comment

Significance

The railway bridge across Carlisle Street, Balaclava, was designed and built for the St. Kilda and Brighton Railway Co., presumably to the design of the company engineer in 1858-59. It was subsequently duplicated by the Victorian Railways in 1882, the engineer for existing lines at the time being William Henry Greene. It is historically and aesthetically important. It is historically important (Criterion A) as a rare (Criterion B) surviving structure of its type built by a private railway company during the first decade of railways in Victoria. In this respect it compares closely with the nearby bridges at Nightingale and Grosvenor Streets, Balaclava. It is aesthetically important (Criterion E) for its graceful curved retaining walls associated with the abutments and for the similarity between this bridge and those of the Hobson's Bay Co. on the St. Kilda line of 1857 and the Government's bridges on the Williamstown Pier line opened earlier in 1859. The shops are contributory.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

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

Description

A riveted metal girder bridge with axe finished bluestone abutments having tooled margins and dressed copings, the associated retaining walls being curved and terminated by low piers. Within the spaces enclosed by the retaining walls there are shops, erected c. 1915 on the north side and of uncertain date on the south side but being of brick construction and distinguished by their ripple iron clad pyramidal roofs and timber cornice brackets.
Condition: Sound.
Integrity: Medium, girders replaced, balustrade removed, intermediate piers presumably removed.

History

Construction of the railway line between the terminus at St. Kilda and Bay Street, Brighton was authorised on 24th. November, 1857. The work was undertaken for the St. Kilda and Brighton Railway Co. by the contractor William Randle who was awarded the contract in August, 1858. The first train ran on 3rd. December, 1859 and there were 11 bridges on the single line of railway included in the work. The Carlisle Street bridge was one of these bridges. The Melbourne and Hobson's Bay United Railway Co. purchased the line on 1st. September, 1865 and it was during this company's period of ownership that iron girders were used to replace several of the timber bridges on the line of which this bridge may have been one. The company's assets were sold to the Government on 1st. July, 1878. On 25th. November, 1882 a contract was let to Sharp and Campbell for the construction of a "second line of way" between Windsor and Elsternwick and it was at this time that the width of the bridge was increased to accommodate a double line of track.

Thematic Context

3.7.3 Moving goods and people on land. 3.7.3.1. Building and maintaining railways.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
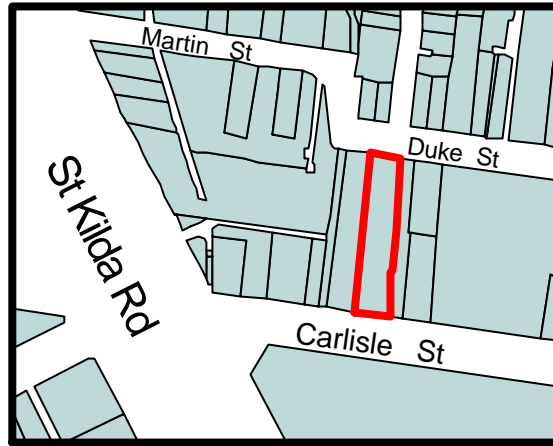recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Harrigan, L.J., "Victorian Railways to '62" VR Public Relations and Betterment Board, 1962.
Victorian Railways: "Report of the Board of Land and Works for the y.e. 31st. Dec., 1883.

Identifier   Garage

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	126 Carlisle St BALACLAVA	**Category**	Industrial
Constructed	1927	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A 1920s garage in an unusual and most effective simple Spanish Mission style. Its rear facade is part of a small but important precinct of inter-war industrial architecture in Duke St. The panelled central door, balance of the three arched motif at ground and gable level and the dominance in the streetscape of the expansive pantiled gable form itself all contribute to its significance. It is also a rare surviving example of an Interwar motor garage and service station.

Primary Source

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

Other Studies

Description

Style : Spanish Mission
Garage

A 1920s garage built in an unusual, simple Spanish Mission style. The terra cotta capping along its gable parapet and its three arched openings to the street are characteristic of the style. The huge, multipanelled wooden gates of the centre opening are its most notable single feature, and the roller door bearing an Ampol logo from the 1950s or 60s is also of interest. The red brick rear portions of the garage are part of a small but important precinct of industrial architecture in Duke St.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
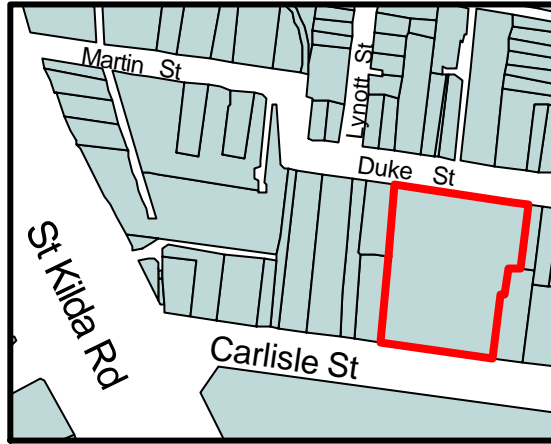Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   St Kilda Library
Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address   150 Carlisle St
              BALACLAVA

Category   Public

Constructed 1969 - 1973

Designer   Dr Enrico Taglietti

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The St Kilda Public Library is a public institution with an important place in the City's history. The building itself is a characteristic example of the unique, individual style of its architect Enrico Taglietti, whose practice flourished in the 1960s and 70s. While its almost brutal forms offer no sympathy to its surrounding context, it is of considerable worth as a coherent individual work in its own right. Its landscaping, though less successful, is integral to the design (a prominent, and most unusual feature has been made of the air conditioning tower in the forecourt). The Library is a well-known local landmark with sufficient design integrity and distinction to ensure that it will become increasingly well regarded in the future.

Primary Source

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

Other Studies

Description

Style : Brutalist
Architect : Dr Enrico Taglietti
Builder: M. Notkin
Original owner: St. Kilda City Council

The St Kilda Library has a long history extending back to 1953 when the first committee was formed to promote the idea of a free lending library for the municipality. Initially opposed on the grounds of expense and the duplication of services already offered by private lending libraries in the area, the library project was not established until late 1967, when the council set aside $50,000 for the building. Enrico Taglietti was appointed architect, having already designed Canberra's Dixon Library, and a tender for $417,000 from the builders M. Notkin Construction of Caulfield South was accepted in December 1971. The foundation stone was laid by the Mayor, Councillor Ivan Trayling, in August 1972, and the library was opened by the Governor

of Victoria on 14 May 1973. The difficult political inception of the library, which became a prominent council election issue during the late 1960s, makes the construction of the library an important milestone in the political and social development of St Kilda.(1)

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
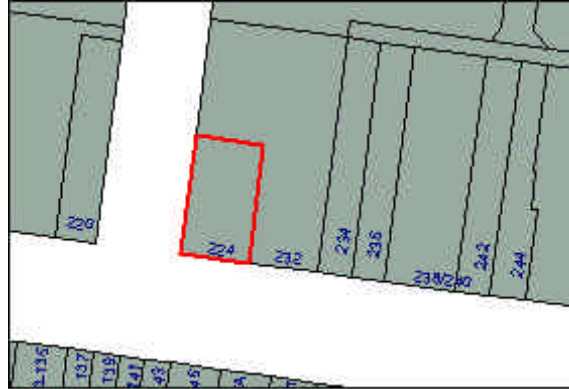
References

NOTES
Ref: St Kilda Public Library, Architect, Vol.3, No.27, July-August 1973, pp 12-15. Vida Horn, St Kilda City Librarian, letter to Architect, Vol.3, No.28, Sept-Oct 1973, p.25.
(1) A. Longmire, 'St Kilda, The Show Goes On' (Hawthorn, 1989), pp.191, 228-229.

Identifier   Commonwealth Bank

Formerly   State Savings Bank of Victoria

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	224 Carlisle St BALACLAVA	**Category**	Commercial
Constructed	1965	**Designer**	Eggleston, McDonald & Secomb

Amendment   **C 32**

Comment   New citation

Significance   (Mapped as a Significant heritage property.)

The former State Saving Bank branch at 224 Carlisle Street is of local historic, aesthetic and architectural significance. Erected in 1965 on the site of an earlier branch bank, the building provides evidence of commercial expansion along this important regional strip shopping precinct in the post-War period. Aesthetically, the bank is a fine and notably intact example of the mature modern style of the mid-1960s ? characterised by minimalism, planar composition and Stripped Classical influences – ably demonstrated in this case by a floating flat roof with raked fascia, supported on a distinctive return colonnade of metal pipes. The bank is also significant as an example of the work of the noted Melbourne architectural firm of Eggleston, Macdonald & Secomb, who were among the leading practitioners of this stylistic approach during the 1960s.

Primary Source

Other Studies

Description

The bank is a predominantly single-storey building, comprising a large double-height open-planned banking hall on the corner, with a narrow two-storey staff wing along the east side. The banking hall has fully-glazed anodized aluminium-framed window walls, set back behind a distinctive colonnade of tapered metal pipes, which support the broad eaves of the floating flat tray-deck roof. A particularly distinctive element is the screen of aluminium louvres that encloses the colonnade at its upper level. The adjacent staff wing is of brick construction (since painted) with its roof concealed by a parapet; a flagpole depicted on the original drawings has been removed. The wing has a vertical strip window to the street front, partly altered at the ground floor to accommodate an Automatic Teller Machine. A second ATM has been installed alongside, in a small addition that projects into the colonnade area.

History

The present building was erected in 1965 as a branch bank for the State Savings Bank of Victoria. The site was previously occupied by the bank's original Balaclava branch, which was erected c.1913, probably to the design of the bank's architects Sydney Smith & Ogg, who designed many branches throughout Melbourne (Including several in the City of Port Phillip) in the 1910s. Although the State Saving Bank had its own in-house architectural department, it also maintained a tradition of engaging some of the more progressive and prominent private architectural firms to undertake commissions. The designers selected for the new Balaclava branch were Eggleston, Macdonald & Secomb, who enjoyed an ongoing association with the State Savings Bank. This association could be traced back to the pre-War practice of the firm's founder, architect Alec Eggleston (1883-1955), and culminated in the firm's design for the bank's head office, on the corner of Bourke and Elizabeth streets, in the late 1970s.The firm of Eggleston, Macdonald & Secomb was formed after the Second World War when Alex Eggleston's son, Robert (1911-2000) was joined by architects Roderick McDonald and Frank Secomb. During the 1950s, the firm was one of the leading exponents of the so-called Melbourne School, characterised by bold experimentation with geometry, structure, colour and texture. Among their more celebrated works were the Beaurepaire Centre at the University of Melbourne (1955), the Beaurepaire tyre center in Bendigo (1856) and the Bendigo Day Nursery (1958). During the 1960s, the firm moved towards a minimalist style with an almost Classical elegance, recalling the American work of architects such as Ludwig Mies van der Rohe. This approach can be seen in their design of such buildings as the Redmond Inglis & Company factory in Notting Hill (1963), and culminated in their BHP Research Laboratories in Clayton, which won the Victorian Architecture Award in 1969.

Thematic Context

Comparative Analysis: Few truly comparative examples have been identified in previous studies. The former State Savings Bank at 133-135 Acland Street, St Kilda, is broadly comparable in its typology, date, and its somewhat elegant minimalist style, although it is entirely different in its specific form and detailing. Its architect, moreover, has not yet been identified. Some comparisons can also be drawn with the Apps Funeral Parlous (1952), located nearby at 88 Carlisle Street, which is similar in terms of minimalist starkness with Stripped Classical overtones.

Recommendations

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

References

Eggleston McDonald & Secomb, 'State Savings Bank of Victoria: Balaclava Branch', drawings dated 8 June 1965. Building Permit collection, City of Port Phillip.Research file on Eggleston, Macdonald & Secomb (compiled and held by Simon Reeves)Information provided by Mr Roderick Macdonald (telephone interview, 1 June 2004)

City of Port Phillip Heritage Review

Identifier   Shops

Formerly   unknown
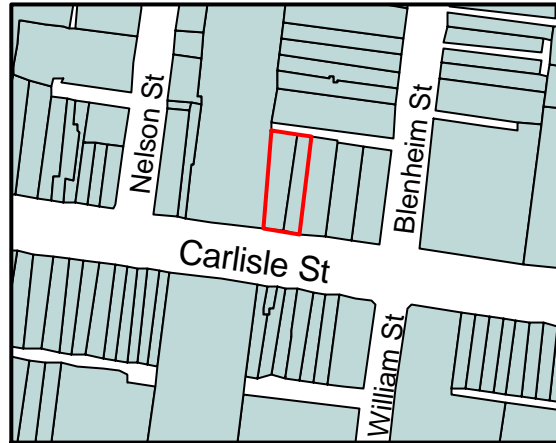
Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	290-290a Carlisle St BALACLAVA	**Category** Commercial
Constructed	1914	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Two tiny shops nestled beside the curved bluestone embankments of the Sandringham railway line. The exquisite small scale of the buildings, in juxtaposition to the massive railway abutments, add to the richness and sense of history of the Carlisle Street shopping precinct. Their current use as shoe repair and retail shops may date back to when they were first built in 1914. The layers of weathered signage on their gable fronts certainly speak of a long continuity of their trade, and contribute to the significance of the buildings.

Primary Source

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

Other Studies

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

Description

Style : Freestyle
One storey shops
Builder: A. & E. Millar

History

see Description

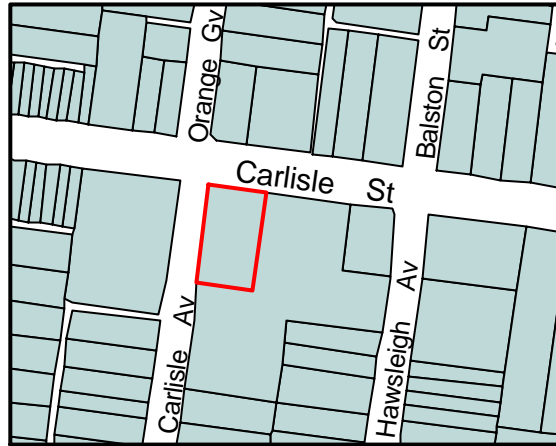**Thematic Context**

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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

References

unknown

Identifier   St Colman's Roman Catholic Church

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO75

Address	291 Carlisle St BALACLAVA	**Category**	Church
Constructed	1929	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Please note:
Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992
places all further details for this property (taken from David Bick, St. Kilda Conservation Study, 1985) in the
data sheet for St. Colman's School Hall, 297 Carlisle St.

Primary Source

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

Other Studies

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

Description

Style : Romanesque
Two storey school

see Significance

History

see Significance

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
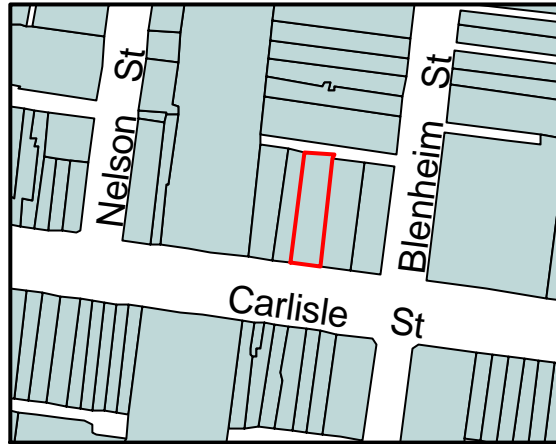recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Shops and Billiards Hall

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	292 Carlisle St BALACLAVA	**Category** Commercial
Constructed	1889-1890	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The tall roof and crowning widows walk of this two storey building make it a local landmark and an important element in the streetscape of Carlisle Street, as well as for travellers on the Sandringham railway line. To the rear of the shops facing Carlisle Street is a billiard hall with arched metal roof trusses, largely concealed now by plywood sheet. The building was constructed for W.H. Creed, an Estate Agent. Presumably what is now the billiard hall was his auction room and office, as apparently there were two shops with other occupants on the street frontage.

Primary Source

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

Other Studies

Description

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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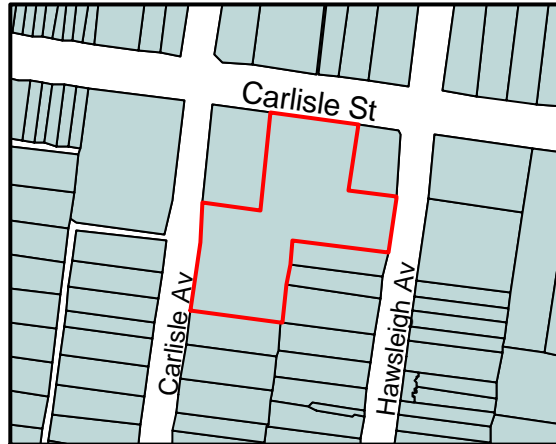
References

BIBLIOGRAPHY

City of St. Kilda Rate Books:

1889/90 no. 3042 William H. Creed, Estate Agent, office, auction room, N. A. V. 125.

1889 no. 2940, W.H. Creed, 25 pt. land, N.A.V.60.

Sands and McDougalls 'Directories.'

Identifier   St Colmans's School

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO75

Address	297 Carlisle St BALACLAVA
Constructed	1938
Category	School
Designer	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

CHURCH and SCHOOL HALL
St. Colman's Church and school hall are a landmark in Carlisle Street and part of a group of buildings in varying architectural styles, almost all built in the first decades of this century. St. Colman's, as with St. Columba's in Elwood and a number of other Catholic churches built at this time, shares a near standard form but has different detailing. At St. Colman's a fusion of Byzantine and Romanesque details have been used. The upper parts of the two towers of the church, identical to that of the school hall, were demolished in recent times due evidently to structural failure.

The school hall, with its asymmetrically placed tower, is of note for its doorway and the planning, with a hall on the ground floor and classrooms above.

(David Bick, St. Kilda Conservation Study, 1985)

Primary Source

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

Other Studies

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

Description

Style: Romanesque
Two storey school

Built: Church 1929, school hall 1938-9.

History

see Significance

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
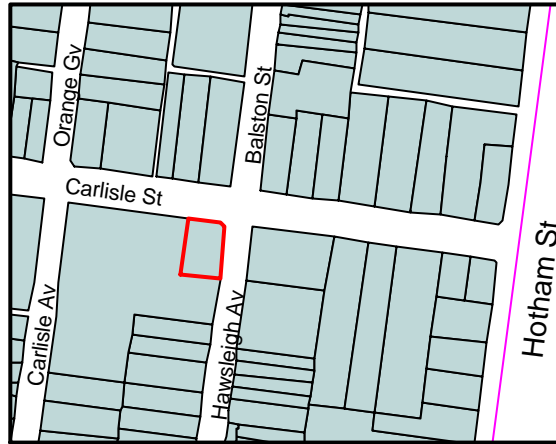
References

BIBLIOGRAPHY
City of St. Kilda building permit records; no. 7438 granted 12/3/1929, church; 10,021 granted 14/10/1938, school hall - Appendix.

St. Colman's parish records, old post card showing the church before demolition of the towers - Appendix.

Identifier "Astolat Flats"

Formerly unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO316

Address	301 Carlisle St BALACLAVA	**Category** Residential:apartment
Constructed	1930's	**Designer** Leslie J. W. Reed

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

Astolat flats form part of a notable group of buildings in varied architectural styles, centering on St Colman's Roman Catholic Church (q.v.). The 20th century Elizabethan design of the flats is in strong contrast to the two church buildings next door, whilst the former funeral parlour (q.v.) opposite is similar in style. In design terms this building is distinctive and unusual for the mid 1930's.

(David Bick, St. Kilda Conservation Study, 1985)

Primary Source

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

Other Studies

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

Description

Style : Old English
Two storey walk-up flats
Original owner: A.L.Hone
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

Architect Leslie J W Reed designed these flats for A L Hone and the building permit was issued in April, 1934.
(David Bick, St. Kilda Conservation Study, 1985)

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
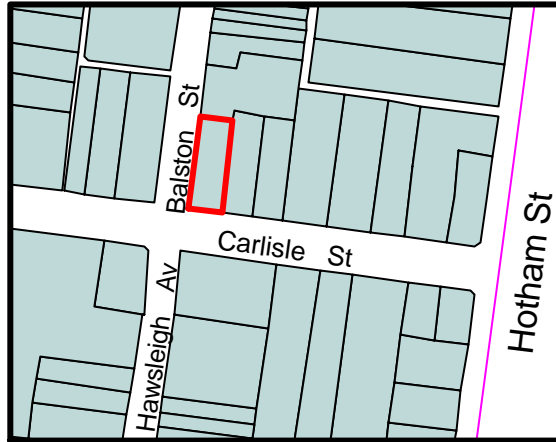recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

BIBLIOGRAPHY
City of St Kilda building permit records, no. 8557 granted 17/4/1934.

Identifier Former Funeral Parlour (now Beth Hatalmud Communal Kollel)

Formerly Funeral Parlour

Heritage Precinct Overlay None

Heritage Overlay(s) HO316

Address 362a Carlisle St BALACLAVA	**Category** Commercial
Constructed 1941	**Designer** Harry Winbush

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

Located on the corner of Balston Street, this distinctive building was built as a funeral parlour for Joseph Allison Pty. Ltd. Stylistically the building is a form of stripped Tudor and forms part of a group of surrounding buildings, largely 20th century, in a variety of styles. There is a link between this building and Astolat flats on the diagonally opposite corner, also constructed in face brickwork in an early English style and of a similar time.

Primary Source

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

Other Studies

Description

Features of this building are the front door to the two storey office and residence block, the staircase with its semi-circular mid-section, the chapel interior off Balston Street and the intactness of the fabric generally, fittings such as door knobs remaining and the joinery still unpainted. The viewing rooms have been knocked into one large space.

Harry Winbush was the Architect for this building, the drawings being dated November, 1940. The building permit was issued on the 19/1/1941.

History

see Description

Thematic Context

unknown

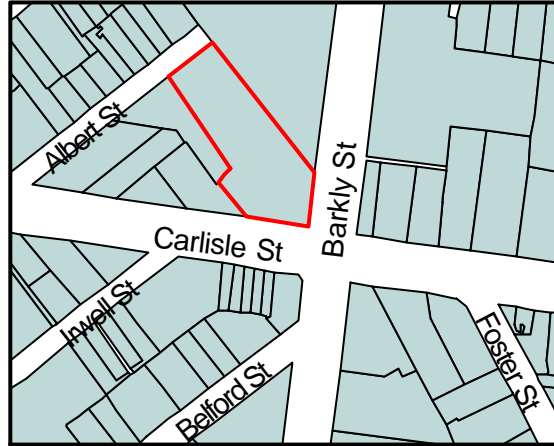## Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

City of St. Kilda building permit records, no. 10,719 issued 19/1/1941, includes working drawing.

Identifier   National Theatre

Formerly   The Victory

Heritage Precinct Overlay None
Heritage Overlay(s) HO74

Address   20 Carlisle St
                   ST. KILDA

Constructed   1921-1928

Category   Public

Designer   Cecil J.H. Keeley

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The National Theatre, formerly the Victory, was one of St Kilda's most celebrated theatrical venues. It is a relic of St Kilda's heyday as the pre-eminent main centre of Melbourne's entertainment and cultural life in the 1920s. Its continued use as an important cultural venue reinforces continuity of this history, and the largely intact Classical Revival architecture reflects its former grandeur. It is a very good example of the monumental Beaux Arts style of theatre design typical of the 1920s. The front of house section is the most prominent, intact, and architecturally important part of the building, while the main hall is largely intact though divided by a later mezzanine floor structure. The incomplete state of its external walls with the exposed brick keying for external render is of interest.

Primary Source

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

Other Studies

Description

Style : Beaux Arts
Theatre
Builder: Cecil J.H. Keeley (?)
Original owner: W.E. Foreman

The National Theatre, formerly the Victory, has been a major social, theatrical and architectural landmark in St Kilda from the time it was built in 1921. Its hey-day was probably in the late 1920s after it was extensively refurbished in 1927-28. The refurbishment was probably in response to competition from the new Palais Theatre (1927), which, with double the capacity and a more opulent scale, always managed to keep the Victory playing second fiddle to it. Nevertheless, the two theatres were more of a double act for St Kilda, with audiences thronging from all over Melbourne to attend its glamorous entertainments. Every major cinema-

theatre of this era boasted its own orchestra, with their concert masters attaining virtual star status. The greatest name at the Victory was Henri Penn, who presided over the Victory Concert Orchestra well into the 1930s. A typical night's program included an array of musical and cinematic entertainments before a feature length movie. Afterwards patrons could adjourn to the coffee lounges of Acland St or disperse on the all-night tram services that crossed lines at the Barkly and Carlisle Street intersection.

The theatre itself fronted directly onto the corner, on a diagonal axis, so that the theatre hall was sited at 45 degrees to both streets. The front of house section was therefore triangular in plan with its two facades identical to the two streets and its entrance situated on the corner proper. The theatre hall was large enough to seat 500 concertgoers in the balcony and about 750 in the stalls below. The building permit drawings of the original 1920 design by the architect Cecil Keeley show a cavernous rectangular hall of brick walls, reinforced concrete floor, steel framed balcony and truss roof, and reinforced concrete columns and entablature around the walls. Large volume fresh air ducts were installed under the floor and a section of roof slid open for further ventilation. The theatre's stylised classical decor was then applied to the walls and shallow vaulted ceiling in elaborate fibrous plasterwork. The existing 1920s front of house area varies markedly from Keeley's original plans. Whether his scheme was reworked before being built in 1921 or completely remodelled in 1927-28 is not known. Whereas the present broad marble staircase to the upstairs lounge rises from the front lobby directly on the main axis, the original scheme had two opposing staircases from the lobby to the lounge aligned on a cross axis. This original configuration produced a central lounge area aligned on axis above the lobby, whereas now the lounge reaches crossways behind the main hall's balcony seating under its magnificent transverse coffered ceiling vault. The original scheme also featured upstairs three open air spaces; one open air lounge above the front entrance, and two roof gardens in the corners to each side. These spaces were more like porches, situated within the form of the building, under cover, and looking out through the giant colonnades. The colonnades are still a major feature of the building but immediately behind them the spaces have been enclosed with walls and windows (built, again, either in 1921 or 1927-28). Downstairs, the original scheme included six small shops; three on Barkly St and three on Carlisle; with access to the theatre only through the corner entrance doors. The shops have made way for an expanded entry and lobby space. The existence of some of the original shopfronts lends evidence to the possibility of the theatre having been built as originally designed. But the degree of variation between the original and existing layouts, and the completeness and lavishness of the revised interiors makes one reluctant to jump to that conclusion. Externally, the theatre is presented as a tall, heavily modelled Classical Revival edifice, with its two principal facades hinged about a rotunda at the corner. The giant column screens and entablature are in the Ionic order. Its symmetrical planning and monumental classical elevations and interiors are typical of the fashionable Beaux Arts - based style of architecture that re-emerged in the 1910s and 20s; a style of classicism that, by the late 1920s, owed as much to Hollywood as it did the French academy, and which characteristically incorporated distinctly modern design motifs amongst its more or less correct classical elements. In the theatre, these later motifs include the simplified, squared-off heavy banding of its planes and piers, and the flat modern versions of traditional cartouche emblems. The patterns of the window glazing are also distinctly 1920s.

The attention lavished on the principal facades is contrasted by the state of incompletion of the walls of the main body of the hall itself. Their intended full, classical, stuccoed treatment was abandoned mid-stream, with just the raw preparatory brickwork completed. It has left a fascinating visual lesson in the elaborate methods that went into producing the classical edifices of the era. (Inappropriate tree planting currently masks these walls, initiated, apparently, on the assumption that they were ugly rather than interesting).

The recent history of the theatre has seen radical changes to the fabric of the building. In the 1974 alterations and refurbishment for the National Theatre, the hall was divided horizontally; the upper half continuing to serve as a diminished theatre, and the stalls area removed and refitted to house the National Ballet and Drama Schools. Modernisation of the backstage areas brought towering steel-clad additions to the rear of the hall. The huge VICTORY sign no longer surmounts the ridge of its roof and the replacement National Theatre signs are nowhere as spectacular. The steel cladding of the awning seems singularly inappropriate, though the original awning (whose pressed metal soffit is still in place) was not much different in form. The dull, overall beige of the main facades diminishes the exuberance of their architecture and, in consequence, the whole personality projected by the theatre. (The beige window frames and painted-over windows are particularly deadening).

Nevertheless, the National is still very much alive, playing a major, prominent role in the cultural life of the City. Its grand interiors and exterior are still largely intact, and it would take only a relatively superficial scheme of renovation to reproduce a full sense of its former splendour.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
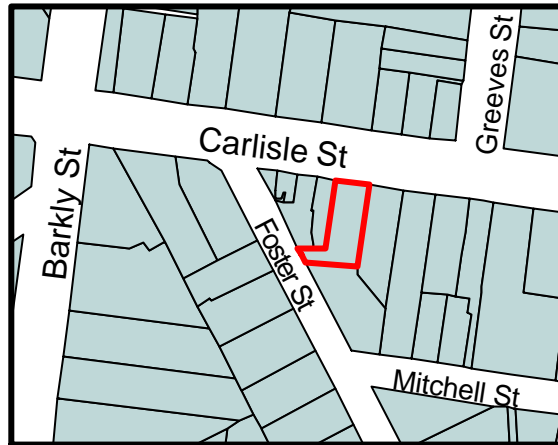
References

NOTES
St K C C permit No 4159 issued 1920. Permit for major alterations, 1927, not found. Some minor alterations (new store room in west corner etc) were carried out by Cowper, Murphy and Assocs in 1944; St K C C permit No 11025.

City of Port Phillip Heritage Review

Identifier   Flats and Former Residence

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	49-49a Carlisle St ST. KILDA	**Category** Residential:apartment
Constructed	1926	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Contributory heritage property.)

One of the most distinctive buildings along Carlisle Street significant primarily for its very unusual gambrel roof form. It was originally designed as a large addition to the existing building at the rear, forming one large residence. The first floor is now a separate flat. The original sleep-out at the front of the house has been glazed in.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey flats, former residence

History

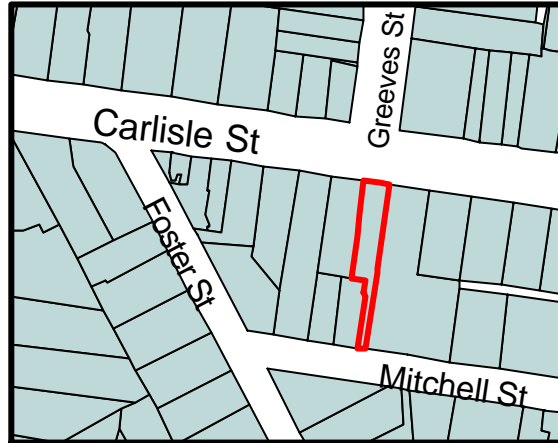see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

unknown

City of Port Phillip Heritage Review

Identifier   "The Gables"

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 57 Carlisle St ST. KILDA	**Category** Residential:apartment
Constructed c1920	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

One of the most distinctive buildings along Carlisle Street, this building displays a number of design features which contribute to its significance, including the curvilinear framing of its two front doors, the stylish render lettering of the building name emphasising the exposed access stair, and the bold deep verandah. Underlying this, however, is a rather ordinary building that is lent interest primarily by the conjunction of its unusual triple gabled roof form and a name that calls attention to this feature. This alone gives it a place among St Kilda's more quirky and humorous buildings which, collectively, are so important to the City's character.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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

References

unknown

City of Port Phillip Heritage Review

Citation No:

453

Identifier   "Glenmore Court" Flats and Former Residence

Formerly   unknown
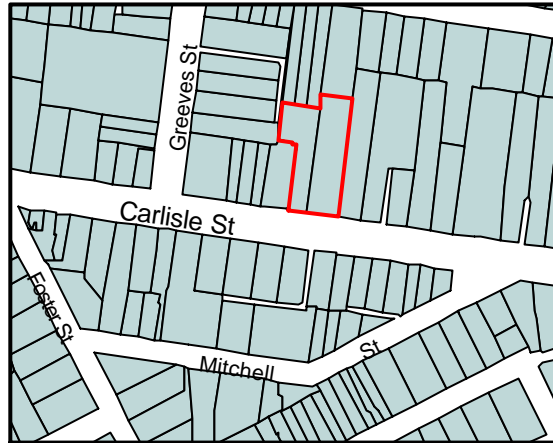
Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address   58-60 Carlisle St
ST. KILDA

Constructed pre 1873-1933

Category   Residential:apartment

Designer   A.L. Fildes (1933)

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A complex of flats consisting of several oddly sited blocks built over a number of stages up to the 1930s. The building at No. 58 is one of St Kilda's oldest.

Primary Source

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

Other Studies

Description

Two storey multi-block flats and former residence
Original owner: Mrs F.A. Graham (1933)

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
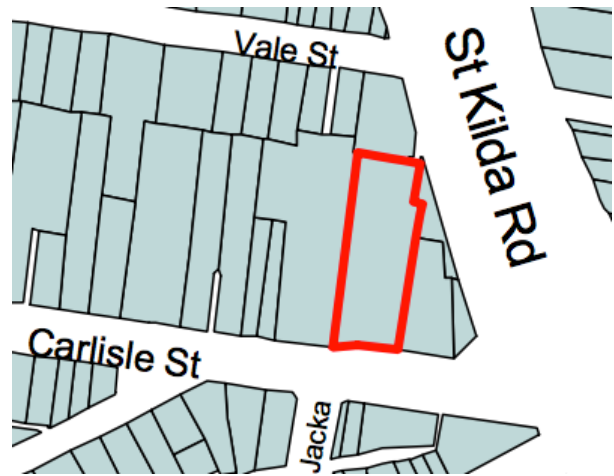
References

NOTES
St K C C permit No 8182 issued Nov 1932.

City of Port Phillip Heritage Review

Place name:	**Apps Funeral Parlour**	Citation No:
Other names:	-	**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 & Shepphard**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

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

The former statement of significance is:

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

Thematic context

-

History

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

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

References

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

Description

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

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

Comparative analysis

No information.

Assessment

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

Recommendations

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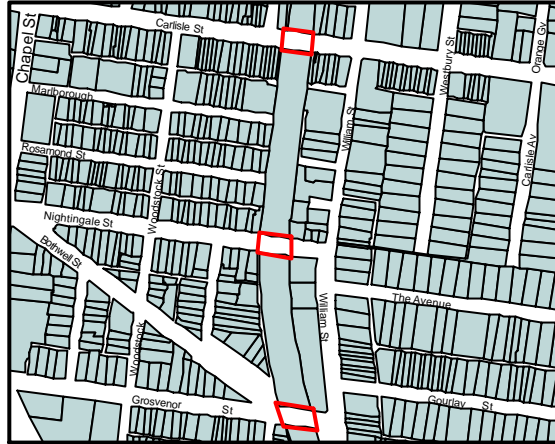
Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Identifier   Sandringham Railway Line Bridge Abutments

Formerly   unknown

Heritage Precinct Overlay None

Heritage Overlay(s)   HO147

Address	Carlisle St, Nightingale, Grosvenor St ST. KILDA	**Category**	Public
Constructed	c.1859	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

These three sets of bluestone abutments, particularly those at Nightingale and Grovenor Streets, are distinctive elements in the surrounding environment. Shops were built within the curves of the curving walls of the Carlisle Street abutments early this century, lessening their visibility. It is not known if these abutments are original or were built later. Bluestone seems to have been replaced by brick by around the 1880's for such works, suggesting that they are early if not original.

The bridge structures at Nightingale and Grosvenor Streets are recent concrete ones. The origins of Carlisle Street are not known.

Primary Source

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

Other Studies

Description

See also Hotham Street Road bridge.

History

The Brighton railway line, later extended to Sandringham, was opened in 1859.

Thematic Context

unknown

Recommendations

Carlisle Abutment
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Grovenor Abutment
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Nightingale Abutment
A Ward, Port Phillip Heritage Review, 1998
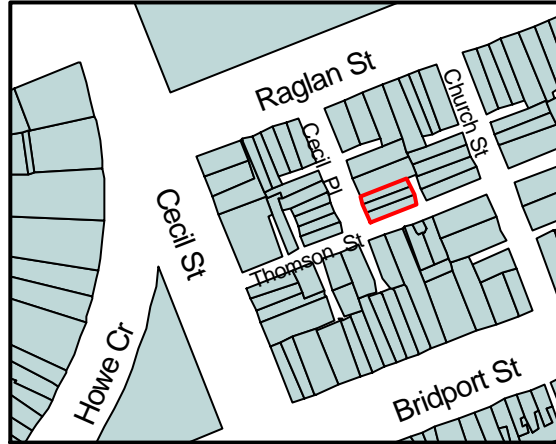recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Houses

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	5-9 Cecil Place SOUTH MELBOURNE	**Category**	Residential:row
Constructed	1858-59	**Designer**	unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

These houses are of significance as one of the earliest terrace rows to be built in Emerald Hill, for their substantially intact state and the rarity of basalt as a building material in the area. The removal of joinery details and the painting of the walls has detracted from the significance of the row.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence
Date of Construction: 1858-59 (1)

In 1858 a bluestone building of three rooms with a 'yard and land' was owned by Henry Moore (2). At that time this single structure was given an N.A.V. of £40 (3). The following year, Moore's property consisted of three four-roomed brick, stone and slate dwellings, having a total N.A.V. of £111(4), a figure which remained fairly stable for the next twenty years (5). The first occupiers of the houses were Edward Cooper, Richard Boyer and Moore, himself (6).

William Thistlethwaite owned these and a number of other properties in South Melbourne for a number of years (7), and was a person of note in the area being a land and station agent and twice Mayor between 1863-64 and 1867-68 (8).

This terrace row is unusual to the area with its walls being constructed in basalt. They are plain in effect, as may be expected of their date of construction, with the only embellishment being the single storeyed verandah that spans the three houses. This verandah has no extant decoration. The moulded render chimneys are

extant, however the double hung sash windows have been altered, and the basalt has been painted.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1859-1860
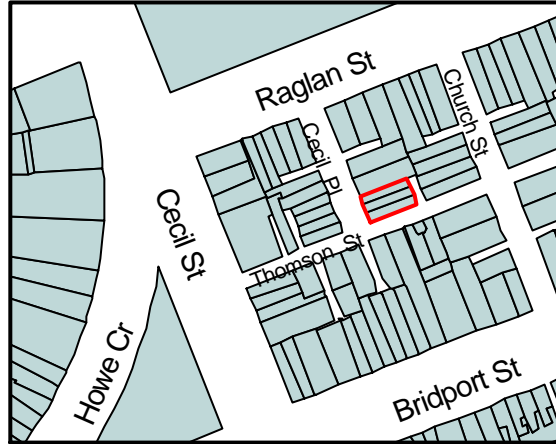2 ibid., 1858/59
3 ibid.
4 ibid., 1859/60
5 ibid., 1859-1882
6 ibid., 1859/60
7 City of South Melbourne Rate Books, 1861-1882
8 C. Daley, 'History of South Melbourne', pp.239 and 374

Identifier   Houses

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	5-9 Cecil Place SOUTH MELBOURNE	**Category** Residential:row
Constructed	1858-59	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

These houses are of significance as one of the earliest terrace rows to be built in Emerald Hill, for their substantially intact state and the rarity of basalt as a building material in the area. The removal of joinery details and the painting of the walls has detracted from the significance of the row.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence
Date of Construction: 1858-59 (1)

In 1858 a bluestone building of three rooms with a 'yard and land' was owned by Henry Moore (2). At that time this single structure was given an N.A.V. of £40 (3). The following year, Moore's property consisted of three four-roomed brick, stone and slate dwellings, having a total N.A.V. of £111(4), a figure which remained fairly stable for the next twenty years (5). The first occupiers of the houses were Edward Cooper, Richard Boyer and Moore, himself (6).

William Thistlethwaite owned these and a number of other properties in South Melbourne for a number of years (7), and was a person of note in the area being a land and station agent and twice Mayor between 1863-64 and 1867-68 (8).

This terrace row is unusual to the area with its walls being constructed in basalt. They are plain in effect, as may be expected of their date of construction, with the only embellishment being the single storeyed verandah that spans the three houses. This verandah has no extant decoration. The moulded render chimneys are

extant, however the double hung sash windows have been altered, and the basalt has been painted.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1859-1860
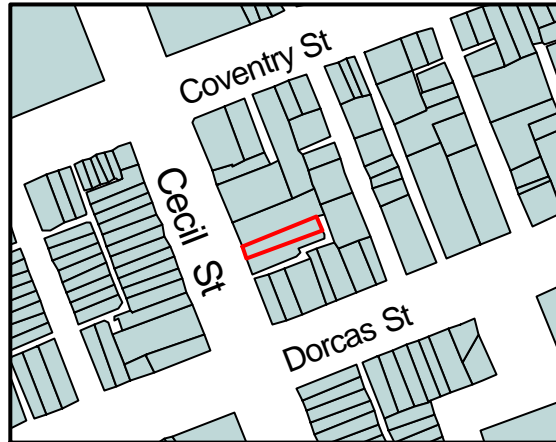2 ibid., 1858/59
3 ibid.
4 ibid., 1859/60
5 ibid., 1859-1882
6 ibid., 1859/60
7 City of South Melbourne Rate Books, 1861-1882
8 C. Daley, 'History of South Melbourne', pp.239 and 374

Identifier   "Port View"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO77

Address   153 Cecil Place
SOUTH MELBOURNE

Category   Residential:detached

Constructed 1885

Designer   Frederick de Garis

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

'Port View' is of significance as a substantially intact terrace-like house of the 1880s, that displays a fine variety of render mouldings and cast iron decoration. It is an integral element within the concentration of buildings of this period in this section of Cecil Street.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence
Date of Construction: 1885 (1)
Architect:possibly Frederick de Garis (2)

This rendered house has a terrace form and is one of a group of buildings built in this section of Cecil Street by Frederick de Garis. Amongst others, de Garis was responsible for the designs of 'Finn Barr' next door and 'Mt Durand Terrace' opposite (q.q.v.) and it is highly probable that this is also to his design. The house was built in 1885 for a dentist, A.E. Ford (3). It is clad in render and reflects its date in the boom-time classicism of the mouldings to the walls and parapet. The cast iron to the verandah is particularly fine, with a fern lead motif across it, while the front fence is also in cast iron and is substantially intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 National Estate Citation
2 ibid.
3 ibid.

Identifier	City South Holden (service department)
Formerly	Ballarat Brewing Company premises

Heritage Precinct Overlay HO4
Heritage Overlay(s)

Address	25-29 Cecil St SOUTHBANK	**Category**	Industrial
Constructed	1910-1911	**Designer**	unknown

Amendment **C 52**

Comment New citation

Significance (Mapped as a Significant heritage property.)

What is Significant?
The building at 25-29 Cecil Street, Southbank, is a modestly-scaled single-storey rendered brick Victorian-style warehouse that was erected c.1910-11 as the Melbourne premises of the Ballarat Brewery Company, which was founded in 1895 and remained in operation until it was taken over by Carlton & United Breweries in 1958.

How is it Significant?
The former brewery building is of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?
Historically, the former Ballarat Brewery Company premises is significant for its association with an important regional brewing company, founded in 1895 as a merger of three local beer makers dating back to the 1850s. The company, famous for the production of "Ballarat Bertie" beer, remained in operation until it was taken over by Carlton & United Breweries in 1958. More broadly, this building is demonstrative of pre-War industry in South Melbourne, prior to the more intensive inter-war industrial boom. It is also historically significant as of a small number of surviving buildings associated with the brewing companies that formerly proliferated in the inner suburbs in the late nineteenth and early twentieth centuries, prior to the formation of Carlton & United Breweries in 1907 and its subsequent acquisition, over the next six decades, of most of its competitors.

Aesthetically, the building is significant as a representative and largely intact example of an early twentieth century factory, in a style that harks back to the Victorian era in its modest scale, form, detailing and finishes. It remains a distinctive element in a streetscape that is otherwise dominated by industrial and commercial buildings of the inter-war period and later twentieth century.

Primary Source

Other Studies

Description

The building at 25-29 Cecil Street is a single-storey rendered brick Victorian-style factory with an unusual trapezoidal footprint, on account of being built along one edge of a triangular site. It has a pair of gambrel roofs, clad in corrugated galvanized steel, which are concealed along the two exposed facades by a parapet that rises up at the Cecil Street/Blakeney Place corner to form a pediment-like element. The corner itself is splayed, having an arched doorway with bluestone threshold, and a new metal-framed glazed door with an iron-barred half-round fanlight above. These two facades are further delineated by a plain stringcourse at the roofline, and matching parapet coping. Both facades have rectangular windows with timber-framed double-hung sashes and iron bars, and there is a wide vehicle entrance, with steel roller shutter, to Cecil Street.

History

This building was evidently erected c.1910-11, as it first appears in the Sands & McDougall Directory for 1912, occupied by the Ballarat Brewing Company. As Weston Bate has noted, breweries flourished in Ballarat in its early years, with no fewer than seven breweries in the main township by 1869, plus two each at nearby Buninyong and Warrenheip. Demand subsequently dropped, however, and only four remained by the late 1880s: the Black Horse Brewery in Ascot Street, the Barley Sheaf Brewery on Creswick Road, Tulloch & McLaren's Royal Standard Brewery in Armstrong Street, and Magill & Coghlan's Phoenix Brewery in Warrenheip. The last three companies merged in 1895 to form Coghlan & Tulloch's Ballarat Brewing Company, under the directorship of Arthur Coghlan, James Coghlan, Charles Tulloch and Alex McVitty. The brewery was located at the former Royal Standard Brewery in Armstrong Street, with head offices in Dana Street, Ballarat.

Coghlan & Tulloch's Ballarat Brewing Company maintained three premises in Ballarat and environs: brewing activity took place at the former Royal Standard and Phoenix Breweries, while the former Barley Sheaf Brewery served as a malthouse. The relatively modest building in Cecil Street, South Melbourne, which was probably used for storage or distribution rather than brewing, was built c.1910 – the same time that the firm underwent restructure, with the names of the two original co-directors being dropped from the title to form the Ballarat Brewing Company Ltd.

Both Coghlan and Tulloch died during the early years of the twentieth century and the business was continued by their sons. The company was converted into a proprietary company during the immediate pre-war years, and a public company in 1936 with the release of a prospectus which described the company's assets and brewing complex in detail.

The firm, most famous for beer with the "Ballarat Bertie" logo, was restructured again in 1936, as a public company. In 1953, it acquired the Volum Brewery in Geelong and, five years later, was itself taken over by Carlton & United Breweries, although public pressure at that time ensured that the "Ballarat Bertie" logo was retained on the new beer bottles produced by CUB. After the takeover, the company's former building in Cecil Street was used by CUB for storage until at least the mid-1970s. During the late-1980s CUB closed the Ballarat brewery. It is now forms part of the adjacent South City Holden premises.

Thematic Context

COMPARATIVE ANALYSIS
Brewing companies, large and small, proliferated in Melbourne's inner suburbs until the early twentieth century, when many were taken over by newly-formed Carlton & United Breweries and their premises then demolished or left virtually abandoned. Little evidence now remains of even the larger brewing companies that once flourished in areas like South Melbourne, Carlton, Collingwood and Richmond. The Victoria Brewery in Victoria Parade, retains brew towers, chimney, brewing hall and perimeter walls, although the site has recently undergone residential redevelopment. Only a malt store and some bluestone façades survive at the CUB site in Bouverie Street, while other vast complexes, such as McCracken's Brewery in Collins Street (the last remaining brewery in the CBD) have entirely disappeared. The most intact survivors among early brewery infrastructure are the Yorkshire Brewery in Collingwood (brew tower and stables, 1876) and, in the City of Port Phillip, the Castlemaine Brewery at 115 Queensbridge Street (brew tower and cellar buildings, 1888). Although probably not used for actual brewing, the former Ballarat Brewing Company premises in City Road is still comparable as a rare survivor of this once-ubiquitous brewing industry in South Melbourne

(and, more broadly, in Melbourne's inner suburbs).

Recommendations

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

References

W B Withers. History of Ballarat. p 295.
Weston Bate. Lucky City: The First Generation at Ballarat, 1851-1901. p 129.
Keith Dunstan. The Amber Nectar: A Celebration of Beer & Brewing in Australia. p 111.

Identifier   Southern Cross hotel

Formerly   Unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO289

Address	78 Cecil St SOUTH MELBOURNE	**Category**	Commercial
Constructed	1870	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The Southern Cross hotel was built for E. Broderick in 1870 at no.78 Cecil Street, corner Market Street, South Melbourne.   It is historically and aesthetically important. It is historically important (Criterion A) along with other examples of its type for its capacity to demonstrate a past way of life wherein the corner pub was a meeting place within its neighbourhood accessible by foot with the houses and centres of employment that it was built to serve. It is aesthetically important (Criterion E) as a prominent and richly decorated hotel characteristic of the mid Victorian period and comparing with the former Albion hotel (1889) at 209 Clarendon Street.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A prominent two storeyed Italianate hotel with corner splay and distinguishing stuccoed ornamentation and later two storeyed addition at the rear facing Market Street. The raised cement stringcourse has a guilloche pattern and there are aedicules to the upper level windows with a surmounting bracketed cornice and plain parapet. There is later tilework at footpath level and the original street level openings appear to be substantially intact. Inside, the bar area has been renovated but elements of the original arrangement of rooms is in situ.   Condition: Sound.   Integrity: High.

History

The 1852 survey of Emerald Hill included section 3 which was bounded by Market, York, Cecil and Ferrars Streets. The western half of the area was set aside as a reserve, part of which was subsequently resumed for the railway line to Brighton. The eastern half was subdivided and sold on 18 August 1852, several lots including lot 11 of section 3 on the south west corner of Cecil and Market Streets going to the horse dealer, J.P.Bear. It had a frontage of 125 feet to Cecil Street and in 1866 was undeveloped. By 1869, it had been

subdivided further and the corner block (lot 1), which measured 33 by 90 feet was owned by Edward (Edmund?) Broderick.

In 1870, Broderick built there a "brick bar" with eleven rooms. It was named the "Southern Cross" hotel with Broderick the licensee until 1874 when Davis Stroud took over. Broderick continued as landlord, resuming publican duties from 1876 to 1887 and from 1898 to 1908. By 1880, Broderick also owned and let an adjoining pair of brick houses which were on the site of the present day no.80. By the turn of the century, another pair of houses had been built along side and were also let, a pattern of development not uncommon among South Melbourne's hoteliers.

Thematic Context

3. Developing local, regional and national economies.   3.11.5   Retailing food and beverages.   8. Developing cultural institutions and ways of life.   8.4   Eating and drinking.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

South Melbourne Rate Books: 1869-73, 1880-81, 1900-01. VPRS 2332, PROV.
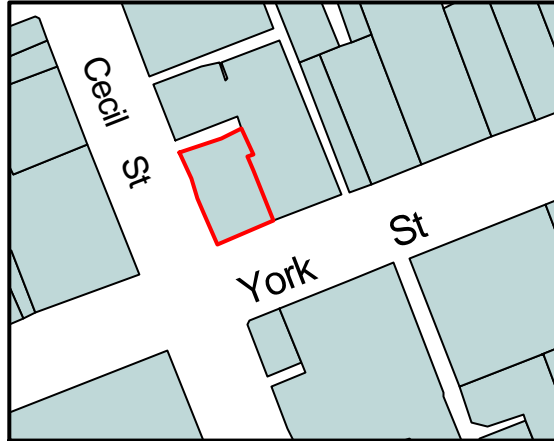MMBW litho plan no.19, c.1894.
Parish plan South Melbourne, Sheet 2. PMHS.
Cox, Hobson Bay and River Yarra, 1866. SLV, Map Section.
Hotels, vol. 1. Port Phillip Library, Local History Collection, LH 647.949 4 SOU.
Susan Priestley, South Melbourne, A History, Melbourne University Press, Carlton, 1995, p.46.

Identifier   Hotel/Shop

Formerly   Victoria hotel, later shop

Heritage Precinct Overlay HO3
Heritage Overlay(s) HO3

Address	113 Cecil St SOUTH MELBOURNE
Constructed	1873

Category	Commercial
Designer	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

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

History

At the Crown land sales, lot 1 of Section 2 was purchased by W.J.London. It had frontages to Cecil and York Streets.

The corner portion of lot 1 remained undeveloped until 1873 when Henry Foreman built a brick "bar" with ten rooms. He leased it to Mary Ann Aird, a licensed victualler who continued to operate the business in 1876. At the time the property was rated to York Street and had an NAV of 108 pounds.

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

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

Thematic Context

3. Developing local, regional and national economies. 3.11.5 Retailing food and beverages. 8. Developing cultural institutions and ways of life. 8.4 Eating and drinking.

Recommendations

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

References

South Melbourne Rate Books: 1868-77, 1880-87, 1890-91, 1900-01,
  VPRS 2332, PROV.
MMBW litho plan no.19, c.1894.
Parish plan South Melbourne, Sheet 2. PMHS.
Cox, "Hobson Bay and River Yarra", 1866. SLV, Map Section.
"Hotels" vol. 2. Port Phillip Library, Local History Collection,
  LH 647.949 4 SOU.

Identifier   Albert Buildings

Formerly   unknown
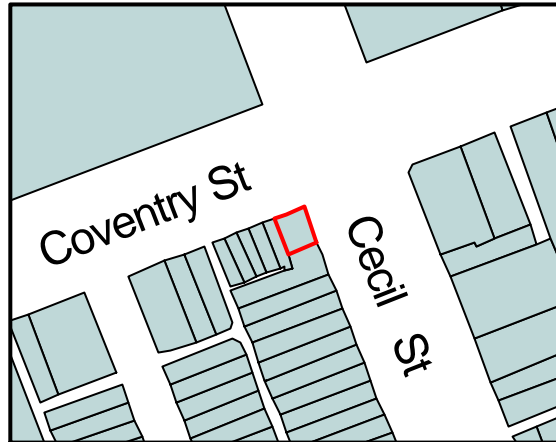
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	142-144 Cecil St SOUTH MELBOURNE	**Category**	Commercial
Constructed	c. 1881	**Designer**	unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The 'Albert Buildings' are of significance as a substantially intact row of Victorian shops that command a prominent corner at the northern extent of the extant residential and commercial areas of the Emerald Hill area. In design they are particularly coherent with the terraces along Cecil Street to the south. The intact nature of the door and window joinery is integral to the significance of the row.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shops
Date of Construction: circa 1881 (1)

The 1852 plan of the township of Emerald Hill (2) shows the Police Reserve at the corner of Coventry and Cecil Streets in Crown Section 10 while in April 1856 the local Council was advised of a Government grant of land between the railway and the area adjacent to Coventry, Cecil and Dorcas Streets for the purpose of municipal buildings (3). Later that year, the Public Works Department, under commissioner Charles Pasley, advertised tenders for the construction of a Court House at Emerald Hill (4), replacing the Sandridge Courthouse that was transferred to the Cecil Street site in 1855 (5). However with the rapid growth in the municipality and the commensurate importance of the local Council, it was felt that more suitable accommodation be acquired and a new Town Hall (q.v.) was subsequently erected (6).

The extant buildings at the corner Coventry and Cecil Streets appear to have been built in one stage, although parts of the earlier building may remain extant within its fabric. They are a row of simple two-storeyed shops with a plain rendered façade into which are set double hung sash windows embellished with simple render

mouldings and above is a parapet decorated with an Italianate balustrade. Of the six shops onto Coventry Street, four (Nos. 303, 305, 307 and 309) retain intact their original timber-framed shop windows, while the large window and four panel door onto Cecil Street are also intact. These are of distinction with bold render quoins wrapping back into the opening of the reveal of each opening. As a whole the row is substantially intact, although appears to have originally had a verandah.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1880-1882
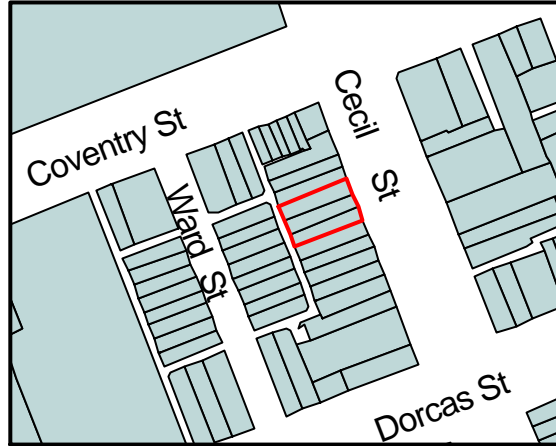2 J. Kearney, 'Plan of South Melbourne', 1855, State Library of Victoria
3 C. Daley, 'History of South Melbourne', p.62
4 Architects' Index, University of Melbourne
5 Daley, op.cit., p.59
6 ibid., pp.123-128

Identifier   "Mt Durand Terrace"

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	152-156 Cecil St SOUTH MELBOURNE
Constructed 1884	

Category   Residential:row

Designer   Frederick de Garis

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

'Mt Durand Terrace' is of significance as a substantially intact and very finely detailed terrace row of the 1880s and a major work by the prominent architect Frederick de Garis, who was not only prolific in South Melbourne but also occupied one of the houses in the row for a number of years from the time of their completion. It is also of significance for being part of a short streetscape that has at least five intact residences and the former Mechanics' Institute façade designed by that architect.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residences
Date of Construction: 1884 (1)
Architect: Frederick de Garis (2)

Allotments 17, 18 and 19 in Crown Section 10 along Cecil Street were owned by architect Frederick de Garis in 1883 (3). By the following rateable period three eight-roomed brick terrace houses had been erected on the site and they initially attracted a total N.A.V. of £174 (4). De Garis occupied what is now No. 156 for several years (5), but the other two residences were not immediately let. Other subsequent tenants of the buildings included Christian Andersen, a carpenter, Eliza Elliot, Robert Ward (also a carpenter), and one Ann Gregory (6).

In 1890 the N.A.V. for the property had increased to £195 (7) and by 1899 Julia de Garis (presumably a close relative) was the owner of 'Mt Durand Terrace' (8).

This terrace is very close in design to 'Vermont Terrace' in Cardigan Place (q.v.) that also appears to have been designed by de Garis. 'Mt Durand' is if anything, more embellished, because it shares the form of three houses with a two storeyed verandah decorated with the same fern leaf cast iron, a full width and ornately decorated pediment to the central house, an escutcheon in the tympanum with the date of the terraces (only one year earlier than 'Vermont Terrace') and deeply incised banded rustication to the ground floor that wraps around octagonal bay units to each house.

This row has very rich decoration to the wing walls, with twisted colonettes, swagged urns and masks. While the eave line to the verandah is embellished with two small pediments over each of the outer terraces, the verandah fascias retain a substantial number of their turned timber drops to the ground floor and dentils to the first floor, and the parapet is also finely decorated to each side of the central pediment. The whole row is substantially intact including the encaustic tile paths and verandah floors and the cast iron fence manufactured by the Cochrane and Scott Phoenix Foundry.

While displaying a degree of ornamentation to be expected in the 1880s, this row does not extend to the plethora of detailing on No. 155 Cecil Street opposite, 'Finn Barr' (q.v.), also designed by de Garis, but does compare with his No. 153 Cecil Street, 'Port View' (q.v.). It is of note that de Garis was also responsible for the façade of the former Mechanics' Institute at No. 170-172.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

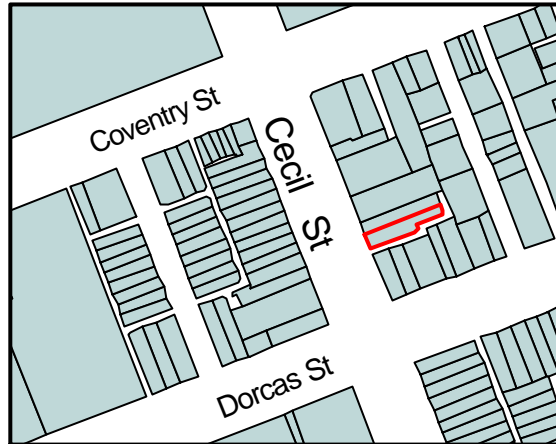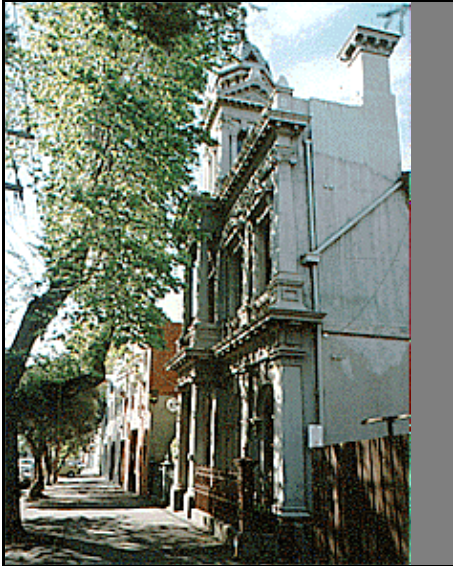1 City of South Melbourne Rate Books, 1883-1885
2 ibid.
3 ibid.
4 ibid., 1884/85
5 ibid.
6 ibid., 1887-91
7 ibid., 1890/91
8 ibid., 1899/1900

Identifier "Finn Barr"

Formerly unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO78

Address 155 Cecil St
SOUTH MELBOURNE

Category Residential:detached

Constructed 1889-90

Designer Frederick de Garis

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

'Finn Barr' is of significance as one of the most finely designed late-Victorian houses in Melbourne and as an intact example of Frederick de Garis's residential work, built to accommodate a leading medical practitioner. It is the predominate building in a section of street that includes some of the most distinctive Victorian buildings in South Melbourne; a number of which were the work of de Garis, including the façade of the former Mechanics' Institute. The side and rear facades are integral to the significance of the whole.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence
Date of Construction: 1889-90 (1)
Architect: Frederick de Garis (2)

This imposing residence was built for an Emerald Hill doctor, W.H. Ford (3) during the economic boom of the 1880s. The contractors Seccull and Abbott (4) built to the design of the noted Melbourne architect Frederick de Garis, a most prolific architect in the area responsible for the design of 'Mt Durand Terrace' opposite, 'Port View' next door and the Mechanics Institute façade (q.q.v.).

The house remains substantially intact as built and is one of the most prominent late-Victorian houses in South Melbourne. It has an asymmetrical façade dominated by an intricately lead-roofed mansarded tower that extends above the colonnaded entrance porch. The whole is clad in render and is very highly ornamented; a feature of de Garis' work. The trabeated system across the façade is set in ascending order and each has a deep, appropriately decorated cornice and within this framework are round headed double

hung sash windows that also have decoration in the render surrounding them. The result is the absence of any wall plane as such. At the side, the wall is in plain render, however the mouldings along it are unusually decorative for a side façade. The window openings are stop chamfered and the eaves line has timber brackets that are continued down into the rendered string course set immediately below.

The detailing of the render is enhanced by the intact cast iron fence and the particularly fine joinery and leadlighting to the front door. While the building remains almost completely intact, it is of concern that the render is decaying across a number of the mouldings.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

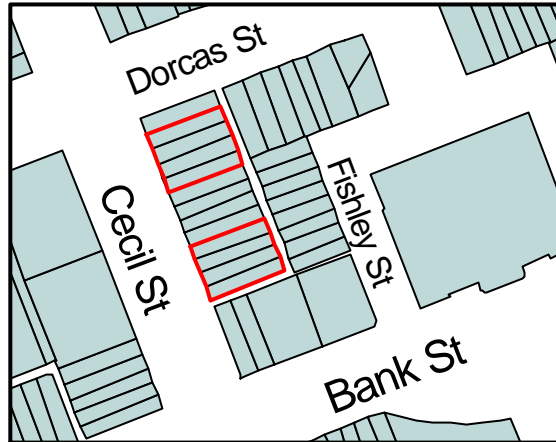1 Architects' Index, University of Melbourne
2 ibid.
3 National Trust of Aust. (Vic.), 'Building citation: 'Finn Barr', 155 Cecil Street', held in File No. 2982
4 ibid.

Identifier   Terrace Houses including "Ingleside"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address 157-163 and 173-179 Cecil St SOUTH MELBOURNE	**Category** Residential:row
Constructed 1891	**Designer** Sydney Smith and Ogg

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This pair of terraces at Nos. 157-163 and 173-179 Cecil Street are of significance for the transitional nature of their materials and detailing, displaying a very interesting and advanced design of the early 1890s. Their contribution to a major streetscape developed within the Orphanage Estate and their intact nature and coherency of design are integral to the significance, as is the north end façade of the row.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residences
Date of Construction: 1891 (1)
Architect: possibly Sydney Smith and Ogg (2)

The terrace houses that stand at Nos. 157-163 and 173-179 Cecil Street bear such a close resemblance to each other that they are discussed here together. These properties were originally part of land in Crown Section 14 granted to the Melbourne Protestant Orphan Asylum in 1852 (3). Following the removal of the Orphanage in 1877 the sites were redeveloped (4) and by 1891 four two-storeyed seven room brick terrace houses at what is now Nos. 157-163 had been erected (5), having an initial total N.A.V. of £256 (6) (or £64 per terrace). The tenants at that time were Henry Radford, a cooper, John Tucker, a secretary, Alexander Steedman, a stoker and one Caroline McGregor (7).

The properties at Nos. 173-179 were being developed concurrently and in 1891 these four terraces, also two-storied, of brick and each with seven rooms, were erected (8), their first N.A.V. being £232 (9) (or £58 per terrace). The tenants at that time were Ephraim Myers, a cigar maker, John Hosking, a 'compositor' and

Frederick Webb, a stationer, with one house remaining vacant (10).

Both terraces were owned by the Melbourne Orphan Asylum (11) until being transferred to the ownership of the Victorian Housing Commission (now the Ministry of Housing) in 1973.

Each row has the same architectural scheme and they clearly display the late-Victorian date of construction. They have walls in tuckpointed red brick with two storeyed verandahs decorated in a manner typical of their date, with cast iron in a planar, two dimensional pattern, reminiscent of timber fretwork. The cast iron to the balustrade is particularly fine, bowing-out in an opera box form. The brick and render parapet also displays its date both in its materials and forms, which include the sunray motif so popular with the Arts and Crafts movement at that time. While the joinery to the ground floor windows heralds a departure in the turned and routed framing members to the tripartite groupings and so too the leadlight in highlights above the windows and to the doors with its coloured diffusing glass so popular in the Edwardian period.

The north façade of the row, at No. 157, is of particular note, having been given detailing consistent with the front façade of the row. This façade has fine detailing around the entrance door set into it, that gives onto the side pavement. This is surrounded by a cornice fashioned in render and surmounted by the name plate, 'Ingleside'.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1   City of South Melbourne Rate Books, 1890-1892
2   The Architects' Index, University of Melbourne, lists a tender notice for two terraces, each with four two storey apartments in Cecil Street, to be built in 1890 to the designs of Sydney Smith and Ogg
3   C. Daley, 'History of South Melbourne', p.372
4   Allom Lovell and Associates, 'The Emerald Hill Estate…', June 1983, prepared for the Ministry of Housing
5   City of South Melbourne Rate Books, 1890-1892
6   ibid.
7   ibid.
8   ibid., 1891/92
9   ibid.
10 ibid.
11 ibid.

Identifier   Shop

Formerly   unknown
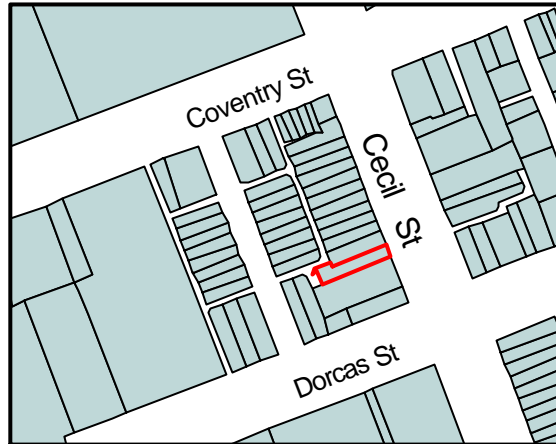
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   168 Cecil St
SOUTH MELBOURNE

Category   Commercial

Constructed   c. 1887

Designer   Frederick Williams?

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

This building is of significance as a shop of the 1880s that remains substantially intact including the timber framed shop window. It is an integral component of the historic streetscape in this section of Cecil Street and is in keeping with the Orphanage Estate to the east.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop
Date of Construction: circa 1887 (1)
Architect: possibly Frederick Williams (2)

Charles Steet (sic.) purchased twenty feet of vacant land at what is now 168 Cecil Street from James Pye, an engineer, in 1886 (3). Steet was a grocer and in the following year he was trading from his two-roomed brick building, given an initial N.A.V. of £66 (4). It is probable that this was the extant shop. By 1890 the property, then described as a brick shop and cellars had passed to the Directors of the Bank of Victoria (5). The building was vacant at that date and its N.A.V. had increased to £100 (6).

The shop remains in a substantially intact state. It is two storeyed, its walls are clad in render and they display restrained render ornament to the side pilasters and the aedicular windows on the first floor. The main feature of the façade is however the intact timber shop window that returns back to the entrance door.

History

see Description

Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1886-1888
2 The Architects' Index, University of Melbourne, lists a tender notice for stores and a residence to
    be built in Cecil Street for Charles Steet in 1885 to the designs of Frederick Williams
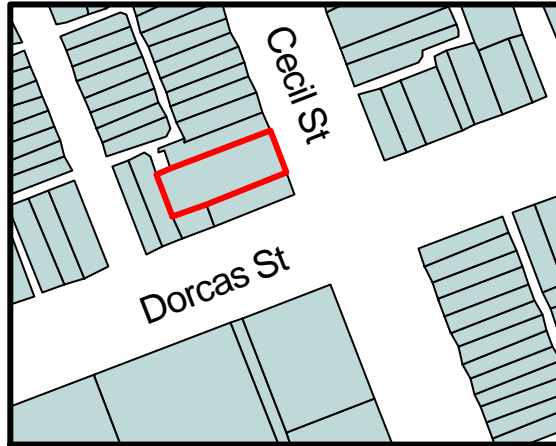3 ibid., 1885-1887
4 ibid., 1886/87
5 ibid., 1890/91
6 ibid

Identifier   Former "Emerald Hill Mechanics' Institute"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO79

Address   170-172 Cecil St
SOUTH MELBOURNE

Constructed   1857; façade 1884

Category   Public

Designer   Knight and Kerr; Frederick de Garis

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

The former Mechanics' Institute hall built in the 1850s and the facade added onto Cecil Street in the 1880s are of significance for displaying and being integral to, the evolution of public buildings in South Melbourne. The hall is significant for its basalt construction, its very early contribution to the area's public facilities and for being one of the earlier extant Mechanics' Institute buildings in the state, while the front facade is significant for its contribution to a streetscape dominated by buildings designed by Frederick de Garis. The alterations to the interior have detracted from the significance of the building.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Date of Construction:1857 (1); façade 1884 (2)
Architect: Hall- Knight and Kemp (3); Façade- Frederick de Garis (4)
At a South Melbourne public meeting on 30 June 1856 the decision was made to build a Mechanics' Institute for the area (5). The inspiration for the idea came from James Service, Chairman of the Municipal Council (and later Premier of Victoria) who announced that the Government had committed funds for construction (6). The contract for the building was let to the prestigious architects Knight and Kerr, the designers of Victoria's Parliament house (7). The facade was completed thirty years later by an architect most prolific in South Melbourne, Frederick de Garis.

Mechanics' Institutes were prominent institutions in the cultural and social life of many nineteenth century towns throughout Australia. One of their main functions was to provide a library accessible to the general citizens, particularly the working classes, and while most of the institutes also provided facilities for public meetings and lectures, the rooms of the South Melbourne Mechanics' Institute were used by the Emerald Hill

Council, the local Dramatic Club and the Emerald Hill School of Art. However it was the Free Library, more than any other organisation, that offered the greatest exchange of ideas and inspiration to the residents of the area.

Upon the completion of the extant Town Hall in 1879, the Mechanics' Institute was transferred to that building (8); the trustees of the Cecil Street building signing over the title to the Council(9). It was after the transferral of the Institute that the Cecil Street facade and some living quarters (10) were added and in 1887, the Council opened a free reading room in the old building (11). By 1892 the building was in private ownership and in the following year its user was the newly founded South Melbourne Literary and Debating Society. (12) The building has had a variety of subsequent owners, and from 1928 until 1980 was owned by the Italian Club Cavour (13).

As it now stands, the building clearly displays its two stages of construction. Of the earlier building, the basalt and brick hall remains and is clearly visible both from Dorcas Street and the laneway to the north.

This earlier building comprised an entrance hall, an assembly room a library and two classrooms(14), although it has not been established exactly what of these remain apart from the assembly hall. As may be expected of its early date of construction, the hall is a box-like gable-roofed structure with rather simple articulation to the window openings in the form of brick cornices, although the west facade also appears to have originally received embellishment. The walls are otherwise in exposed rock-faced basalt. The two storeyed front addition stands in contrast to the earlier hall, and typically of its date of construction, it has an Italianate rendered facade.

The ground floor, in the manner of a basement, has incisions into the render to represent ashlar blocks, while the first floor is treated as a piano nobile. The round-headed windows across this floor are flanked by iron colonettes and decorated with nail head mouldings and male masks onto the keystones. The Italianate is extended across the cornice with closely set render brackets alternating with rosettes and the parapet above with vermiculated pedestals within guilloche-like balustrading. The detailing of this facade stands in restrained contrast to the residences designed in the same decade by Frederick de Garis in the same section of Cecil Street: 'Mt Durand Terrace' at Nos. 152-156, 'Port View' at No. 153 and 'Finn Barr' at No.155.(q.q.v.)

The facade is substantially intact including the very fine door at its northern end that has raised panels decorated with rosettes to each corner. The interior to both halves and the openings of the rear of the building are however, presently undergoing alterations that appear to be altering and replacing the original fabric.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 HBPC, File S/14/70, July 1980, 'Classifications Sub-Committee Meeting No. 289'.
2 ibid.
3 Architects' Index, University of Melbourne.
4 HBPC, loc. cit.
5 ibid.
6 ibid.
7 ibid.
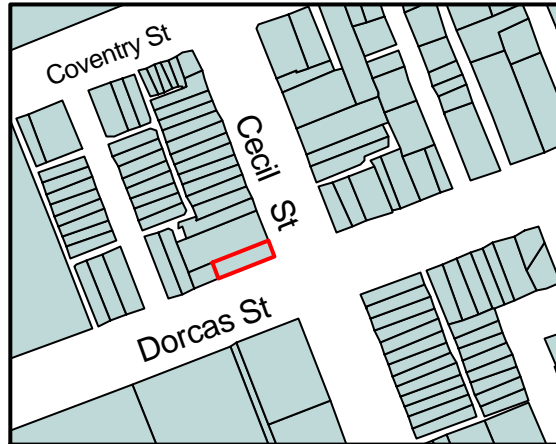8 C. Daley, 'History of South Melbourne'. p. 158.
9 ibid
10 HBC File No.83/2732.
11 Report prepared for the City of South Melbourne for the HBC, 1979, p.2.
12 ibid
13 ibid., p.4.
14 HBC Classifications Sub-Committee, 1982, Section 4.0.

Identifier   Shop

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   174 Cecil St
SOUTH MELBOURNE

Category   Commercial

Constructed 1881

Designer   unknown

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

No. 174 Cecil Street is of significance as a shop of the early 1880s, with an elegance of design that remains almost totally intact across its exterior. The finely detailed and intact timber-framed shop windows are of particular note and are enhanced by the intact nature of the remainder of the joinery. This shop is an integral component of the historic streetscape to the north and is in keeping with the Orphanage Estate to the south-east. The significance is enhanced by the shop being on the corner, allowing it to have a greater impact on the street than would otherwise be the case.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop
Date of Construction: 1881 (1)

Peter Hauge arrived in Emerald Hill in 1863 and started a business as a plumber and gasfitter, soon expanding his operations to extensive contracts for the government (2). In 1881 Hauge purchased vacant land of Allotment 9, Crown Section 10 from a Mr Spence (3) and in that same year a five-roomed brick building was erected on the site, its initial N.A.V. being £40 (4). Hauge occupied the building (5), presumably operating his business on the ground floor. In 1884 the building was described as having seven rooms with a shop, the N.A.V. increasing by £5 (6) with the addition of two rooms. At this stage William J. Warner, also a plumber, tenanted the building (7). By 1890, presumably because of inflated prices and not additions to the building, the brick shop with cellar had almost doubled its N.A.V. to £84, the owner still being Hauge and the occupant Warner (8). A photograph of the building, reproduced in the Jubilee History (1905) shows the name, 'Hauge and Sons' along the building's parapet and 'Plumber and Gas Fitter' on the corner wall (9).

The shop remains in a substantially intact state. It is two storeyed, set on the corner of Cecil and Dorcas Streets. The walls are clad in render and are ruled to represent ashlar blocks, while the cornice at each level is moulded and decorated with dentils. It is however the openings into the walls that are of particular distinction to this shop: all are finely detailed and intact, including the panelled doors and the timber framed shop windows that flank the corner entrance door. These windows are particularly elegant, each divided into two arched sections with colonnettes between. The double hung sash windows at first floor level are surrounded by simple render architraves and decorated with female masks to the keystones. The simple parapet probably originally had urns along it, however has its corner pediment intact, embellished with a rococo-inspired shell.

Overall the design of the shop is intact and it displays none of the glut of decoration commonly applied to buildings later in the 1880s.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Jubilee History (1905)

1 City of South Melbourne Rate Books, 1880-1882
2 Jubilee History of South Melbourne, p.169
3 ibid.
4 ibid., 1881/82
5 ibid.
6 ibid., 1884/85
7 ibid.
8 ibid., 1890/91
9 Jubilee History of South Melbourne, p.132

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
Category:	Religion, Institutional: Orphanage
Style:	Victorian: Italianate
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

Heritage Precinct:	Emerald Hill Residential
Heritage Overlay:	HO466
Graded as:	Significant
Victorian Heritage Register:	Yes, H2170

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 that its counterpart at South Melbourne.

Assessment

No information.

Recommendations

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

Primary source

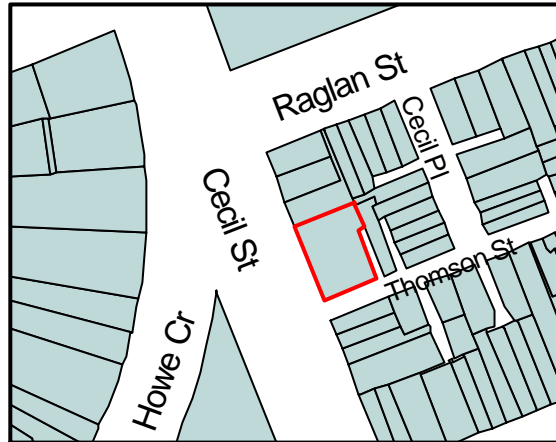Allom Lovell Sanderson Pty. Ltd., *South Melbourne Conservation Study*, Volume 2, 1987

Other studies

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

Other images

-

Identifier   Bay View Hotel

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	273 Cecil St SOUTH MELBOURNE	**Category** Commercial
Constructed	c.1920	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The Bay View Hotel is of significance as a substantial, well-designed and externally intact example of a hotel of the 1920s that adopts a classical vocabulary in its design. It has a most commanding facade onto Cecil Street that displays an unusually high calibre and degree of intactness of detailing, particularly to the glazing and ceramic tiles.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Hotel

There has been at least one hotel built prior to the present building that has been named the 'Bay View Hotel'. It was at or near the site of the extant hotel, the first mention of it being in 1865 under the licensee J. McCann(1) . The building that now stands is either a complete rebuilding or a very thorough alteration and it appears to have been constructed in the early 1920s.

Of the extant hotels in South Melbourne built/altered in the 1920s in the classical reveal idiom, the 'Bay View' stands apart as the largest most comprehensive design that also has considerable merit to its internal and external styling. The building is also outstandingly intact to the exterior. Despite being on a corner the design takes little advantage of this, the main facade being the long Cecil Street facade, although some embellishment does continue around to the southern face.

The Cecil Street facade is essentially symmetrical about a stripped pediment unit and this focus is reinforced

by the recessed balcony at first floor level. The classical reference is made in the pediment with the wreathed reeded insets and below in the Doric columns that flank and line the balcony while there is also reference in the most extensive and typically 1920s leadlight work that fills all the ground floor window sashes. In addition, the decorative effect of the facade is enhanced by the ceramic tile dado across the ground floor that consists of bands of black, mottled beige and terracotta tiles.   The interior has had a panelled and tiled interior in a manner typical of the 1920s, and it is very regrettable that this is currently undergoing major changes.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
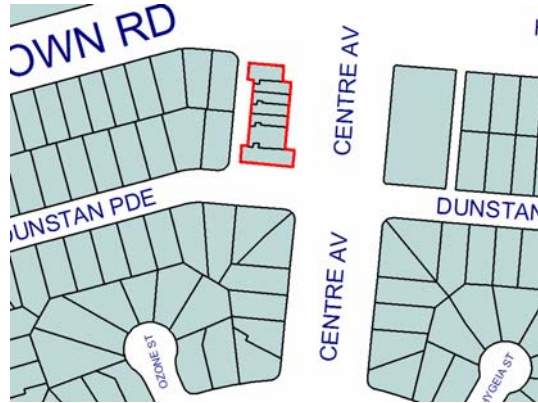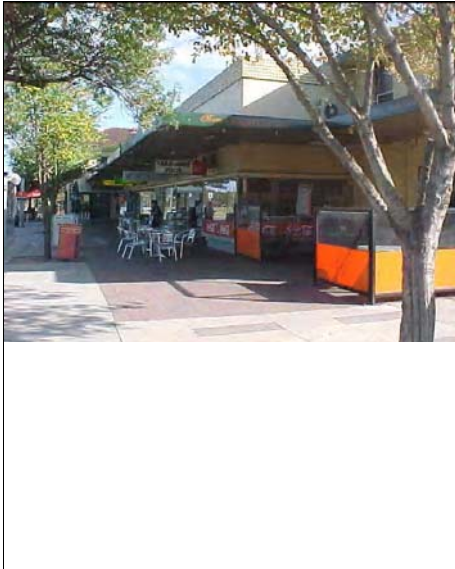recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Cole Collection, Vol. 3, State Library of Victoria

Identifier   Community Centre Shops
Formerly

Heritage Precinct Overlay HO2
Heritage Overlay(s)

Address	9 to 23 Centre Avenue PORT MELBOURNE	**Category**	Public
Constructed	1941-42	**Designer**	Scarborough, Robertson & Love

Amendment   **C 70**

Comment   New citation

Significance   (Mapped as a Significant heritage property.)

What is Significant?
The brick building at 9-23 Centre Avenue comprises six single-storey sawtooth-roofed shops, flanked by a pair of double-storeyed hip-roofed corner shops with dwellings above. Individual shops retain splayed entries, glazed doors, metal-framed windows and tiled spandrels. Erected by the Housing Commission of Victoria (HCV) in 1941-42 to the design of J F D Scarborough (a member of The Architects' Panel), these shops were the first (and only) of two identical blocks proposed to be built at the entrance to the new Fisherman's Bend estate.

How is it Significant?
The shops are of historical, aesthetic and architectural significance to the City of Port Phillip.

Why is it Significant?
Historically, the building is significant as the first community centre to be built on a HCV estate. It provides rare evidence of the ambitious network of community facilities that were initially proposed for these estates at the urging of social reformers, but which remained largely unrealised due to restrictions on state funding from 1945. This shopping centre was one of only four examples erected by the HCV during the 1940s, of which at least two others are known to have been demolished, leaving this as the only survivor in the Melbourne metropolitan area.

Aesthetically, the shops are significant as a typical example of austere government architecture of the Second World War period, yet still with a Moderne character. With its distinctive triple-fronted façade and double-storeyed end pavilions, the shops were intended to be, and still remains, a prominent element in the Centre Avenue streetscape, and (along with the community hall on the opposite side) a significant marker at the entrance to the Fisherman's Bend estate. Architecturally, the shops are of significance as an example of the work of J F D Scarborough, one of four distinguished Melbourne architects who comprised The Architects' Panel of the HCV.

Primary Source

Heritage Alliance citation

Other Studies

Andrew Ward and Associates. City of Port Phillip Heritage Review, 2000.

Description

The retail complex at 9-23 Centre Road, which occupies an island site bounded by Centre Avenue, Howe Parade, Dunstan Parade and a laneway, comprises an attached row of six single-storey shops, with a double-storey shop/dwelling at each end. Originally of face brick construction (now painted), the building has a sawtooth roof over the central six shops, clad in metal tray deck with bullnosed ends above the clerestory windows. This roof is only evident at the rear, being concealed from the front by a capped brick parapet (which is original) and a timber-framed lattice screen with half-round pediment (which is not). The double-storeyed shop/dwellings at each end have hipped roofs, clad in dark Marseilles-pattern terracotta tiles, with plain brick chimneys.

The principal frontage, to Central Avenue, is stepped: the double-storey shops at Nos 9 and 23 project and recede respectively, thus creating a triple-fronted effect. The shops between, arranged in three mirror-reversed pairs, are linked by a projecting concrete hood above shopfront level, surmounted by a frieze of clinker Roman bricks, a steel-framed cantilevered verandah roof, and thence by the capped parapet. Each of these shops has a splayed entry with timber-framed glazed door, and a large fixed sash window. All but one retains its original slender metal window frames; the exception (No 15) having a chunkier aluminium equivalent. Below the windows, sills and spandrels are clad with the original pale green square ceramic tiles. The window bay at No 21, adjacent to the recessed corner shop, returns down the exposed wall. At the rear, the six central shops have enclosed yards and small projecting brick wings with flat concrete slab roofs.

The two corner shops (Nos 9 and 23) originally had projecting window bays, without sills or spandrels, but only the former still retains this while the latter has been replaced with a modern shop window. No 9 is entered from the side, and No 23 from the front. The side and rear walls of these corner shops have elongated timber-framed windows to the ground floor, and conventional double-hung sash windows to the dwellings above, with clinker brick sills.

History

The Housing Commission of Victoria (HCV) was formed in 1938 to improve housing conditions by the reclamation of areas deemed to be insanitary and the provision of new houses for low income earners. Its first major project, as described in their annual report for 1939-40, was for a 'model settlement of 376 dwellings', to be laid out at Fisherman's Bend on '55 acres of sandy wasteland with a beach frontage'. The masterplan was prepared under the direction of a specially-formed "Architect's Panel" comprising four distinguished Melbourne designers: Frank Heath, Arthur Leith, Best Overend and J F D Scarborough. Influenced by English precedents, the estate comprised a central north-south avenue flanked by curved crescents and areas of open parkland, lined with brick and concrete houses in a range of standard designs.

The original masterplan also proposed a range of community facilities, the inclusion of which had been strongly urged by the HCV's social reformer members. The central avenue was to have two blocks of shops flanking its northern end (the estate's main entrance off Williamstown Road) with a community centre forming a focal point in a large park at the southern end. The provision of shops became the first priority, as it was recorded in the annual report that the nearest existing shops were a mile away and there was still no regular transport service at that time. It was further noted that the proposed shopping centre flanking Centre Avenue 'is situated in what might be termed a Settlement Square. . . within easy walking distance from all dwellings'.

While work proceeded swiftly on the new housing, it was not until July 1941 that tenders were called for the first block of eight shops, on the western side of the 'Settlement Square'. Another six months passed before a tender, valued at £8,704 15s 6d, was accepted. The annual report for 1942-43 noted that the shops were 'well established' by that time, and had already 'filled one of the most urgent needs of the tenants', being occupied by a butcher, grocer, chemist, fruiterer, delicatessen and mixed business. When the centre first appeared in the Sands & McDougall Directory in 1943, three shops (at Nos 13, 15 and 19) were still listed as vacant, while another (No 17) had become a local administrative office of the HCV. The vacant shops were later occupied by a confectioner (No 19), post office (No 15) and a branch of Crofts Stores, a popular grocery chain of the day (No 13). From the beginning, the HCV had announced its intention to retain ownership of the shops and, after the Second World War, it further stated that preference would be given to prospective tenants who were 'ex-servicemen with records of substantial active service'. Although individual tenants have changed over the years, the types of businesses represented in the strip remained more or

less constant for several decades.

Thematic Context

COMPARATIVE ANALYSIS

Completed in 1942, the row of shops at Fisherman's Bend represented the first retail development to be carried out by the new HCV. It was initially proposed to establish similar facilities on the Commission's other large estates, and many preliminary site plans (as published in annual reports of the early 1940s) show proposed shopping centres on the estates at Coburg, Geelong East, Wangaratta, Traralgon, Moe, Horsham, Shepparton and elsewhere. Only a few of these, however, would be realised promptly. Renate Howe, author of the official history of the HCV, has observed that there was a lag of up to four years in the provision of shops on these early estates. This, as she further notes, was partly due to opposition by successive conservative state governments, who considered that commercial development should be left to private enterprise. Furthermore, the implementation of the Commonwealth-State Housing Agreement (CSHA) in 1945 effectively prohibited the use of Commonwealth funds on anything other than actual housing. From that time, the HCV were only permitted to erected shops (or any other community facilities) if they paid for it themselves.

After Fisherman's Bend, the next HCV estate to be provided with a shopping centre was the Newlands Estate in Coburg East, where a block of nine shops was erected at 113-127 Elizabeth Street (corner Murray Road) in 1945-46. This was soon followed by a block of six shops at the East Geelong Estate, at what is now 136-146 Ormond Road, Thomson. A few more years passed before work began on a third block, comprising 16 shops, on the Sandringham Estate (497-527 Bluff Road, Hampton), which was completed during 1949. Although different in size, these three new centres were otherwise identical in form – but a form representing a departure from the ostensible prototype at Fisherman's Bend. Each was made up of a series of U-shaped modules, comprising a semi-detached pair of single-storey shops, flanking an enclosed garden courtyard with a double-storey residence at the rear. It was reported in the HCV annual report for 1949-50 that this new type of shopping centre was 'planned along modern lines, with adequate parking space, gardens and lawns. They are an attractive feature of the district'.

While the HCV could not afford to fund the construction of shopping centres on every estate, there was nothing to prevent them reserving sites for retail development, and selling these sites to private individuals for that purpose. In this way, retail development continued during the late 1940s at the Commission's estates at Ashburton, Broadmeadows, Dandenong, North Jordanville and elsewhere. During 1949-50, small blocks of lock-up shops were being erected on the Commission's estates at Traralgon and Morwell, although not actually on the sites that had been proposed on the original site plans. Three 'temporary' shops were also erected at Moe during 1951, which were 'intended to bridge the gap between occupation of the estate by tenants and the erection of normal shopping facilities on the sites reserved for the purpose'.

It was not until 1955 that Commonwealth funding was again made available for non-residential development on HCV estates. The first examples to be completed were a block of six shops at 40-48 Haines Street, North Melbourne and another block of twelve at 150-178 Churchill Avenue, Maidstone. During 1956, a block of six shops/dwellings was erected at Moresby Court, West Heidelberg – part of the Olympic Village estate, where the Commission subsequently established their largest and most celebrated commercial development: a 'modern attractive' drive-in shopping centre on a 9-acre site, with 28 shops arranged around a pedestrian mall.

The block of eight shops that remains at Fisherman's Bend is thus rare as one of only four purpose-built permanent shopping centres that were established by the HCV during the 1940s. This intrinsic rarity, however, is considerably increased by the knowledge that the only two other examples in suburban Melbourne – at Bluff Road, Hampton and Elizabeth Street, Coburg North – are now no longer extant. Both of these blocks were demolished in the 1980s by the Department of Housing & Construction (which took over the Housing Commission) for the erection of new and larger shopping centres. The current status of the block of shops at Ormond Road, Thomson, is not known – there are still shops on the site, but it is not known if these are the original HCV shops of c.1945. Numerous other post-1950 examples still survive, such as those blocks at North Melbourne, Maidstone, and West Heidelberg – the latter including the large mall development of 1956, which still remains albeit in a somewhat altered state. Of the four original pre-1950 centres, however, the prototype at Fisherman's Bend is certainly the only surviving example in the Melbourne metropolitan area, and possibly the only surviving example in the state.

Recommendations

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

Recommended conservation works:
Retain original shopfront detailing where this still exists (eg window frames, glazed doors, ceramic tiled spandrels, etc).
Remove non-original timber lattice screen from parapet to Centre Avenue frontage.

Recommendations for Future Development
No additions, infills or enclosures should be made to the Centre Avenue frontage where they would compromise the original triple-fronted composition.
No second-storey additions should be permitted to the six single-storey shops at Nos 11-21.
Any additions made to the rear should not be visible from Centre Avenue.

References

Annual Report of the Housing Commission of Victoria. 1st (1938-39) to 17th (1954-55).
F O Burnett and W O Burt. Housing the Australian Nation. Melbourne, 1942.
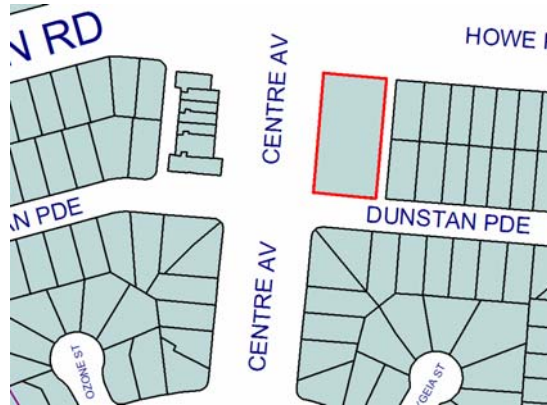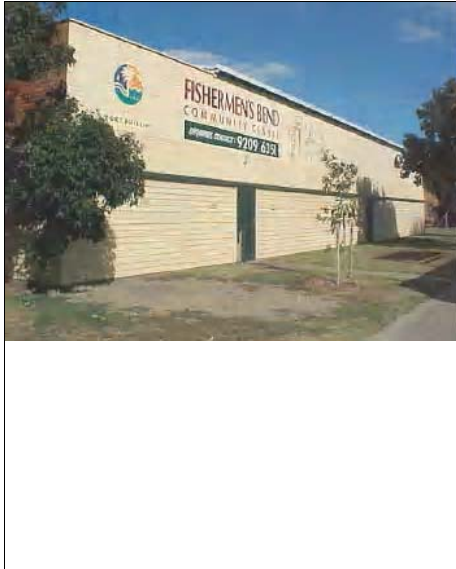Sands & McDougall Directory of Victoria, 1943 onwards.
Renate Howe. New Houses for Old: 50 years of Public Housing in Victoria. Melbourne, 1988.
Port Phillip Design Manual. Version 3, 2000.
Port Phillip Heritage Review. Version 2, 2000.

City of Port Phillip Heritage Review

Identifier	Fisherman's Bend Community Centre
Formerly	

Heritage Precinct Overlay HO2
Heritage Overlay(s)

Address	10 Centre Avenue PORT MELBOURNE	**Category**	Public
Constructed	1942-43	**Designer**	Scarborough, Robertson & Love
Amendment	**C 70**		
Comment	New citation		

Significance (Mapped as a Significant heritage property.)

What is Significant?
The community centre at 10 Centre Avenue, Port Melbourne, is a single-storeyed sawtooth-roofed brick hall with weatherboard facade and entry porch. It was built by the Housing Commission of Victoria (HCV) in 1942-43 as a temporary' facility on its prototype Fisherman's Bend estate, after plans for a grander centre were postponed due to the War. Its form and combination of materials reflect an unrealised design intent whereby the building could later be converted into shops, identical to those on the other side of the street.

How is it Significant?
The building is of historical, architectural and aesthetic significance to the City of Port Phillip.

Why is it Significant?
Historically, the building is significant as the first community centre to be built on a HCV estate. It provides rare evidence of the ambitious network of community facilities that were initially proposed for these estates at the urging of social reformers, but which remained largely unrealised due to restrictions on state funding from 1945. This 'temporary' community centre was not only the first and only example to be built before 1945, but also the only one designed and built by the Commission themselves, as opposed to those that were subsequently erected on HCV estates by local councils and progress associations in the late 1940s and 1950s.

Architecturally, the building is significant for its ability to demonstrate a unique and interesting design intent, whereby it could be converted into a second shopping centre at a future time. This remains clearly expressed in its odd built form, with three brick perimeter walls and 'temporary' weatherboard infill. Aesthetically, the building complements the contemporaneous shops on the other side of the street (echoing some of the latter's Moderne detailing to its front elevation) and remains a distinctive element in the streetscape, and in the broader context of the housing estate.

Heritage Alliance citation

Other Studies

Andrew Ward and Associates. City of Port Phillip Heritage Review, 2000.

Description

The community centre, which occupies an island site bounded by Howe Parade, Centre Avenue, Dunstan Parade and a laneway, is a single-storey building on a squat rectangular plan. Its original design intent – a temporary fitout to a building shell that was to be converted into shops at a later stage – still remains strongly evident. Like the shops on the opposite side of the street, the community centre was built with a sawtooth roof, with clerestory windows and metal tray-deck cladding, concealed on two sides by a parapet. The central portion of the sawtooth roof was altered in 1968 by the addition of a shallow gabled roof, which effectively raised the internal ceiling height. Along the west frontage, the triangular gaps between the sawteeth were infilled with corrugated fibreglass cladding. This new roofline remains largely concealed by the existing parapet, and is barely noticeable from the street frontages.

The building has face red brick walls to the north, east and south sides (articulated by rendered banding), which would have enclosed the row of six single-storey shops had the building been converted as per its original intent. The Centre Avenue frontage, which would have comprised the shopfronts, has weatherboard cladding to door head height, which was intended as a temporary infill. Above this, there is masonry walling that is identical to the shops opposite: a projecting rendered hood, a Roman clinker brick frieze, and a plain brick parapet with capping tiles. This façade treatment partly returns around the Howe Parade frontage, marking the setback of the recessed double-storey corner shop that would have been erected as part of the proposed conversion. At each end of the building, the position of the connecting wall to the corner shops is marked by a red brick pier with cream brick pointing (presumably marking those bricks that could be removed for the new brickwork to be toothed in).

There are two doorways to the Centre Avenue façade (with bunker lights above) and a timberframed window to Howe Parade with a screw-fixed wire mesh grille. On the south side, fronting Dunstan Parade, the main entrance to the centre is marked by an enclosed foyer with gabled roof and weatherboard cladding – a temporary structure that would have been demolished if the proposed conversion had taken place. It has a pair of metal-framed glazed doors and a flatroofed
verandah on metal posts. Along the east side of the building, a flat-roofed brick addition has been erected, containing toilet facilities.

History

The Housing Commission of Victoria (HCV) was formed in 1938 to improve housing conditions by the reclamation of areas deemed to be insanitary and the provision of new houses for low income earners. Its first major project, as described in their annual report for 1939-40, was for a 'model settlement of 376 dwellings', to be laid out at Fisherman's Bend on '55 acres of sandy wasteland with a beach frontage'. The masterplan was prepared under the direction of a specially-formed "Architect's Panel" comprising four distinguished Melbourne designers: Frank Heath, Arthur Leith, Best Overend and J F D Scarborough. Influenced by English precedents, the estate comprised a central north-south avenue flanked by curved crescents and areas of open parkland, lined with brick and concrete houses in a range of standard designs.

With several social reformers amongst the original HCV members, the provision of community facilities on the estate was considered essential. An official booklet published in 1942, entitled Housing the Australian Nation, reiterated that 'good housing in the modern community cannot, in itself, achieve its full function without the provision of adequate community facilities'. The Fisherman's Bend scheme proposed two rows of shops flanking the north end of Centre Avenue (the estate's main entry off Williamstown Road) and a community centre – 'a building providing facilities for a fuller social life' – forming a focal point at the southern end. The shops were the first priority, and one block, on the eastern side of Centre Avenue, was built in 1941-42. The community centre, nominally shown on the original site plan with a U-shaped plan, was later resolved in greater detail, and a perspective sketch of the revised design published in Housing the Australian Nation. This drawing, which bears the initials of noted émigré architect and town planner Dr Ernest Fooks (then employed by the HCV), depicted a 'simple but imposing' building on a T-shaped plan, designed in a slick Modern style with flat roof, glazed walls and clock tower.

This ambitious proposal, however, was soon shelved, with the 1942-43 annual report noting that 'construction of the permanent centre has been postponed indefinitely because of wartime building restrictions.' A community centre nevertheless remained a high priority. Another HCV report noted that 'the urgent need to rehouse large families had resulted in the congregation of an abnormally large number of

children', which had caused 'some anti-social activity' and prompted
'the acute need for redirecting those tendencies'. Several community services - including infant welfare centre, kindergarten and clubs for parents and children - had already been established in July 1941, but were operating from two houses on the estate pending the construction of a new centre. With Ernest Fooks' proposal postponed indefinitely, it was agreed to erect a temporary centre elsewhere, and plans were prepared in September 1942 for a building in Centre Avenue, opposite the existing shops. With sawtooth roof, brick walls to three sides and weatherboard infill across the front, this was specifically designed to be converted into an identical block of shops when the permanent community centre was finally realised. As later described in the annual report, 'the temporary omission of shop partitions has, with the construction of a stage, dressing
rooms and entry, provided a well-lighted hall sufficiently flexible for a variety of social uses'.

Completed in early 1943, this 'temporary' centre initially accommodated virtually all community services on the estate: infant welfare centre, kindergarten, boys' and girls' clubs, children's library, hobby and dancing classes, and meetings of Cub and Brownie groups, parents' associations and church denominations. The HCV emphatically stated that the hall had been provided 'to enable charitable and social welfare activities to be conducted' and, therefore, that it would not be available for 'public entertainments for private gain'. The appropriate use of the premises was carefully monitored by a committee and by a supervisor (originally Mrs A E McKenzie), appointed and paid by the National Fitness Council. As an annual report stated in mid-1943: 'already the Community Centre, with its allied services, has had a marked effect on the community life of the estate, particularly on the children, whose energies are being diverted to more useful channels. To date it has fully justified the Commission's experiment. Established only three months ago, it is developing along sound lines, which augur well for success'.

The community hall remained in the ownership and management of the HCV until December 1967, when the freehold, 'subject to certain conditions', was transferred to the City of Port Melbourne. It was subsequently intended for use the building as a youth centre, and a number of alterations were made including the partial raising of the roof to facilitate the playing of indoor ball games. Further alterations were made during 1980, when the dressing room space to the east of the stage was gutted to create a sports equipment store. More recently, new toilet facilities have been provided in a small flat-roofed brick addition along the eastern aside of the building.

Thematic Context

Comparative Analysis
The provision of community halls and similar facilities on HCV estates was an ambitious but ultimately ill-fated aspect of the Commission's earliest developments. When first formed in 1938, the HCV saw social reform as one of its principal intention, and one of its original members, Miss Frances Pennington, was a particularly strong advocate of providing community facilities such as kindergartens, public halls, infant welfare centres and the like. Preliminary site plans for the early estates, published in annual reports of the early 1940s, give some idea of the ambitious extent of this program. Virtually all of the larger estates were to have playgrounds, sports reserves and shopping centres, while a number of them (eg Coburg, East Geelong, Ashburton and Moe) were earmarked for community centres – typically in the form of substantial multi-purpose buildings. Several estates were also to have kindergartens (eg Ashburton, Wangaratta) or primary schools (eg Moe, Horsham, Shepparton), while at least one – at Wangaratta – was to be even more lavishly equipped with library, medical clinic, indoor swimming pool and 'community hotel'.

As already mentioned, the erection of a permanent community centre at Fisherman's Bend was postponed by wartime restrictions, prompting the construction of its temporary counterpart. However, any plans to realise a permanent centre on this – or indeed on any other – estate was thwarted in 1945 with the signing of the Commonwealth-State Housing Agreement (CSHA), which prohibited the use of Commonwealth funds for anything other than actual housing on HCV
estates. From that point, the Commission could only provide community facilities if they paid for them themselves or, alternately, if they made the reserved sites available for others to develop. The obvious disadvantage of the latter was that The Architects' Panel could no longer maintain control over what was built on the estates, and the overall architectural cohesion would be compromised. While the Commission could afford to erect a few shopping centres in the late 1940s, proposed sites for retail development on many other estates were sold off to private enterprise. The responsibility for providing community centres and similar facilities, meanwhile, passed to local councils and action groups. Typically, several years went by before such facilities were realised, and when they finally appeared, they were often in a rudimentary form that was far removed from the grand vision of the HCV and its Architects' Panel.

One of the first estates to be thus developed was the Newlands Estate at Coburg, where the local council

erected a community hall in c.1948. This was located on the southwestern corner of Elizabeth Street and Murray Road, where the HCV had originally proposed to erect some shops and a community centre, as per their preliminary site plan of November 1943. The council's version of the building, however, otherwise bore no resemblance to its HCV counterpart, being a simple steel-framed gable-roofed ex-army hut, clad in cement sheeting.

At the HCV estate at East Geelong (Thomson), a community centre was not erected until 1954, this being funded by the Thomson Progress Association rather than the HCV. As was the case at Coburg, the East Geelong centre was built on the same site that had been proposed by the HCV on its original masterplan – in a large reserve, fronting the intersection of what is now Godfrey and Ensby streets. Typically, the HCV had proposed a substantial building on a cruciform plan, which contrasted markedly with what was actually built in 1954: a simple gable-roofed hall, clad in flat cement sheeting. This, nevertheless, had slightly more architectural pretension than its makeshift counterpart at Coburg, being designed by local architects Schefferle & Davies.

The HCV estate at Ashburton had to wait even longer for its community centre, which was not opened until June 1978. This building was erected at 5 Alamein Avenue, on part of a large corner site that had been originally reserved by the HCV for a row of residential shops. These shops were never built, although a smaller row of lock-up shops were later erected by private developers along the contiguous side street (Victory Parade).

Recommendations

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

Recommended conservation actions:
The original unpainted finish to brickwork, where this still remains, should be retained.
The building, including its history and proposed conversion into shops, should be interpreted.

Recommendations for future use and adaptation:
New openings: any new door or window openings to be formed through the building's perimeter walls should be restricted to the following locations:
• The eastern elevation, which cannot be seen from the street and, from an aesthetic viewpoint, is the least distinguished side of the building;
• The western elevation – albeit further restricted to the 'temporary' weatherboard portion, which, if required, could be readily reinstated in the future. No new windows should be formed in the brick frieze that extends across this façade, above the weatherboarding.

Roofline: The partial raising of the roof in 1968 has made the interior space more suitable for modern uses such as indoor sports. It is conceded that further alteration or extension of the roofline could further improve the long-term useability of the centre. In undertaking any such alteration to the roofline, the following principles should apply:
• The new roofline must not overwhelm the existing structure, either in terms of its scale (height), its bulk or its architectural expression. The original portion of the community centre should remain interpreted as a simple single storey hall. The parapet must not be increased.
• The form of the original sawtooth roof (which remains evident on the east side) should not be entirely obliterated, as this demonstrates the historical connection between this building and the shops on the other side of the street, and provides evidence of is proposed conversion.

Additions: To date, additions to the building's footprint have been restricted to a small extension on the east side, containing toilet facilities. Further additions would not be inappropriate from a heritage viewpoint, but there would be certain conditions depending on their scale:
• Small additions (such as new storerooms, kitchenette, toilets and so on) should be restricted to the eastern side of the hall, following the model of the existing toilet block addition. In order to emphasise their diversion from the historic footprint, such additions should be of modest scale and light construction (ie not brick). Additions should not obscure the outline of the original sawtooth roof, with a total height that does not exceed the rendered banding.
• Larger additions could be built at the north and south end of the hall, but only if they followed the footprint of the unrealised shops. This would also provide an opportunity for interpretation of the proposed conversion. Such additions, however, must not simply be an exact replica of the corner shops as seen on the other side of the street. Rather, they should pay some homage in terms of form and materials – they might, for example, mimic the original form (eg double-storey height and hipped roof) but with entirely

different materials (eg cement sheeting and metal deck roofing). The inclusion of actual shops on the ground floor, if viable, would represent a significant realisation of the original intent for the site.

The preference would be for such an addition to be made only (or initially) to the north side of the building, so that the original porch at the southern side could be retained for its interpretative value as part of the temporary fitout.

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F O Burnett and W O Burt. Housing the Australian Nation. Melbourne, 1942.
Public Building files, Department of Health archive, VPRS 7882/P1, Public Record Office.
Renate Howe. New Houses for Old: 50 years of Public Housing in Victoria. Melbourne, 1988.
Port Phillip Design Manual. Version 3, 2000.
Port Phillip Heritage Review. Version 2, 2000.

City of Port Phillip Heritage Review

Place name:	St Kilda Artillery Orderly Room (former)	Citation No: **80**
Other names:	St Kilda Drill Hall	

Address:	6-10 Chapel Street, St Kilda	Heritage Precinct: St Kilda East
Category:	Military: Drill Hall	Heritage Overlay: HO84
Style:	Victorian: Carpenter Gothic	Graded as: Significant
Constructed:	1889, 1909, 1915, 1935, c.1940s	Victorian Heritage Register: No
Designer:	Samuel Ebden Brindley	
Amendment:	C29, C142	
Comment:	Revised citation	

Significance

What is significant?

The former St Kilda Artillery Orderly Rooms and Drill Hall at 6-10 Chapel Street are significant. The significant elements include:

- The complex of timber buildings designed by S.E. Brindley and constructed in 1889; and

- The brick and timber-framed buildings added during the interwar period around the perimeter of the site.

How is it significant?

The former St Kilda Artillery Orderly Rooms and Drill Hall at 6-10 Chapel Street are of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant for its associations with the establishment of military forces in Victoria during the nineteenth century and the expansion of Australia's military capability in the twentieth century. Its continual use for defence training purposes since c.1860 adds to its significance. The place is associated with the volunteer movement in Victoria, while the 1889 buildings are an important manifestation of the defence reforms of the 1880s. The buildings added during the interwar period are also significant as a manifestation of the increased spending on defence after years of decline in the lead up to the Second World War. (Criteria A & D)

It is also significant for the association with Sir Frederick Sargood. Sargood rose from a volunteer private to become a commanding officer, but more importantly he was Victoria's first Defence Minister and he introduced reforms significant to the colony's defence reorganisation. He played a range of roles in Victorian politics, and was later elected to the first Commonwealth Senate in 1901. (Criterion H)

It is architecturally significant as a large and intact drill hall complex. The building helps to reflect the experience of citizen forces. Whereas regular personnel had parade grounds, citizen forces had to train mainly at night and required large, covered spaces providing shelter and light. Consequently, the building illustrates the function of a militia field artillery orderly room/drill hall of the late nineteenth century. Of note are the internal roof trusses, not found at other examples, and the attached gun park. (Criterion D)

It is significant as the largest surviving nineteenth century timber drill hall in metropolitan Melbourne and is notable for its high degree of intactness and details such as the decorative window and door treatments, the string course to the main facade and the unusual linked group of upper windows, as well as the gabled extension. It is a landmark building, which forms part of an important group of substantial nineteenth century buildings along the east side of Chapel Street. (Criterion E)

Thematic context

Victoria's framework of historical themes

7. Governing Victorians: 7.4 Defending Victoria and Australia

Port Phillip thematic environmental history

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

History

Volunteer military units started to be raised in Melbourne early in the second half of the nineteenth century. Melbourne had become a wealthy city following the gold rushes, and there were fears about foreign aggression. The declaration of war in 1853 between Britain and Russia over the Crimean Peninsula led to fears that Australia faced the threat of Russian invasion and in 1854 Melbourne became the new headquarters of the officer commanding imperial troops in Australia and later that year the Victorian Volunteer Artillery Regiment was formed. A recruitment drive was commenced and thousands of young men who could shoot or ride forms themselves into rifle clubs that met throughout the suburbs of Melbourne and in country towns (AHD, Daley 1940:213).

The first volunteer unit raised in the St Kilda area was the St Kilda Rifle Company in 1859, and it soon became the St Kilda Company of the Royal Victorian Artillery Volunteer Regiment. A drill ground, with guns, was formed on Chapel Street and then an orderly room was constructed before the end of 1859 (AHD). The site for the drill ground and orderly room was granted by the Government on land excised from the Alma Park reserve.

In 1865, tenders were called for the erection of an orderly room in Chapel Street adjoining Alma Park for the St Kilda Volunteer Royal Artillery Company, designed by Reed and Barnes. The building was to contain a drill room, gun sheds either side and rooms at the rear. The Government supplied the materials from the old Spencer Street barracks for the timber building.

Imperial troops departed in 1870 and the Australian colonies had to take responsibility for their own defence. In the 1880s Victoria's military forces were reorganised and a Department of Defence came into being. The first Defence Minister, (later Sir) Frederick Sargood (a former draper and St Kilda volunteer) introduced significant reforms, and the volunteers' orderly rooms were taken over by the Department. Volunteer units were disbanded and replaced by a better organised citizen force, the paid militia. The time was one of renewed fears of foreign attack, particularly attack from Russian forces (AHD).

As part of this process, a new orderly room (the present building) was built on the site in 1889, together with a sergeant major's residence; the earlier orderly room was demolished. The complex contained large stables, tack and harness room for the horses, buildings to store the artillery, a commanding officer's residence, officer's messes and store houses. The new orderly room complex was designed by Samuel Brindley of the Victorian Public Works Department; Brindley designed a large number of these sorts of buildings during the period (AHD).

The St Kilda unit became B Battery Field Artillery, one of three batteries under the command of Sargood himself. Sargood was a prominent Victorian politician and a wealthy man; in 1901 he was elected to the first Commonwealth Senate (AHD).

In 1903, following Federation, the unit became the 2nd Victorian Battery of the Australian Field Artillery and from now on the orderly room was known as the drill hall. Six years later a gun shed on one side of the building was extended by another identical gable, giving the building its unusual and distinctive facade. Other additions were subsequently added, and outbuildings were also erected on the site (AHD).

The name of the battery changed many times through to the Second World War. In 1936 the building became known as the No. 7 Drill Room 2nd and 4th Field Brigade and further additions were made in the late 1930s as part of Australia's preparation for World War II (AHD).

During the war the site was the headquarters for a brigade of field artillery. Following the war the building was used by the Royal Australian Electrical and Mechanical Engineers. Then in 1992 gunners returned when an Army Reserve unit was allocated to the site (AHD).

Today, it is a recruitment centre and training facility for the 2/10th Field Regiment, part of the contemporary volunteer citizen militia known as the Australian Army Reserve.

References

Argus, 5 June 1865

Australian Construction Services, 'Conservation Management Plan: Army Reserve Training Depot, Chapel Street, St Kilda, Victoria", prepared for Department of Defence, March 1993

Australian Heritage Database (AHD), 'Artillery Orderly Room/Drill Hall, 10 Chapel Street', Place ID 105175

Cooper, J.B., *The History of St Kilda. From its settlement to a city and after. 1840 to 1930*, 1931 vol. 2, p. 15

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

Description

As with all orderly rooms built at this time, the St Kilda building is of weatherboard construction with corrugated iron roofs. The roof is mainly gabled over the main building, with skillions over rear office areas, and a hipped roof end at the north west of the building. Windows are a combination of double-hung twelve-pane sashes, and casements. Doors are four-panel solid timber, and there are roller doors on the southern side. Porches, gables, window surrounds, a string course connecting window heads on the main facade, and the massing of the structure provide the visual interest to what is otherwise a large, plain building. The closely linked group of three upper windows on the main facade is unusual. There are vents to the gable facades. Unlike the other orderly rooms built in the 1880s, with the exception of Carlton (1888), St Kilda has metal roof trusses allowing a wider roof span and hence hall width. The original side wings are slightly different to each other, avoiding a monotonous rigid symmetry.

The other buildings include the 1889 residence which is weatherboard with a hipped and gabled roof, 1935 brick offices/classrooms, 1935 brick garages, a c.1940s store clad with asbestos-cement sheeting, a small garden store, a small brick flammable store, an early 1900s store clad with weatherboards, an iron-clad store, and a 1915 store/toilet clad with weatherboards.

(Source: Australian Heritage Database)

Comparative analysis

The orderly room/drill hall is one of 439 such buildings erected in Australia. Of these, 142 are known to survive, and of these 46 are in Victoria. Some others built around the time of St Kilda are as follows: Fort Queenscliff, 1882-83, is more modest; East Melbourne and Richmond, 1860s, were later added to; Ballarat's, like St Kilda's, is large; Bendigo, built 1880s, is now substantially altered; Castlemaine, 1889, is similar to St Kilda; Geelong, 1899, is more decorative; and Kyneton, built 1903, is restrained and austere.

Within Port Phillip, another drill hall in Argyle Street has been demolished. Other drill halls include Port Melbourne (1912) and South Melbourne (1935-36). They are of a different design and not directly comparable to St Kilda.

The St Kilda building is the largest surviving nineteenth century timber drill hall in metropolitan Melbourne and is a very good example of its type. It also helps to illustrate the function of a militia field artillery drill hall of the late nineteenth century. Whereas regular forces had parade grounds, citizen forces had to train mainly at night and needed shelter and light. The place is distinctive too for the unusual attached gun park.

Assessment

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

Recommendations

2016: Retain in HO84 as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

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

Other images

-

City of Port Phillip Heritage Review

Place name: Free Presbyterian Church and Manse (former)

Other names: -

Citation No:
82

Address:	12B Chapel Street & 88 Alma Road, St Kilda
Category:	Religion: Church, Manse
Style:	Victorian: Gothic, Interwar: Tudor Revival
Constructed:	1865, 1868, 1938
Designer:	Lloyd Tayler (1865), Victor G. Cook (1938)
Amendment:	C29, C142
Comment:	Revised citation

Heritage Precinct: St Kilda East

Heritage Overlay: HO80 & HO6

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The former Free Presbyterian Church complex, comprising the former church at 12B Chapel Street, and the adjacent former manse at 88 Alma Road, is significant. The former Free Presbyterian Church, designed by Lloyd Tayler, is built of bluestone with white freestone dressings. There is a projecting buttressed porch at the front with a Gothic window above and an occulus window in the peak of the gable. To the side is an octagonal base of a proposed tower. To the south of the church at the corner of Alma Road is the former Manse. Originally constructed in 1868 it was extensively remodelled in 1938 in the Tudor Revival style. It has rendered walls and steeply pitched gable roofs clad in slate. The 1868 section comprises the south facing gable with three-sided bay window with a slate roof, whilst distinctive features of the 1938 addition include the castellated porch and balcony with Tudor arch openings, the pointed arch windows with label moulds, and a projecting first floor bay window in the west facing gable. The garden contains a very old Pepper (*Schinus molle*).

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

How is it significant?

The former Free Presbyterian Church complex at 12B Chapel Street and 88 Alma Road, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant for its associations with the establishment of the Presbyterian Church in St Kilda and in particular for its associations with the minority Free Presbyterian Church, of which only a small number were formed in Victoria. The former church and manse demonstrate the historic development and use of the site for over 100 years. (Criterion A & D)

The church is of aesthetic significance as a representative and early example of a small Gothic church that forms part of an important grouping of nineteenth century church and public buildings flanking Alma Park along the east side of Chapel Street. The church is complemented by the manse, which is significant as a fine example of the interwar Tudor Gothic style, which successfully integrates elements of the nineteenth century building. The very old Pepper tree provides a related setting. (Criterion E)

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

Contextual history

Among the earliest buildings in St Kilda East are the churches, established from the 1850s to the 1870s. The presence of these churches and the early mansions of prominent residents such as 'Charnwood', 'Marlton' and 'Cintra' established the prestige of St Kilda East as a desirable residential address, and encouraged further development as St Kilda's population grew from 6,000 residents in 1861 to almost 12,000 by 1881.

Between Chapel and Westbury streets the Government reserved the area bounded by Dandenong and Alma roads in the early 1850s. From this land was set aside for what would become Alma Park and reservations were excised for churches and other public uses. The Catholic Church was first to build, and the first St. Mary's Catholic Church opened in 1854 at the west corner of Westbury Street and Dandenong Road. The foundation stone of the present church was laid in 1859, but due to a lack of funds it was not completed until 1864. As the congregation grew additions were carried out and the enlarged church was blessed by Bishop Goold in 1871, and consecrated in 1887.

St. Mary's was soon joined by All Saints' Anglican Church and the Free Presbyterian Church, both fronting Chapel Street. The Free Presbyterian Church built a manse at the northeast corner of Alma Road in 1858 and in 1864 erected a bluestone church on the north side. Meanwhile, All Saints' was opened at the corner of Dandenong Road in 1861 and, after two additions, was consecrated in 1892. To the south of All Saints' St. George's Presbyterian Church was opened in 1877 after the congregation had been meeting in the 'Orderly Room' just to the south since the previous year.

Free Presbyterian Church

Presbyterianism came to the Port Phillip District with members of the Established Church of Scotland and the first 'permanent' church, Scots Church, was opened in 1841. But by the end of the decade,

Presbyterianism was divided into three denominations. The first division occurred in 1846 following the Great Disruption in Scotland three years before, when 474 evangelical ministers left the Church of Scotland in protest against what they saw to be the State encroaching on the Church, and formed the Free Church of Scotland. Those Presbyterian ministers who objected to the Presbyterian Synod of Australia's decision to remain in connection with the Established Church of Scotland withdrew from the Synod to form separate branches of Presbyterianism in connection with the Free Church of Scotland. The Minister of Scots Church, the Reverend James Forbes, submitted his Protest and withdrew from the jurisdiction of the Presbytery on 17 November 1846. Forbes then formed the Free Church of Australia Felix and became the minister of the congregation, which seceded from Scots Church, and met in the Mechanics' Hall until its new building, John Knox Church (now the Church of Christ) was opened in Swanston Street in 1848 (AHD).

Presbyterianism began in St Kilda in 1855 with the Free Presbyterian Church, and when most congregations united to form the Presbyterian Church in Victoria in 1859 a small number of Free Presbyterian congregations remained. One of these was the St Kilda Congregation, which was established in 1855 and first met at a building in Inkerman Street before moving in June 1857 to a building at 23-39 Alma Road. In the following year a timber manse was built at 88 Alma Road. In 1859 after union of the majority of the three Presbyterian denominations in Victoria, the Free Presbyterian church at St Kilda was part of the Free Church Minority that remained outside of the union and in 1913 joined other Free Presbyterians to the form the Free Presbyterian Church of Australia (Lewis 1991:9).

On 17 January 1864 a new church was opened on a site to the north of Manse, facing Chapel Street. The architect was Lloyd Tayler, the builder Benjamin Williamson and it cost about £1525. Built of bluestone with white freestone dressings, only half of the original design was completed. It accommodated 160 people.

A brick addition was made to the manse in 1868. In the late 1870s the church sold part of their land in Chapel Street to the north of the Church. This land was eventually sold to Sir John Madden who erected his residence 'Cloyne' in 1887 (refer to PPHR citation no.2079). With the funds raised the church built two houses in 1877 to the east of the Manse facing Alma Road, which were rented out and later sold (refer to PPHR citation no.62). This enabled the church to become free of debt (AHD, SKHS).

In 1938 the manse was rebuilt to a design by Essendon architect, Victor G. Cook, at a cost of £2,289. The architect described the style as 'Modern Tudor'. As part of the works, the timber section of 1858 was demolished, whilst the 1868 building was incorporated into the new building (AHD, BP).

In 1953 the Free Presbyterian Church became part of the Presbyterian Church of Eastern Australia, and in 1959 the manse was extended on the east side (AHD).

Arthur Paul, the first inducted minister, served from 1855 until his death in 1910 at the age of eighty-five. He was followed by: J. Campbell Robinson, 1921-52; Edwin Lee, 1959-66; Raymond Murray, 1968-72; Eric Turnbull, 1973-79 and Rowland Ward, 1984-86.

The last service held in the building by the Free Presbyterians was on 23 November 1986. The congregation then moved to a new church in Wantirna. The building is now used for services by the Salvation Army.

References

Australian Heritage Database (AHD), Place ID 13332 & 14876

Cooper, J.B., *The History of St Kilda. From its first settlement to a city and after 1840 to 1930*, 1931, Volume 1, pp. 343-6

Lewis, Miles, *Victorian Churches*, 1991

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

St Kilda Council Building Permit (BP) No. 9938 issued 12 April 1938

St Kilda Historical Society (SKHS) website, 'The spirit of St Kilda: Places of worship in St Kilda. Free Presbyterian Church (former)', http://skhs.org.au/SKHSchurches/free_presbyterian_church.htm viewed 10 March 2016

Ward, Rowland, 'A brief history of the St Kilda Free Presbyterian Church', 1985

Description

The former Free Presbyterian Church is built of bluestone with white freestone dressings. There is a projecting buttressed porch at the front and a Gothic window above and an occulus window in the peak of the gable. To the side is an octagonal base of a proposed tower. The side bays have lancet windows. Most of the rear wall is timber and there is a later lean-to addition.

To the south of the church at the corner of Alma Road is the former Manse. Originally constructed in 1868 it was extensively remodelled in 1938 in the Tudor Revival style. It has rendered walls and steeply pitched gable roofs clad in slate. The 1868 section comprises the south facing gable with three-sided bay window with a slate roof, whilst distinctive features of the 1938 addition include the castellated porch and balcony with Tudor arch openings, the pointed arch windows with label moulds, and a projecting first floor bay window in the west facing gable. Additions have been made on the east and north side.

The garden surrounding the residence contains several mature trees including a very old Pepper (*Schinus molle*) on the south side adjacent to Alma Road.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in HO84 and HO6 St Kilda East precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Nigel Lewis and Associates, *St. Kilda Conservation Study*, 1982
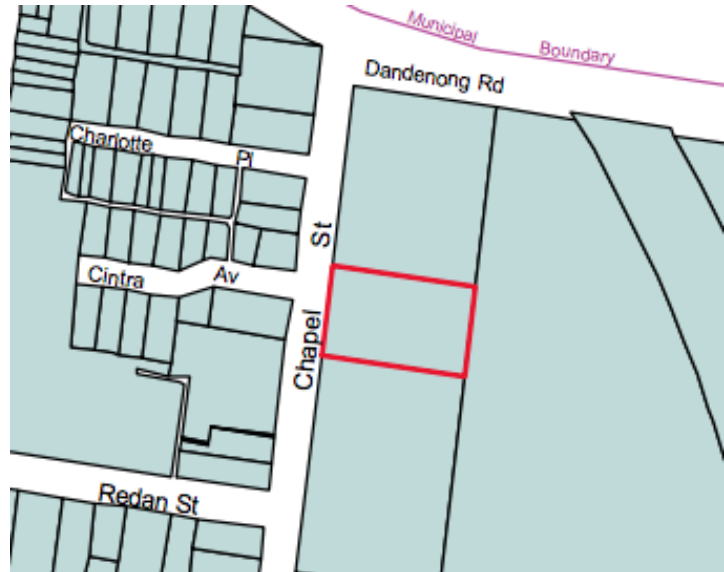
Other images

City of Port Phillip Heritage Review

Place name: **St George's Presbyterian Church and Hall (former)**

Other names: **St Michael's Grammar School**

Address:	4 Chapel Street, St Kilda East
Category:	Religion: Church, Manse, Hall
Style:	Victorian: Gothic; Interwar: Tudor
Constructed:	1877-1880, 1927-28
Designer:	Albert Purchas (1877), Hare & Hare (1927)
Amendment:	C29, C142
Comment:	Revised citation

Heritage Precinct: **St Kilda East**

Heritage Overlay: **HO6 & HO82**

Graded as: **Significant**

Victorian Heritage Register: **Yes, H864**

Significance

The former St George's Presbyterian Church (including the front fence, but excluding the hall) is included on the Victorian Heritage Register (VHR H864) 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 George's Presbyterian Church complex at 4 Chapel Street, St Kilda is significant. The significant features are:

- The church, designed by Albert Purchas and constructed in 1877-80 in a polychrome Gothic style, and the interior including the organ, original decoration and associated objects;

- The former church hall & Sunday School, designed by Hare & Hare and constructed in 1927-28, is of secondary significance. A gabled building of generally simple detailing, its most prominent element is the rendered entry porch that features a Tudor arch and abstracted Gothic detail; and

- The cast iron palisade fence on a bluestone base across the frontage.

Non-original alterations and additions to the above buildings and the post-war former manse are not significant.

How is it significant?

The former St George's Presbyterian Church complex is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant for its associations with the establishment of the Presbyterian Church in St Kilda and the scale and quality of the church demonstrates the increasing wealth and prominence of Presbyterians in Victoria during that time. Together, the church and hall demonstrate the important role of St George's as a parish centre in St Kilda. The hall provides a reminder of the importance of Sunday Schools to church life in the twentieth century and the social welfare activities of the church. (Criterion A)

St George's Presbyterian Church is of architectural and aesthetic significance as a fine example of the polychromatic Gothic Revival style and is important for its use of polychromatic brick for both the exterior and interior. The tall banded tower is a most important element of the composition and makes this church highly significant. The church is a notable landmark, which is complemented by the visible portion of the hall and the front fence that form part of an important grouping of nineteenth century church and public buildings flanking Alma Park along the east side of Chapel Street. (Criteria D & E)

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: 5.3 The late nineteenth century boom

History

Contextual history

Among the earliest buildings in St Kilda East are the churches, established from the 1850s to the 1870s. The presence of these churches and the early mansions of prominent residents such as 'Charnwood', 'Marlton' and 'Cintra' established the prestige of St Kilda East as a desirable residential address, and encouraged further development as St Kilda's population grew from 6,000 residents in 1861 to almost 12,000 by 1881.

Between Chapel and Westbury streets the Government reserved the area bounded by Dandenong and Alma roads in the early 1850s. From this land was set aside for what would become Alma Park and reservations were excised for churches and other public uses. The Catholic Church was first to build, and the first St. Mary's Catholic Church opened in 1854 at the west corner of Westbury Street and Dandenong Road. The foundation stone of the present church was laid in 1859, but due to a lack of funds it was not completed until 1864. As the congregation grew additions were carried out and the enlarged church was blessed by Bishop Goold in 1871, and consecrated in 1887.

St. Mary's was soon joined by All Saints' Anglican Church and the Free Presbyterian Church, both fronting Chapel Street. The Free Presbyterian Church built a manse at the northeast corner of Alma Road in 1858 and in 1864 erected a bluestone church on the north side. Meanwhile, All Saints' was opened at the corner of Dandenong Road in 1861 and, after two additions, was consecrated in 1892. To the south of All Saints'

St. George's Presbyterian Church was opened in 1877 after the congregation had been meeting in the 'Orderly Room' just to the south since the previous year.

St George's Presbyterian Church & Hall

One acre of land was reserved in Chapel Street for the Presbyterian Church and was gazetted on 10 September 1866. In June 1876 a public meeting was held in the Orderly Room in Chapel Street, St Kilda East, adjoining the church's land, to gauge interest in establishing a church. Sunday services began on 13 August 1876 in the Orderly Room with the Reverend Groundwater Fraser preaching (Bomford 2003).

On 21 April 1877 the foundation stone for the church was laid by Sir James McCulloch, the former Premier of Victoria and a founding trustee. Albert Purchas was the architect, Robert S. Ekins was the contractor and his tender was £3000. The church, of which only the western portion was constructed, opened on 1 October 1877 and at the first Communion Service, held on 9 December 1877, fifty-one communicants were present (Bomford 2003).

The congregation soon outgrew the church's capacity and so it was decided to complete the church to the original design. Sir James McCulloch once again laid the foundation stone and the enlarged church, designed to accommodate 650 people and built at an estimated cost of £8700 was opened on 3 October 1880. In 1881 an organ by Lewis & Sons of London was installed and St George's thereafter established a proud tradition for music in its services (Bomford 2003).

A Sunday school with Mr. A. Anderson as Superintendent commenced in August 1876. Three years later, it moved to Hornby Street State School where there was an average attendance of one hundred children and eighteen teachers. The first Sunday School hall in the church grounds was opened on 14 February 1886. This was destroyed by fire and a new hall, designed by Hare & Hare, was built in 1927-28. After World War II the numbers of children attending declined and the Sunday school 'went into recess', probably in the late 1960s (Bomford 2003).

Many sons and fathers of the St George's congregation enlisted during World War I and twenty died, including St George's own minister, the Reverend Andrew Gillison, MA. The first AIF chaplain to die in the war, he was deeply mourned by his military companions and his parishioners. The 14th Battalion and the congregation at St George's jointly erected a memorial tablet in the church and provided a communion table. The congregation raised almost £700, which was placed in trust for his family. The commemorative service in 1917 to install the memorial forged a bond between the battalion and the congregation at St George's. A roll of honour, installed in the vestibule made of Victorian blackwood carved in high relief, commemorates the twenty men who died and another eighty-nine who served (Bomford 2003).

After World War II, St George's suffered from a decline in church attendances due to the changing nature of St Kilda and the decrease in numbers of residents living in the vicinity of the church. In 1997 the congregations of St George's and the East St Kilda and Windsor Congregational Churches joined together to form the East St Kilda Uniting Church parish. The Centre for Creative Ministries now operates from the former Congregational church and hall on the corner of Hotham and Inkerman Streets, St Kilda East (Bomford 2003).

St Michael's Grammar School now uses the St George's Church and Hall as a performing arts complex.

References

Bomford, Janette, *The spirit of St Kilda. Places of worship in St Kilda*, 2003, viewed online http://skhs.org.au/spirit_of_st_kilda.htm on 22 May 2016

Cooper, J.B., *The History of St Kilda. From its settlement to a city and after. 1840 to 1930,* Melbourne, 1931 vol. 2, p.15

Corrigan, P., 'The History of St Kilda', p.54, Research Essay, University of Melbourne, Department of Architecture

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

The Australasian Sketcher, 9 June 1877, pp. 38-9, 23 October 1880, p.278

Description

St George's Presbyterian Church, St Kilda is constructed in a polychromatic Gothic Revival style. The main feature is the slender, striped octagonal tower, which rises from the base of the building to high above the steep roof and terminates in a spire. This feature of the front facade overshadows the other side tower, but does not distract from the double arched entrance or the main pointed tracery window over. Freestone dressings and cream brickwork relieve the overall red brickwork and the roof is of slate with a fleche at the intersection of the nave and transepts.

Internally, the church has a T-shaped plan with an aisleless nave, raked floor and broad transepts, a shallow sanctuary and no chancel, representing a Protestant reduction of the ideas of British architects such as Pearson and Butterfield. On the walls cream bricks are exposed and coloured brickwork used in pattern strings. There are several stained glass windows including non-figurative windows by Ferguson & Urie, a large triple window in the chancel presented by Lady McCulloch, and others in memory of John Kane Smyth, former Vice-Consul for the United States of America in Melbourne, and Samuel McKenzie, church minister from 1930 to 1948.

At the rear is the church hall and Sunday School of 1928, which is a gabled red brick building of relatively simple character with terracotta tiled roofs. The roof of the main hall has tall metal ventilators, and pilasters divide the sidewalls into four bays, which contain large multi-pane metal frame windows. The rendered entry porch that is the key element visible from Chapel Street features a Tudor arch and abstracted Gothic detail.

The church and hall are substantially intact and the original cast iron fence across the frontage still remains.

A post-war two storey cream brick manse is situated to the north of the church 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: Retain in HO84 and part HO6 St Kilda East precinct as a Significant place.

Primary source

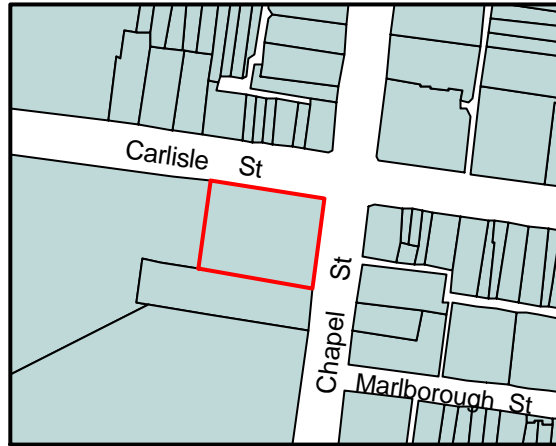Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

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

Other images

Identifier   Uniting Church, St Kilda (former Wesleyan Church)

Formerly   Wesleyan Church

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	Chapel St, near cnr Carlisle St ST. KILDA	**Category**	Church
Constructed	1877	**Designer**	Crouch and Wilson

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

This modest church forms part of the market reserve group and the tower is a local landmark, of architectural interest in that it is very similar to that of the nearby Brighton Road State School no. 1479, built with its tower in a different location 1874 (q.v.). The simple exterior disguises the size of the interior, which is largely intact. Features of the interior include the timber trusses placed diagonally over the crossing, sitting on corbels, original decoration of the organ pipes, pews, leadlight windows by Ferguson and Wise and in the vestries, the trusses and gas fires (presumably 19th century).

Crouch and Wilson were the Architects, the cost was £1,060 and the church was opened on the 23rd of May, 1877. The first section measured 45 feet (22.7 m) x 27 feet 8 inches (8.4 m). The transepts, chancel and vestries were added in 1885 at a cost of £1,700.

No doubt Crouch and Wilson designed the additions, as they called tenders for enlarging the school of 1879 on the site in 1887.

Primary Source

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

Other Studies

Description

see Significance

History

see Significance

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

BIBLIOGRAPHY

'Australasian Builders and Contractors New's, Melbourne, 23/July/1887.

'Illustrated Australian News', Melbourne, 5/August/1878, p. 139, illustration and description - Appendix.

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. 353-4.

City of Port Phillip Heritage Review

Place name:	All Saints' Church of England complex
Other names:	Gregory Hall
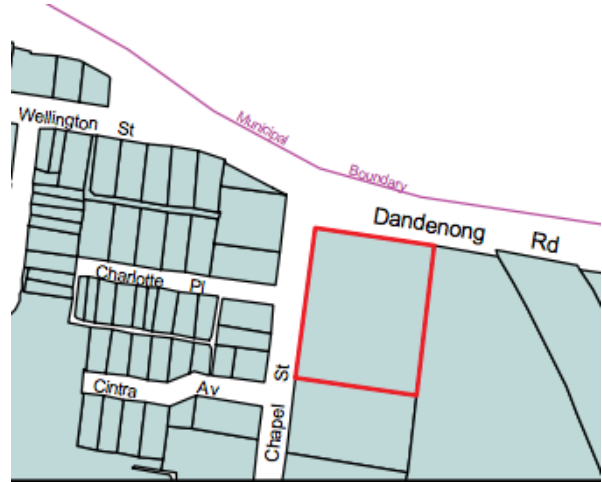
Address:	2 Chapel Street, St Kilda
Category:	Religion: Church, Hall, Rectory
Style:	Victorian: Gothic, Federation: Arts & Crafts
Constructed:	1858-60, 1873, 1882, 1908
Designer:	Nathaniel Billing, Frederick Wyatt, Terry & Oakden, P.G. Fick, Louis Williams
Amendment:	C29, C142
Comment:	Revised citation

Heritage Precinct:	St Kilda East
Heritage Overlay:	HO81
Graded as:	Significant
Victorian Heritage Register:	Yes, H1364

Significance

All Saints' Church of England complex is included on the Victorian Heritage Register (VHR H1364) 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?

All Saints' Church of England complex at 2 Chapel Street, St Kilda is significant. The significant features are:

- The church, commenced in 1858 to the Early English Gothic design of Nathaniel Billing, and extended in 1873 and 1882 to designs prepared by architects Frederick Wyatt and Terry & Oaken, respectively.

- The vicarage, also designed by Billing and constructed c.1860 in polychrome brick in the Gothic style.

- Gregory Hall, designed by PG. Fick and constructed in 1908 in an abstracted Gothic style with Arts & Crafts detailing.

- The landscaped setting, which includes the semi-circular driveway to the front of the church, the mature exotic trees including the two *Magnolia grandiflora* placed symmetrically on either side of the church, Elms and a Fig in the front of the vicarage, and a Bunya Bunya Pine to the rear of the church.

Other buildings and non-original alterations and additions are not significant.

How is it significant?

All Saints' Church of England complex is of local historic, social, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

All Saints' Church of England is historically and socially significant as an early and important church within St Kilda. It was the second Church of England opened in St Kilda and is associated with the early settlement of St Kilda East. The complex is also significant for the associations with the Rev. J.H. Gregory. It is also significant as an intact complex of buildings that demonstrates its importance as the parish centre and illustrates the wide range of cultural activities carried out. (Criteria A, D, G & H)

The complex as a whole is architecturally significant for the complementary work of several notable architects. The church is notable for its evolutionary use of the Gothic revival, its unusual plan and the quality of the interior decoration and objects. It is complemented by the former Vicarage, which is significant as an early example of polychrome brickwork, and the Gregory Hall, which is notable for its abstracted Gothic Arts & Crafts design. The setting of the buildings is enhanced by the forecourt to the church with its semi-circular driveway, and the mature trees including the two *Magnolia grandiflora* trees that flank the entrance to the church, and those surrounding the vicarage. Together, the buildings are a notable landmark that form part of an important grouping of nineteenth century church and public buildings flanking Alma Park along the east side of Chapel Street. (Criteria D & E)

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, 5.3 The late nineteenth century boom

History

Contextual history

Among the earliest buildings in St Kilda East are the churches, established from the 1850s to the 1870s. The presence of these churches and the early mansions of prominent residents such as 'Charnwood', 'Marlton' and 'Cintra' established the prestige of St Kilda East as a desirable residential address, and encouraged further development as St Kilda's population grew from 6,000 residents in 1861 to almost 12,000 by 1881.

Between Chapel and Westbury streets the Government reserved the area bounded by Dandenong and Alma roads in the early 1850s. From this land was set aside for what would become Alma Park and reservations were excised for churches and other public uses. The Catholic Church was first to build, and the first St. Mary's Catholic Church opened in 1854 at the west corner of Westbury Street and Dandenong Road. The foundation stone of the present church was laid in 1859, but due to a lack of funds it was not completed until 1864. As the congregation grew additions were carried out and the enlarged church was blessed by Bishop Goold in 1871, and consecrated in 1887.

St. Mary's was soon joined by All Saints' Anglican Church and the Free Presbyterian Church, both fronting Chapel Street. The Free Presbyterian Church built a manse at the northeast corner of Alma Road in 1858 and in 1864 erected a bluestone church on the north side. Meanwhile, All Saints' was opened at the corner of Dandenong Road in 1861 and, after two additions, was consecrated in 1892. To the south of All Saints'

St. George's Presbyterian Church was opened in 1877 after the congregation had been meeting in the 'Orderly Room' just to the south since the previous year.

All Saints' Church of England

All Saints' Church of England, St Kilda, was erected in 1858-61 to the design of Nathaniel Billing, English born architect and articled student to the legendary gothic revivalist George Gilbert Scott. The campaign to build the church was began in late 1857 by the Rev. John Herbert Gregory who was the vicar from 1858-93. Gregory began his ministry as a missionary travelling throughout Victoria and in 1853 he was the first Anglican to conduct a service in Bendigo. His first 'home' on the recently discovered gold field was a covered wagon.

The Archbishop of Melbourne, Bishop Perry, laid the foundation stone on 8 November 1858, and the early English gothic style church constructed of ubiquitous basalt with Tasmanian freestone dressings was originally designed as a long nave with side aisles but due to a shortage of funds only the three bays at the west end were completed by 1861. A proposed tower was never constructed and when the first service was held on 8 December 1861 the walls were not plastered, there was no ceiling and people were asked to bring their own seats.

Two more bays were added in 1866 and the second stage was opened in October 1868 with seating for 1000 people. Discussions were held with Billing in 1872-73 about completing the east end including the transepts and chancel, but according to Bomford (2003) 'Frederick Wyatt was appointed instead, probably because a more decorative style was required. Father Gregory is thought to have favoured the French influence in the design, a result of his travels in Europe'.

The design by Wyatt departed from Billings' model by the inclusion of an apsidal sanctuary and chancel. In 1882 the chancel aisles and vestry were added under the supervision of architects Terry and Oakden. Since then many ornate fixtures and fittings have been added to the church, notably the High Victorian style decoration in the sanctuary and chancel, the baptismal font, the war shrine, the rare west window, and the richly decorated Gothic blackwood screen of 1918 designed by architect Louis Williams.

The parsonage was commenced in April 1860 by the builder Edward Young and extensive alterations were executed by J. Beatty in 1877. A new vicarage was constructed in the 1950s.

In 1908 to celebrate the Church Jubilee it was decided to erect a new hall for use as a Sunday School and meeting place for the parish. In February 1910 the Archbishop of Melbourne laid the corner stone of Gregory Hall, named in honour of the first vicar John Herbert Gregory, and the building was opened in 1911. The architect P.G. Fick had designed the hall in 1907 and the contractor for erecting the building was Stephen Bell.

References

Architects Index, Faculty of Architecture, University of Melbourne

Bomford, Janette, *The spirit of St Kilda. Places of worship in St Kilda*, 2003, viewed online http://skhs.org.au/spirit_of_st_kilda.htm on 22 May 2016

Colonial Mining Journal, Victoria, February 1860 Description and Laying of Foundation Stone Report

Heritage Victoria, *All Saints Church of England citation,* Place ID 4543

McLaren, Ian F., 'All Saints Church of England, Chapel Street, St Kilda 1858-1958', St Kilda 1958

National Trust of Australia (Victoria) File No. 3084

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

Trengrove, Phillip 'Nathaniel Billing - Biography (1821-1910)' Investigation Project No. 4 1975, Department of Architecture, University of Melbourne 1975

Description

All Saints' Church of England, St Kilda, is an early English gothic style church constructed of ubiquitous basalt with Tasmanian freestone dressings and originally designed as a long nave with side aisles and tower (never constructed) has been subsequently extended by Frederick Wyatt and others in a largely uncoordinated manner. Two Bull Bay Magnolias (*Magnolia grandiflora*) are planted symmetrically either side of the entrance, and there is a Bunya Bunya Pine (*Araucaria bidwillii*) at the rear.

Gregory Hall is in the Federation Arts & Crafts style. The Chapel Street facade of the red brick building is symmetrically conceived with a main gable section containing a central Gothic window and copper sign flanked by buttresses and entrances. A vertical element rises from the ogee arch of the central window to the apex of the gable parapet and, together with the flanking buttresses, which terminate in concave gables, and the narrow windows, accentuates the verticality of the composition.

The parsonage, situated to the rear of the church on the south side, is a two storey residence built of contrasting brickwork, and the steep gable ends and tall chimneys impart a Gothic character. The composition is simple and refined with rectangular fenestration, a recessed entrance and a lack of decoration. A Chinese Windmill Palm (*Trachycarpus fortunei*) adjacent to the northwest corner is an early planting. In front of the parsonage is the c.1950s vicarage, which is set within a garden containing mature trees including a Moreton Bay Fig (*Ficus macrophylla*) and Elms (*Ulmus sp.*).

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 HO84 as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

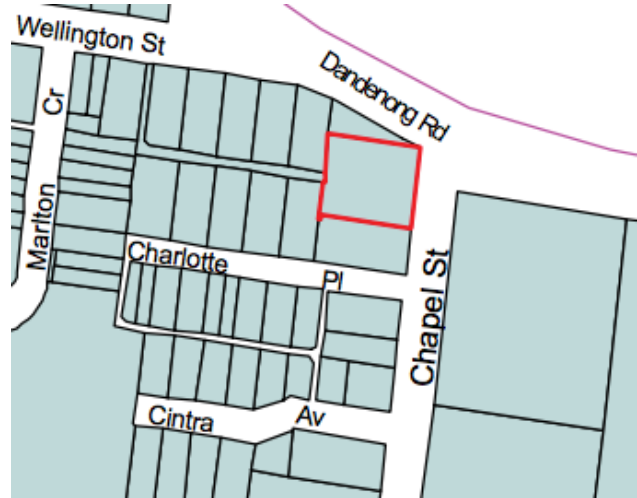Nigel Lewis and Associates, *St. Kilda Conservation Study*, 1982

Other images

City of Port Phillip Heritage Review

Place name:	Astor Theatre	Citation No:	
Other names:	Astor Cinema	**459**	

Address:	1-9 Chapel Street, St Kilda	Heritage Precinct:	St Kilda East
Category:	Cinema	Heritage Overlay:	HO83
Style:	Interwar: Jazz Moderne	Graded as:	Significant
Constructed:	1936	Victorian Heritage Register:	Yes, H1751
Designer:	R. Morton Taylor		
Amendment:	C29, C142		
Comment:	Revised citation		

Significance

The Astor Theatre is included on the Victorian Heritage Register (VHR H1751) 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 Astor Theatre, designed by R. Morton Taylor and constructed in 1936, at 1-9 Chapel Street, St Kilda is significant. Designed in the Jazz Moderne style the external form is broken into two parts, the smaller part to the north of the site comprises the main entrance foyer over two floors and the larger part comprises the theatre auditorium with its stalls and circle. A row of ground floor shops and the circle foyer is neatly inserted into this latter envelope under the raked floor of the circle. Both elements are clad in exposed brick. Decorative brickwork articulates the main Chapel Street elevations, the other elevations are left plain. Internally, an interesting spatial sequence takes the theatregoers from the main entrance with its multiple doors to the circle foyer on the first floor. The highlight of this sequence is the entrance foyer with a main staircase (axially arranged at the opposite end of the foyer from the front doors) and elliptical open well that links the ground floor foyer with the upper foyer. The spaces are decorated relatively austerely. Tiered ceilings with concealed indirect lighting predominate the principal spaces.

Non-original alterations and additions are not significant.

How is it significant?

The Astor Theatre at 1-9 Chapel Street, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically and socially significant as an intact cinema from the interwar period that has remained in continuous use until the present day. The scale of the theatre and the quality of its decoration demonstrate the popularity and glamour of cinema-going during the interwar period, when cinemas provided cheap and popular entertainment and influenced the tastes and cultures of that generation. The use as a Greek language theatre in the post-war era is also significant as it demonstrates the influence of migration upon Victorian society. (Criteria A & G)

It is architecturally significant as a highly intact and rare surviving example of a Jazz Moderne or Art Deco style cinema. The relatively restrained decorative treatment, featuring distinctive brickwork, a stepped parapet and a neon sign all evoke this period and other elements contributing to the cinema's significance include the innovative original sound system, the internal spatial sequence from entrance to the first floor, and intact state of the interiors. It is a fine example of the work of the prominent cinema architect R. Morton Taylor and is also an important landmark on a prominent corner site. (Criteria D, E & H)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

The Astor Theatre was built for Astor Theatres Ltd; the architect was R. Morton Taylor. It opened in April 1936 with seating to accommodate 1,692 people and was equipped with some of the latest technology available, including hearing aid sockets built into the seats and a Western Electronic Sound System. The site at 1-3 Chapel Street was first used for public entertainment in 1913 when Thomas Alford established the Diamond Theatre, which shared the site with a confectioner and livery stables. Part vaudeville theatre and part cinema, in 1914 it was renamed the Rex before closing in 1917. By 1924 the site had been occupied by a motor garage.

Like many cinemas in the post-war era the Astor suffered from dwindling audiences after the introduction of television. However, it was saved from demolition by becoming a Greek language cinema in the mid-1960s, which continued until 1982, and catered to the many Greek families who had settled in the nearby suburbs of Windsor, Prahran and South Melbourne during the 1950s.

In 1983 George Florence took over the lease and developed a renowned programming style based around double features featuring a mix of classic and contemporary films. The freehold to the cinema was sold in 2007 and, after some uncertainty about its future Palace Cinemas took over management in 2015 ensuring that it will continue as a cinema for the foreseeable future. Importantly for the many loyal friends of the Astor Cinema Palace has largely continued the unique programming developed by George Florence. Today, the Astor is the only interwar single-screen cinema remaining in Melbourne.

R. Morton Taylor had been a partner in the prominent firm of cinema architects Bohringer, Taylor and Johnson. Significant examples of the firm's work, which, it appears, had offices in Sydney and Melbourne, are The State Theatre, Flinders Street, Melbourne (1929) and the Civic Theatre in Auckland, New Zealand

(1929). Both buildings relied heavily on exoticism and created an outdoor setting in the main auditorium (reflecting the work of the popular American cinema architect John Eberson). The partnership appears to have broken up in the early 1930s with Charles Bohringer being solely responsible for the Embassy Theatre, Sydney (1934) and R.M. Taylor for the Astor Theatre (1935/36). Both buildings, in common with most cinemas of the time, adopt a 'Moderne' art-deco style rather than rely on historical imagery.

References

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

Ross Thorne, Picture Palace Architecture in Australia, Melbourne, 1976

St Kilda Council building approval No. 9090 issued 31 October 1935

Description

Designed in the Jazz Moderne style the building's general rectangular form contrasts with contemporary cinemas designed by other architects where more streamlined Moderne lines were adopted, particularly where the auditorium breaks through the general podium of ground floor foyers and shops. The Astor's external form is broken into two parts, the smaller part to the north of the site comprises the main entrance foyer over two floors and the larger part comprises the theatre auditorium with its stalls and circle. A row of ground floor shops and the circle foyer is neatly inserted into this latter envelope under the raked floor of the circle. Both elements are clad in exposed brick. Decorative brickwork articulates the main Chapel Street elevations, the other elevations are left plain.

Internally, an interesting spatial sequence takes the theatregoers from the main entrance with its multiple doors to the circle foyer on the first floor. The highlight of this sequence is the entrance foyer with a main staircase (axially arranged at the opposite end of the foyer from the front doors) and elliptical open well that links the ground floor foyer with the upper foyer. The spaces are decorated relatively austerely. Tiered ceilings with concealed indirect lighting predominate the principal spaces.

The building has seen few alterations since its completion in 1935. The shopfronts to Chapel Street are unaltered, the facades are unpainted and the tall strip illuminated sign to the street all survive. Recent occupants have sought to reinstate and restore long ignored internal features such as the original strong colour scheme, the indirect lighting and much of the internal fittings and furniture, which appears to be original.

Comparative analysis

In terms of picture theatre architecture, the Astor Theatre cannot compare with the decorative grandeur of the main cinemas in Melbourne's Central Business District such as the Forum (former State) or Regent theatres, or even the more sophisticated suburban examples such as the Padua Cinema in Brunswick (1937, demolished), the Rivoli Cinema in Camberwell (1940) or the Palais Theatre (1927) in St Kilda (by Henry White). Many of these earlier and contemporary cinemas have fallen from use or have been the victims of unfortunate renovation or, more commonly, been demolished. The Astor, however, has survived untouched by time and today is a rare survivor of an important building type. It is the only surviving single-screen cinema from the interwar period.

Assessment

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

Recommendations

2016: Retain in HO83 as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

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

Other images

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City of Port Phillip Heritage Review

Address:	12 Chapel Street, St Kilda	Heritage Precinct:	St Kilda East
Category:	Residential: House	Heritage Overlay:	HO85
Style:	Victorian: Italianate	Graded as:	Significant
Constructed:	1887	Victorian Heritage Register:	Yes, H733
Designer:	Unknown		
Amendment:	C29, C142		
Comment:	Revised citation		

Significance

'Cloyne' is included on the Victorian Heritage Register (VHR H733) 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?

'Cloyne', constructed in 1887 for Sir John Madden, at 12 Chapel Street, St Kilda is significant. It is a thirty room two storey stuccoed brick mansion in the Victorian Italianate style. The two main facades are both asymmetrical. The main facade of the mansion, which faces Alma Park to the east, is asymmetrical with a balcony, with cast iron decoration terminating at a projecting side bay. The hipped slate roof is broken by the hip over this bay and a smaller one over the rectangular window bay on the other side of this facade. A row of large consoles, alternating with patera mouldings, supports the eaves around the original building. A deep side portico, which protrudes over the main entrance, is heavily rusticated and the balustraded balcony over features large spherical elements.

Non-original alterations and additions are not significant.

How is it significant?

'Cloyne' is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine example of a Melbourne suburban mansion of the 1880s boom. The imposing scale and design of the mansion, with its ballroom and gallery, reflect the wealth and prominence of Sir John Madden in the social and cultural life of Melbourne. It is also significant as an illustration of how Alma Park

encouraged the building of mansions around its perimeter for Melbourne's wealthy citizens in the nineteenth century. (Criteria A & D)

St Kilda is of historical significance for its association with Sir John Madden, who was prominent in Victorian politics in the late nineteenth century. (Criterion H)

It has aesthetic significance as part of a fine grouping of landmark nineteenth century buildings along the east side of Chapel Street. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

'Cloyne', a thirty-roomed brick mansion, was erected in 1887 for Sir John Madden at the height of the land boom in Melbourne. The land had been purchased from the Free Presbyterian Church in 1884. Sir John and Lady Madden resided here until 1912 when they moved to 'Cliveden Mansions' in East Melbourne.

Madden was a prominent Melbourne barrister, who became Chief Justice in 1893 and Lieutenant-Governor in 1899. 'Cloyne' was named for his birthplace in County Cork, Ireland.

Like many nineteenth century mansions, 'Cloyne' was later converted to a boarding house and in 1936 brick flats designed and constructed by J.R. & E. Seccull were added on the Chapel Street side of the building.

'Cloyne' has since been used as a funeral parlour, Yoga Foundation and Salvation Army Hostel.

References

'Cloyne', Historical Society of St Kilda Newsletter, No.10, September, 1973

Cooper, J.B., *The history of St Kilda. From its settlement to a city and after. 1840 to 1930*, 1931, vol. 2, p.15

Corrigan, P., 'The History of St Kilda', Research Essay, Department of Architecture, University of Melbourne

Heritage Victoria, 'Cloyne' citation (H733)

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

St Kilda Building Permit (BP) No. 9212 issued 22 February 1936

'Victoria's Representative Men at Home: Punch's illustrated interviews / by "Lauderdale", Melbourne, Punch Office, 1904, pp. 12-13

Description

'Cloyne' is a thirty room two storey stuccoed brick mansion in the Victorian Italianate style. The two main facades are both asymmetrical. The main facade of the mansion, which faces Alma Park to the east, is asymmetrical with a balcony, with cast iron decoration terminating at a projecting side bay. The hipped slate roof is broken by the hip over this bay and a smaller one over the rectangular window bay on the other side of this facade. A row of large consoles, alternating with patera mouldings, supports the eaves

around the original building. A deep side portico, which protrudes over the main entrance, is heavily rusticated and the balustraded balcony over features large spherical elements.

Cloyne has a large addition at the rear, facing Chapel Street. The two storey building is plain and its hip roof does not detract from the original building. Other small additions and alterations have occurred and the surrounding garden has been altered to provide car parking and playground facilities. Internally, alterations have occurred, but some original decoration remains.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in HO85 as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

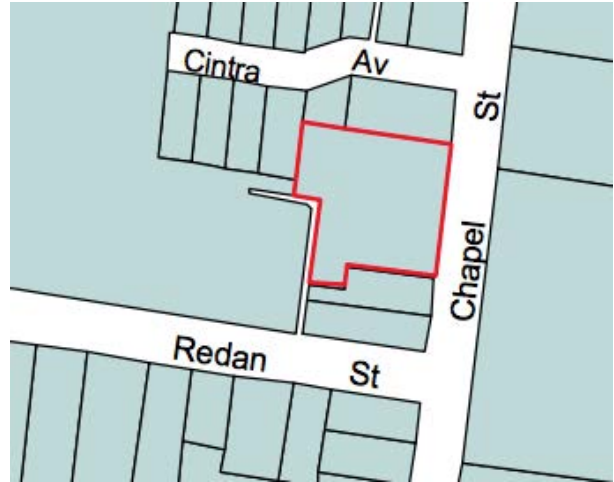Nigel Lewis and Associates, *St. Kilda Conservation Study*, 1982

Other images

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City of Port Phillip Heritage Review

Place name: **Rondebosch & Elmwood**
Other names: **Hewison House, St Michael's Grammar School**

Citation No:
81

Address:	**25-27 Chapel Street, St Kilda**
Category:	**Residential: House, Mansion**
Style:	**Victorian: Renaissance Revival (Rondebosch), Italianate (Elmwood)**
Constructed:	**1868, 1884 (Rondebosch) & 1880 (Elmwood)**
Designer:	**Rondebosch - Crouch & Wilson (1868), Nahum Barnet (1884) Elmwood - Smith & Johnson**
Amendment:	**C29, C142**
Comment:	**Revised citation**

Heritage Precinct: St Kilda East

Heritage Overlay: HO86

Graded as: Significant

Victorian Heritage Register: Yes, H754

Significance

'Rondebosch' is included on the Victorian Heritage Register (VHR H754) 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?

'Rondebosch' and 'Elmwood' at 25-27 Chapel Street, St Kilda are significant. 'Rondebosch', designed by Crouch & Wilson and constructed in 1868 for Israel Bloomington has a symmetrical front facade with an entablature and central pediment over the verandah and balcony, supported on massive Doric columns at ground level and Ionic columns above. Plain arched brackets and cast iron balustrading decorate the balcony and below polygonal bays flank the central arched entrance. Voussoirs and rustication emphasise the ground floor façade. The 1884 addition designed by Nahum Barnet is sympathetic. A mature Washingtonia Palm is a notable planting in the front garden.

To the south of 'Rondebosch' is 'Elmwood' the house designed by Smith & Johnson and constructed by 1880 for Dr. W.H. and Mrs. Embling. It is a two-storey mansion in the Italianate style constructed of dark brick with render dressings that faces south toward Redan Street, with the main side entrance facing Chapel Street having a low pointed arch supported on heavy foliate medieval columns. This entrance and

the pointed arch windows with bracketed ledges demonstrate the Venetian Gothic revival influence. It has a single level verandah with paired posts and cast iron frieze set within a timber frame and the brick chimneys are shouldered with render dressings. Other details include eaves brackets.

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

How is it significant?

'Rondebosch' and 'Elmwood' are of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

'Rondebosch' is historically significant for its associations with the formation of the Jewish community in St Kilda during the nineteenth century and as the home of Israel Bloomington. 'Elmwood' is significant as the home of physician and politician, Dr. W.H. Embling. (Criterion A & H)

'Rondebosch' is of architectural and aesthetic significance as one of the finest examples of a Renaissance Revival style villa in Melbourne and as a notable work of the prominent architects, Crouch & Wilson. 'Elmwood' is a well-detailed Italianate house, which is notable for the unusual Venetian Gothic detailing to the windows and side entrance (Criteria D, E & H)

'Rondebosch' and 'Elmwood' are fine examples of the mansions that demonstrate how this area close to Alma Park became one of the most prestigious residential areas in Melbourne during the late nineteenth century. Together, they contribute to a fine grouping of late nineteenth century buildings along Chapel Street. (Criteria A, D & E)

Thematic context

Victoria's framework of historical themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home

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

Port Phillip thematic environmental history

2. Migration: 2.3 St Kilda

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

History

'Rondebosch'

'Rondebosch' at 25 Chapel Street, St Kilda was constructed in 1868 to a design by the architects Crouch & Wilson for the merchant, Israel Bloomington. Bloomington was born c.1826 in Poland, arriving in Australia c.1853. He was the proprietor of a boot/outfitters warehouse in Swanston Street and was a leading member of the Melbourne Jewish community (Heritage Victoria).

The architects Thomas James Crouch and Ralph Wilson were well known and prolific designers in Melbourne in the nineteenth century. They had good links with the Jewish community and worked extensively in St Kilda. In the same year as 'Rondebosch' they designed a similar residence known as 'Toldara' at 40 Alma Road for the Jewish jeweller and merchant, David Rosenthal (please refer to the PPHR citation for 'Toldara') and in 1872 they designed the first St Kilda Synagogue.

Rosenthal and Bloomington were part of St Kilda's Jewish community, which held services in the Wesleyan Church Hall and joined with the congregation at East Melbourne. In September 1871, when there were

about fifty Jewish families living in St Kilda, Bloomington and several other prominent community members resolved to form the St Kilda Hebrew Congregation at a meeting held at 'Rondebosch'. The new congregation held services at the St Kilda Town Hall before building their own synagogue in Charnwood Crescent, which was consecrated on 29 September 1872 (Cooper, 1931).

Israel Bloomington died at 'Rondebosch' in 1878, at the relatively young age of 53 (*The Argus*, 24 May 1878, p.1)

In 1884 a two-storey addition was made to the building. Nahum Barnet was the architect (*The Argus*, 26 April 1884, p.11, tender notice).

In 1987 the house was purchased by St Michael's Grammar School and is now known as 'Hewison House'.

'Elmwood'

'Elmwood' was constructed by 1880 for Dr. W.H. and Mrs. Embling and their family. The architects were Smith & Johnson, who called tenders for the building in December 1878 (*The Argus*, 5 December 1878, p.3). It was described in the 1881 St Kilda rate book as a 10 room brick house with stables with a substantial Net Annual Value of £220. The property originally extended through to Redan Street and the mansion faced toward that street (MMBW, RB).

William Henry Embling was born in London on 25 September 1840 and he came to Victoria with his parents when about 9 years of age. When still in his teens he was sent to Germany, and afterwards to England, to study for the medical profession. After returning to Australia in November 1863 he became the resident surgeon at the Melbourne Hospital where he remained until December 1865, and in 1866 he married the eldest daughter of Mr Thomas Austin of Barwon Park, Winchelsea and then commenced his practice at Ballarat. In 1873 he and his wife left Ballarat and returned to Melbourne. In January 1877 he was elected honorary physician to the Alfred Hospital (and later became chairman of staff), in 1878 was appointed a member of the Central Board of Health, and in 1880 chairman of the Police Medical Board. He was also a member of the British Medical Association (Obituaries Australia; *Table Talk*, 'Anecdotal photographs: Dr. W.H. Embling', 5 August 1892, p.4).

Dr. Embling's father was one of Victoria's early legislators, and he followed in his footsteps. After an unsuccessful attempt to win the seat of St Kilda from Sir George Turner, he was in 1892 elected as a member of the Legislative Council for the North Central Province. Later, he was returned as one of the representatives of the Southern Province, and was regarded as being so strong in the seat that he was never opposed at election time. He was a member of the Railways Standing Committee, and acted on many occasions as Deputy Chairman of Committees in the Legislative Council. Apart from being a physician and politician, he was also a linguist, soldier, writer of songs, contributor to London press and self-taught musician of considerable ability. He was on the directorates of several banking and financial institutions, for many years chairman of the medical staff of the Alfred Hospital, and had been president of the Working Men's College (ibid).

Dr. Embling died in 1912 at 'Elmwood' after contracting pneumonia on a trip through the Mallee with the Railways Standing Committee, and was buried in St Kilda General Cemetery. He was survived by his wife, and four of eleven children. One of his two sons, Mr. H.A. Austin Embling, was the mayor of Prahran (ibid).

Dr. Embling and his family worshipped at All Saints' Church of England, St Kilda and in January 1913 Archdeacon Pritchard unveiled memorial tablet for Dr. Embling in the church (*Prahran Telegraph*, 'Late W.H. Embling, Unveiling memorial tablet', 11 January 1913, p.7).

In the 1960s the property was subdivided and two blocks of flats were built on the south side of the mansion.

'Elmwood' now forms part of St Michael's Grammar School.

References

Cooper, J.B., 1931, *The History of St Kilda. From its settlement to a city and after. 1840 to 1930*, Volume 2

Heritage Victoria, VHR citation for 'Rondebosch'

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no. 1360, dated 1898

Obituaries Australia 'Embling, William Henry (18401-1912)', http://oa.anu.edu.au/obituary/embling-william-henry-18767 [accessed 7 June 2016]

'Plan of the Borough of St Kilda Surveyed and Complied under the direction of the Borough Council by J.E.S. Vardy', 1873

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

Sands & McDougall Directories, 1865-1885

St Kilda Rate Books (RB) Public Records Office of Victoria Series Title 2335/P Microfilm copy of Rate Books, City of St Kilda [1858-1900] viewed at Ancestry.com on 21 May 2016 (1881, no. in rate 454 & 455)

Description

'Rondebosch' at 25 Chapel Street, St Kilda as constructed in 1868 has a symmetrical front facade with an entablature and central pediment over the verandah and balcony, supported on massive Doric columns at ground level and Ionic columns above. Plain arched brackets and cast iron balustrading decorate the balcony and below polygonal bays flank the central arched entrance. Voussoirs and rustication emphasise the ground floor facade. The two storey addition, added in 1884, is sympathetic to the original design and featured arched windows and banded rendered walls.

'Rondebosch' is substantially intact. Internally, ceiling roses, cornices and skirtings still remain although later partitions, doors and carpets have been added. A mature Washingtonia Palm is a notable planting in the front garden.

Immediately to the south of 'Rondebosch is 'Elmwood'. It is a two-storey mansion in the Italianate style constructed of dark brick with render dressings that faces south toward Redan Street, with the main side entrance facing Chapel Street having a low pointed arch supported on heavy foliate medieval columns. This entrance and the pointed arch windows with bracketed ledges demonstrate the Venetian Gothic revival influence. It has a single level verandah with paired posts and cast iron frieze set within a timber frame and the brick chimneys are shouldered with render dressings. Other details include eaves brackets.

Visible alterations and additions include a steel stairway on the east elevation above the entrance (which has led to the truncation of the return verandah), and the insertion of new windows in the north elevation. At the rear (west side) a 'billiard room' shown on the 1898 MMBW plan has been demolished and replaced with new buildings.

Comparative analysis

'Rondebosch' compares to 'Toldara' (later 'Shirley') at 40 Alma Road, St Kilda (PPHR citation no. 2385).

Assessment

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

Recommendations

2016: Retain in HO86 as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016
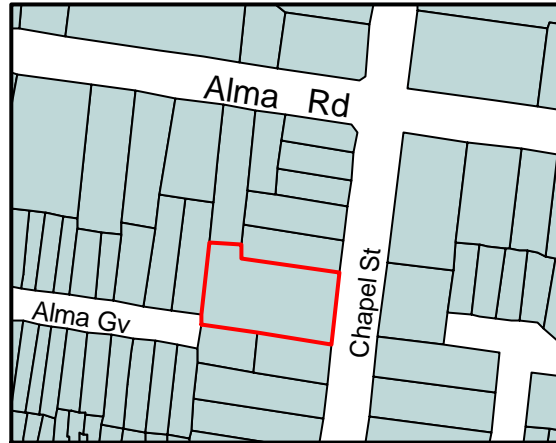
Other studies

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

Other images

Identifier   "Devon Court"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO351

Address   45-47 Chapel St
ST. KILDA

Constructed 1938

Amendment   **C 29**

Comment

Category   Residential:apartment

Designer   Alder and Lacey

Significance (Mapped as a Significant heritage property.)

A fine example of an apartment complex in the Art Deco style. Important elements include the flowing, curvilinear rendered bands extending the full length of each block and encompassing small balconies and the massive stair towers with their unusual, deep bullnose moulding over each entrance door. The large ovolo moulding at the angles and glass block panels articulate the verticality of these towers, while the contrasting bands of render and pink brickwork create a horizontal emphasis, an interplay characteristic of the Art Deco style. The landscaped space between the blocks and the concrete driveway are intact, and contribute to the character of the building, while other intact elements include the front fence, letter boxes, signage and light fittings.

Primary Source

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

Other Studies

Description

Style : Functionalist
Two storey multi-block flats
Original owner: Alma Estates Pty. Ltd.

Plans for `Devon Court' were prepared in November 1937 by Alder and Lacey for the then owners, Alma Estates P/L. The complex at that stage comprised two blocks arranged along a central driveway leading to a series of lock-up garages at the rear of the site. The larger of the two blocks, to the south of the site (Block A) contained four flats (3 x 2 bedroom and 1 x 1 bedroom) on each of two floors. Block B to the north contained 3 x 2 bedroom flats on each of two floors with two laundries on the ground floor. The simple functionalist style of the buildings was focussed on the four decorative entrance porches and staircases to each block that adopted an art deco flavour with curved cantilevered balconies and expressed stairwells breaking through the

eaves line and featuring glass block glazing. These features were arranged symmetrically along the entrance driveway. It appears that during the construction of the complex, additional apartments were incorporated into the design in the north-west corner of the site.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
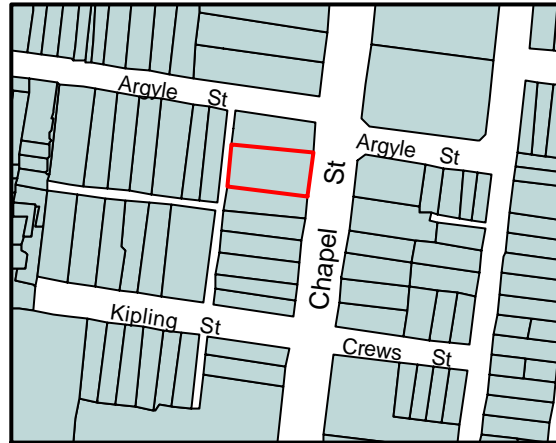Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K.C.C. building approval issued Dec 1937(?)

Identifier   "Mahnud"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO87

Address	65 Chapel St ST. KILDA	**Category**	Residential:detached
Constructed	1905	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The house known as "Mahnud" at 65 Chapel Street, St. Kilda was built for Mrs. Caroline Dunham in 1905. It is a highly representative example of a Federation period villa, using many of the motifs characteristic of the period to achieve a typically Australian adaptation of this essentially English style (Criterion E).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A representative substantial Federation period polychrome brick villa with dominant terra cotta tiled hipped roof with ridge cresting, tall chimneys and a dormer window. There is a turned timber posted corner verandah with ladder frame frieze and projecting wings with faceted window bays and overhanging gable ends. There is a narrow arched window with label mould adjacent to the front door.   Condition: Sound.   Integrity: High.

History

The west side of Chapel Street between Argyle and Inkerman Streets was predominantly undeveloped in 1879. At the time, a large portion of this strip was owned by H. Beauchamp including lots 10 and 11.

At the turn of the century, these lots remained vacant. They had a frontage of 33 feet each and were owned by Charles Stephens of St. Kilda. They were subsequently owned by F.C.Lange and were in the hands of his executors in 1905 when they were purchased by Mrs. Caroline Dunham.

In 1905, Mrs. Dunham built a six roomed brick house on this site for her family. William Dunham, a gentleman, was listed as occupant. The Dunhams resided there until 1911 when they leased the house to Josephine Morris. At the time, the property had an NAV of 55 pounds.

By 1916, Florence French, a dentist, was owner/ occupant. The description of the house remained the same however the NAV had risen to 80 pounds.

Thematic Context

4. Building settlements, towns and cities. 4.1.2 Making suburbs.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.
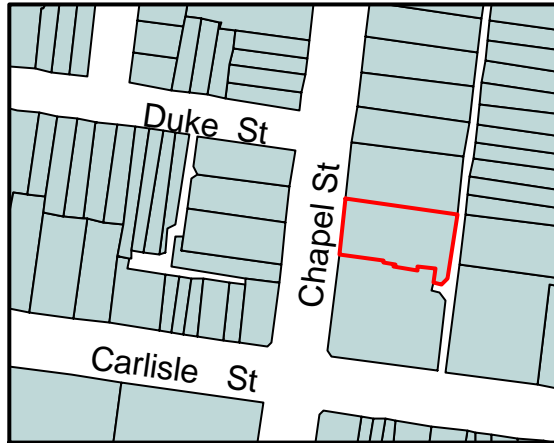
References

St. Kilda Rate Books: 1900-06, 1910-11, 1915-16. VPRS 8816/P1, PROV.
MMBW litho plan no.45, undated.
J.E.S.Vardy, "Plan of the Borough of St. Kilda", c.1873, North/6.

Identifier   St Kilda Police Station

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO290

Address	92-98 Chapel St ST. KILDA	**Category**	Public
Constructed	1988-1989	**Designer**	R. Miles, Public Works Department

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

One of only a handful of buildings in St Kilda that in the future will represent the architecture of the 1980s with distinction. It is a well handled post modern pastiche reflecting the contextual and typological concerns of this period.

Primary Source

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

Other Studies

Description

Style: Post Modern
Three storey police station
Architect: Rob Miles, Public Works Dept.
Original owner: Victoria Police

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Place name:	**Charnwood Oaks**	Citation No:
Other names:	**Cooma, Rosedale, House, Flats**	**867 & 869**

Address: **4-8 Charnwood Crescent & 3-13 Charnwood Grove, St Kilda**

Category: **Residential: Flats**

Style: **Interwar: Arts & Crafts**

Constructed: **c.1880, 1920**

Designer: **Haddon & Henderson (1920)**

Amendment: **C29, C142**

Comment: **Revised citation**

Heritage Precinct: St Kilda East

Heritage Overlay: HO6

Graded as: Significant

Victorian Heritage Register: Recommended

Significance

What is significant?

The 'Charnwood Oaks' flats at 4-8 Charnwood Road and 3-13 Charnwood Grove, St Kilda is significant. This complex of buildings incorporates two houses and associated outbuildings, constructed c.1880 on part of the 'Charnwood' subdivision, which were converted into a complex of flats in 1920, to a design by the architects Haddon & Henderson. The existing buildings were altered and extended and two new buildings were added: 'Charnwood Oaks', a small walk-up flat block with one flat on each floor at 7-9 Charnwood Grove and a single storey flat at the west corner of both streets. The complex has been unified by the use of roughcast render to the existing and added buildings and the original houses (now 4-6 Charnwood Crescent and 11-13 Charnwood Grove) retain some of the original Victorian form (hipped roofs, canted bay windows, timber sash windows, eaves brackets and stringcourses), while the original chimneys have been truncated and slightly tapered in the Arts & Crafts style. The single storey flat at the corner has an unusual trapezoid shape with a hipped slate roof and a curved bay window facing toward the corner. The most distinctive building within the complex is the two storey duplex 'Charnwood Oaks' at 7-9 Charnwood Grove. This has a simple, cubic form with an external access stairway to the upstairs flat at one side. The symmetrical façade is very plain and contains paired timber sash windows that are boxed and resting on corbels with a connecting stringcourse above at ground level and punched into the wall at first floor on either side of a central decorative render motif that incorporates plaque with building name and date and penetrates the parapet as a weather vane. The roof is fully concealed behind a capped parapet. The buildings are complemented by original low rendered fences (the timber picket elements are not original).

Alterations and additions made since the conversion to flats in 1920 are not significant.

How is it significant?

'Charnwood Oaks' at 4-8 Charnwood Crescent and 3-13 Charnwood Grove, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

The complex as a whole is historically significant as an example of a flat development comprising converted nineteenth century dwellings with the addition of new purpose-built flats. This is one of the earliest examples in St Kilda and demonstrates the beginning of the boom in flat development in St Kilda during the interwar period. (Criteria A & D)

The 'Charnwood Oaks' flats are significant for the striking cubic form and the sophisticated composition of its near square facade, with its careful balance of the horizontal (the string course over the ground floor windows and parapet capping) and the vertical (the central decorative render motif penetrating the parapet capping as a weather vane). This composition displays all the hallmarks of design architect Robert Haddon's style, and it is a significant individual example of this important architect's later work. This building is complemented by the other buildings that together form a coherent and picturesque complex, which contributes to the architectural diversity of the surrounding area. (Criteria D, E & H)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

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

The building of flats accelerated during the 1920s:

> In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early

1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

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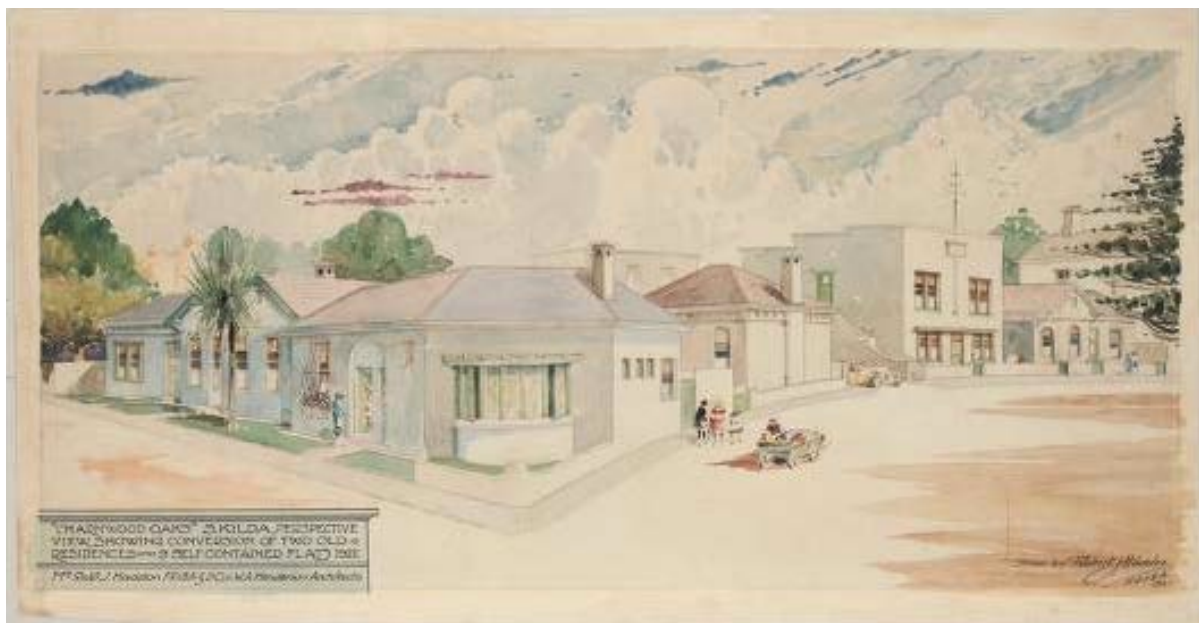
'Charnwood Oaks'

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). The St Kilda East area, by comparison, was largely undeveloped and most buildings were located within the block bounded by Brighton Road, Wellington Street, Chapel Street, and Alma Road. The prominent situation of this block on the highest point in St Kilda adjacent to an important thoroughfare attracted the attention of leading citizens, such as Octavius Browne who purchased approximately half of the land within this block at the first land sales. He established a small farm and in 1851 commissioned Samuel Jackson to design his grand residence, 'Charnwood', which faced toward the corner of Brighton and Alma roads. He lived there only briefly before selling in 1854 to Matthew Hervey, MLC.

In c.1868 the 'Charnwood' estate was subdivided. The mansion was retained on a large allotment and residential lots were created fronting Charnwood Crescent, Charnwood Grove and Charnwood Road, with commercial lots fronting High Street (now St Kilda Road). By 1873, when J.E.S. Vardy prepared his survey of St Kilda, almost all the lots in Charnwood Crescent had been built upon.

The exceptions included the two lots on the west side of Charnwood Grove north of Charnwood Crescent, which remained vacant until c.1880 when two houses known as 'Cooma' and 'Rosedale' were built. Both houses are shown on the 1897 MMBW plan: 'Cooma', the larger of the two houses, was symmetrical in plan with a pair of bay windows facing Charnwood Crescent and stables and outbuildings at the rear, whilst 'Rosedale' was asymmetrical in plan and faced Charnwood Grove.

By 1920 the owner of both properties was Mrs. May Davidson and she engaged the architects Haddon & Henderson to prepare plans to convert the buildings into flats, each having an individual address from the street. Most of the existing buildings were skilfully retained. 'Cooma' was divided into three flats, the old stables block at the rear was converted into three garages on the ground floor with an apartment on the first floor. The laundry block was demolished and replaced by a new two storey building with an apartment on each floor. The new building, known as 'Charnwood Oaks' had a frontage onto Charnwood Grove and concealed a 'turning space for motor cars' in front of the new garages. 'Rosedale' was converted into two flats. As part of the works, all the existing buildings were rendered in roughcast and the entire site was surrounded by a low picket fence. As the works progressed additional funds appear to have been made available for the construction of an additional single storey flat located on the intersection of Charnwood Crescent and Charnwood Grove (Robert Peck von Hartel Trethowan 1992).

"Charnwood Oaks" S. Kilda, perspective view, showing conversion of two old residences into 9 self contained flats Drawn by Robert J. Haddon F.R.I.B.A. 1921. Source: State Library of Victoria

Haddon & Henderson

Robert Haddon (1866-1929) was born in London and came to Melbourne in 1889 where he joined the firm of Sydney Smith & Ogg. After moving to Hobart, then Adelaide and finally Perth, where he gained further architectural experience he returned to Melbourne in 1899 and set up his own practice in 1901. By then he had established his name as an architectural artist and his work for other architects included coloured and line perspectives and the design of building facades. By 1904 Haddon called himself a consulting architect and his name was associated with other firms include G.B. Leith, Sydney Smith & Ogg, and Laird & Barlow (ADB.

In 1903 William Henderson jointed Haddon's practice and in 1919 became a partner of firm, Haddon & Henderson (ADB).

Haddon was a council-member of the Royal Victorian Institute of Architects in 1902-05, and over his lifetime was involved with both writing and drawing for the institute. In 1907 he became a fellow of the Royal Institute of British Architects. He was a founding vice-president of the Arts and Crafts Society of Victoria in 1908. In his designs for offices, residences, churches and other public buildings, Haddon attempted to realize the principles so strongly propounded in his writings. In his book, *Australian Architecture*, published in Melbourne in 1908, Haddon argued that originality in design was made possible by responding to the unique Australian conditions and by the use of local materials. He emphasized simplicity in design, stating that ornament should be applied only for a specific purpose, and must fully utilize Nature and its play of light and shadow. 'Know the value of a plain surface.' Haddon said, adding 'Never be afraid of simplicity'. These principles were closely allied with those of the English Arts and Crafts architects who were propounding simplicity, originality, craftsmanship, structural honesty and a national sentiment (ADB, RDS 1974:89).

Haddon's designs became typified by the simplicity of plain façades and the careful use of ornament and positioning of elements to produce a distinctive, and often delicately balanced, composition. This is seen in his house at 9 Sydney Road, Brunswick (1906); his North Melbourne picture theatre, Errol Street (1913); his remodelling of two city office façades, the Fourth Victorian Building Society office at Collins Street (1912) and the Wharf Labourers' building, Flinders Street (1915-16, demolished); and his design for the Swinburne Arts School, Hawthorn (1917) (ADB).

References

Hunter, Roslyn F., 'Haddon, Robert Joseph (1866-1929)' in Australian Dictionary of Biography (ADB), viewed online at http://adb.anu.edu.au/biography/haddon-robert-joseph-6516 on 28 December 2016

Land Victoria (LV) Certificate of title Vol. 463 Fol. 533, LP 10924

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1359 dated 1897

O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University

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

Reader's Digest Services (RDS, ed.), Australia's yesterdays: a look at our recent past, 1974

St Kilda Building Permit (BP) No. 4100 issued 15 April 1926

Sawyer, Terry, 'Residential Flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne, 1982

Description

As described in the History the 'Charnwood Oaks' complex comprises two nineteenth century houses and associated outbuildings that have been converted to flats, as well as two purpose built flat buildings one double storey and one single storey. The complex has been unified by the use of roughcast render to the existing and added buildings and the original houses (now 4-6 Charnwood Crescent and 11-13 Charnwood Grove) retain some of the original Victorian form (hipped roofs, canted bay windows, timber sash windows, eaves brackets and stringcourses), while the original chimneys have been truncated and slightly tapered in the Arts & Crafts style. The single storey flat at the corner has an unusual trapezoid shape with a hipped slate roof and a curved bay window facing toward the corner.

The most distinctive building within the complex is the two storey duplex 'Charnwood Oaks' at 7-9 Charnwood Grove. This has a simple, cubic form with an external access stairway to the upstairs flat at one side. The symmetrical façade is very plain and contains paired timber sash windows that are boxed and resting on corbels with a connecting stringcourse above at ground level and punched into the wall at first floor on either side of a central decorative render motif that incorporates plaque with building name and date and penetrates the parapet as a weather vane. The roof is fully concealed behind a capped parapet.

The buildings are complemented by original low rendered fences (the timber picket elements are not original). It appears the converted stables building formerly at the rear of 'Charnwood Oaks' has been demolished. Otherwise, the complex has a relatively high degree of intactness and integrity. The main change has been the over-painting of the originally unpainted render.

Comparative analysis

The first purpose-built flats in Victoria were the 'Melbourne Mansions' constructed in 1906 in Collins Street, Melbourne (they were demolished in the 1950s). 'Fawkner Mansions', built in 1910 at the southeast corner of Commercial and Punt roads in Prahran, was the first purpose-built flats outside of the city and is now the oldest surviving block of flats in Melbourne.

In Port Phillip, the 'Majestic Mansions', opened in 1913 in Fitzroy Street, St Kilda was the first new building to contain self-contained flats. This was followed soon afterward by 'The Canterbury', built in two stages in 1914 and 1919, at 236 Canterbury Road, St Kilda. The latter is sometimes referred to as the first true purpose-built residential flats in Port Phillip, as the 'Majestic' mostly contained rooms that shared amenities such as bathrooms and kitchens in the manner of a boarding house or residential hotel. Either way, these two buildings represent the beginning of the boom in flat development that was to occur in St Kilda and, later, in Elwood during the interwar period.

'Conversions' of houses to flats began around the same time. Early examples in St Kilda include 14-20 Victoria Street (converted in 1918, designed by W.A. Tombs), 'Grosvenor Mansions', 74-88 William Street (1918-19, design by Howard Lawson), and 'Hampden', 74 Barkly Street (1919, design by Arthur Plaisted). In St Kilda East, 'Charnwood Oaks' is one of three flat conversions dating from 1920; the others are 'Chandos Court', and 'Ardoch' (the latter commenced in 1920, but not fully completed until the early 1930s).

Stylistically, early flats in Port Phillip (c.1915 to c.1925) broadly fit into one of two styles: Arts & Crafts Bungalows, and Edwardian Freestyle (which incorporated elements of various styles such as Queen Anne).

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

There are several examples of Arts & Crafts style flats in St Kilda, several of which were designed by the prominent designer/builder Howard R. Lawson such as 'Wimmera' (1917) at 11 Wimmera Place, while 'Biltmore' (1922-23) at 36 Eildon Road is another fine Arts & Crafts design with Oriental influences.

The 'Charnwood Oaks' flats is notable for its striking cubic form and the sophisticated composition of its near square facade, with its careful balance of the horizontal (the string course over the ground floor windows and parapet capping) and the vertical (the central decorative render motif penetrating the parapet capping as a weather vane). This composition displays all the hallmarks of design architect Robert Haddon's style, and it is a significant individual example of this important architect's later work. This building is complemented by the others within the complex, which includes the earlier buildings on the site that have been converted using similar materials and detailing. This has created a coherent and picturesque complex which contributes to the architectural diversity of the surrounding area.

Assessment

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

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place.

Nominate 'Charnwood Oaks' flats at 7-9 Charnwood Grove for inclusion on the Victorian Heritage Register.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

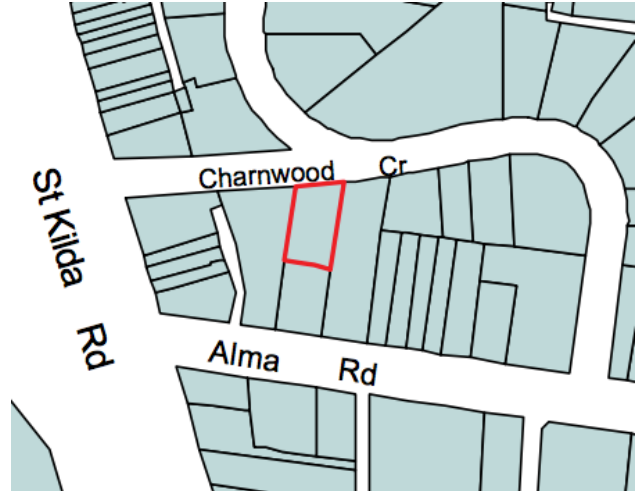Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Other images

City of Port Phillip Heritage Review

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

Address:	5 Charnwood Crescent, St Kilda	Heritage Precinct:	St Kilda East
Category:	Residential: House	Heritage Overlay:	HO6
Style:	Victorian: Free Classical	Graded as:	Significant
Constructed:	1871	Victorian Heritage Register:	No
Designer:	Unknown		
Amendment:	C29, C142		
Comment:	Revised citation		

Significance

What is significant?

The house, constructed in 1871, at 5 Charnwood Crescent, St Kilda is significant. The feature of the building is a large square roof lantern with arch headed windows and pilasters at the apex of the rectangular hipped roof. Both the main roof and lantern roof are hipped, with eaves supported on rows of consoles, and the whole composition of the front facade is symmetrical. The centrally placed door is flanked by pairs of double-hung sash windows, the corners of the building are quoined, and there are two rendered chimneys with corniced tops, one of which retains an original tall chimney pot.

Non-original alterations and additions are not significant.

How is it significant?

The house at 5 Charnwood Crescent, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant as one of the earliest houses within this part of St Kilda and is associated with the first phase of suburban development during the late 1860s and early 1870s. (Criterion A)

It is architecturally significant for its unusual design. Features of note include the almost pyramidal roof and roof lantern. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). The St Kilda East area, by comparison, was largely undeveloped and most buildings were located within the block bounded by Brighton Road, Wellington Street, Chapel Street, and Alma Road. The prominent situation of this block on the highest point in St Kilda adjacent to an important thoroughfare attracted the attention of leading citizens, such as Octavius Browne who purchased approximately half of the land within this block at the first land sales. He established a small farm and in 1851 commissioned Samuel Jackson to design his grand residence, 'Charnwood', which faced toward the corner of Brighton and Alma roads. He lived there only briefly before selling in 1854 to Matthew Hervey, MLC.

In c.1868 the 'Charnwood' estate was subdivided. The mansion was retained on a large allotment and residential lots were created fronting Charnwood Crescent, Charnwood Grove and Charnwood Road, with commercial lots fronting High Street (now St Kilda Road). By 1873, when J.E.S. Vardy prepared his survey of St Kilda, almost all the lots in Charnwood Crescent had been built upon.

House, 5 Charnwood Crescent

The single storey residence at 5 Charnwood Crescent is one of a pair erected in 1871 for William Lamborn; the other since having been demolished (Lewis 1982). Both houses are shown on the plan prepared in 1873 by J.E.S. Vardy.

References

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

'Plan of the Borough of St Kilda Surveyed and Complied under the direction of the Borough Council by J.E.S. Vardy', 1873

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

Description

The feature of the building is a large square roof lantern with arch headed windows and pilasters at the apex of the rectangular hipped roof. Both the main roof and lantern roof are hipped, with eaves supported on rows of consoles, and the whole composition of the front facade is symmetrical. The centrally placed door is flanked by pairs of double-hung sash windows, the corners of the building are quoined, and there are two rendered chimneys with corniced tops, one of which retains an original tall chimney pot.

Intactness
The residence is reasonably intact, but several additions have been made including an entrance porch. The slate roof described in the 1982 citation has been replaced by the present galvanised steel.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name: St Kilda Hebrew Congregation Synagogue & Assembly Hall

Other names: -

Citation No:
2080

Address:	12 Charnwood Crescent, St Kilda	Heritage Precinct:	St Kilda East
Category:	Community: Synagogue, Hall	Heritage Overlay:	HO89
Style:	Interwar: Byzantine Revival	Graded as:	Significant
Constructed:	1926, 1940, 1955-57	Victorian Heritage Register:	Yes, H1968
Designer:	Joesph Plottel, H. Vivian Taylor		
Amendment:	C29, C142		
Comment:	Revised citation		

Significance

The St Kilda Hebrew Congregation Synagogue is included on the Victorian Heritage Register (VHR H1968) as a place of State significance.

The local statement of significance is as follows:

What is significant?

The St Kilda Hebrew Congregation Synagogue complex, comprising the synagogue designed by Joseph Plottel and constructed in 1926 with additions in 1955-57, and the Assembly Hall & School, designed by Joseph Plottel and constructed in 1940 at 12-14 Charnwood Crescent, St Kilda is significant. The synagogue is in the Byzantine Revival style with an octagonal base and a dome roof clad in Wunderlich tiles. The red brick and render building has arched windows, an entrance with three arched doors each surmounted by a decorated tympanum with coursed masonry above and a second tier of red brick rising up towards the dome behind. Small domes cap flanking towers. Original lamp standards are positioned on either side of the main doors. Internally, a central aisle leads to the ornately carved timber Bimah (reading desk) with lamps stands and behind it are the pulpit and Aron (Holy Ark) in an arched recess flanked by marble pilasters and decorative grille, and above them the choir gallery. To the east of the Synagogue is the Meyers Memorial Hall & School. This is a brick building comprising an entry with ante-rooms, the assembly hall, and classrooms that open off the hall on the west side. The front section has a breakfront containing the arched entry, accessed by steps, with double doors flanked by columns. On both sides of the entry are triple arched windows, and there are tall paired arched windows in the side elevations of the hall. Other windows are rectangular or square with horizontal glazing bars. The hall has a gabled roof concealed by a parapet and the adjoining classrooms have a series of windows and doors along the west elevation.

The forecourt of the synagogue contains a mature Canary Island Palm (*Phoenix canariensis*).

Non-original alterations and additions are not significant.

How is it significant?

The St Kilda Hebrew Congregation Synagogue complex at 12-14 Charnwood Crescent, St Kilda is of local historic, social, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It has historical and social significance for its associations with the Jewish community in St Kilda since its inception in 1871. The scale and quality of the building demonstrates the growth and development of that community during the interwar period. The synagogue has also historical significance for its associations with Rabbi Jacob Danglow who served at the St Kilda Hebrew Congregation from 1905 to 1957. Danglow was a dominant and commanding force both in the Jewish community and in the wider Victorian community. John S. Levi, in his biography of Danglow, credits him with transforming the St Kilda synagogue into the pre-eminent Jewish pulpit during the first half of the twentieth century. (Criteria A, G & H)

The synagogue of the St Kilda Hebrew Congregation has architectural and aesthetic significance as a highly distinctive interpretation of Byzantine architecture. The synagogue is significant for the unusual composition and massing of its facade with contrasting use of colour and material, its triple-arched entrance with a half-rounded tympanum over each door and the distinctive, saucer dome and flanking smaller domes. The interior is aesthetically important for its decorative detail. The synagogue is complemented by the large assembly hall and school, and the mature Canary Island Palm, which provides a related setting (Criteria D & E)

Thematic context

Victoria's framework of historical themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home

8. Building community life: 8.1 Maintaining spiritual life

Port Phillip thematic environmental history

2. Migration: 2.3 St Kilda

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

History

Contextual history

Migration is an important theme in the history of Port Phillip. The *Port Phillip Environmental History* notes that:

St. Kilda was unusual in another sense for it was here during the inter war period that the Jewish community emerged as a distinct social group. It built on a Jewish presence in the area from the nineteenth century. Cooper notes that there were nearly fifty Jewish families here in 1871 and that they formed the St. Kilda Hebrew Congregation in that year. A synagogue in Charnwood Avenue designed by Crouch and Wilson was consecrated in September, 1872 and it was followed by a school in 1874, with a building being erected in 1896. In March, 1927 a new synagogue to replace the original building was designed by J. Plottel in the Byzantine style and consecrated in March, 1927. The Jewish community has since flourished in St. Kilda and has been associated with several prominent Australians including Moritz Michaelis, Sir John Monash, Sir Isaac Isaacs and Sir Zelman Cowen, their homes remaining in the area. (PPHR Volume 1, p.14)

St Kilda Hebrew Congregation Synagogue

The first Jewish service was held in Melbourne in 1840 with ten people attending. Like many other well-to-do people, wealthy Jewish merchants were attracted to living in fashionable St Kilda in the 1860s and 1870s. Many of the Jews living in St Kilda at this time were originally from Germany and had lived in England before migrating to Australia. Perhaps the best known was Moritz Michaelis who arrived in Victoria in 1853. St Kilda's Jews held services in the Wesleyan Church hall, Fitzroy Street, and also joined with the East Melbourne congregation (Bomford).

By 1871 there were about fifty Jewish families living in the St Kilda area and Michaelis and others pushed to establish a St Kilda congregation. A meeting on Sunday 3 September 1871 at 'Rondebosch' the home of Israel Bloomington, in Chapel Street, St Kilda, resolved to form the St Kilda Hebrew Congregation. Michaelis was elected President. The new congregation held services at the first St Kilda Town Hall, at the junction of Barkly and Grey Streets. On 1 July 1872 Michaelis, assisted by I. Bloomington, laid the foundation stone for a synagogue at 17 Charnwood Grove. The consecration ceremony was held on 29 September with a large gathering in attendance, including many non-Jewish people. The Reverend Moses Rintel, the East Melbourne Hebrew Congregation's minister, officiated and the Reverend A. F. Ornstein, the Melbourne Hebrew Congregation's minister, preached the sermon (Bomford).

By the 1920s the growing congregation required a new synagogue. In 1925 the congregation bought part of the former 'Charnwood' estate on the opposite (east) side of Charnwood Grove from a syndicate which included the architect Joseph Plottel. Plottel was appointed as architect for the new synagogue and Henry Eilenberg was appointed as contractor. The foundation stone for the new synagogue was laid on 28 February 1926. F. D. Michaelis, the eldest son of Moritz Michaelis, followed in his father's footsteps as president and in laying the stone. The Reverend Danglow officiated. The last service at the old synagogue was held on 12 March 1927 and the new synagogue was opened and consecrated on the following day (Bomford).

Following the opening of the new synagogue the old synagogue on the west side of Charnwood Grove was used as a hall and school until 1940 when it was replaced by the new school and hall, also designed by Plottel and known as the Meyers Memorial Assembly Hall and class rooms, which was built on the east side of the synagogue facing Charnwood Crescent.

After World War II many Eastern European refugees came to Australia and many settled in St Kilda and the St Kilda Synagogue became the place of worship for many. The bronze doors were installed at the main entrance in 1955 to mark the 50th anniversary of Rabbi Jacob Danglow as the congregation's Chief Minister. The choir gallery and ark were reconstructed in 1956 to a design by architect H. Vivian Taylor. The Ladies' Gallery was extended in 1957-58 to designs by Plottel.

Rabbi Dr Herman was inducted as Chief Minister on 29 September 1959 and during his period of service the Sunday school attendance peaked with 160 enrolments. On 27 March 1963 Rabbi Ronald Lubofsky was inducted. He retired in April 1988. During his time at St Kilda Synagogue he introduced changes in the pronunciation of Hebrew and re-introduced the all-male choir. He also founded the Jewish Museum of Australia. On 20 November 1984 the refurbished centre in the Samuel Myers Hall was named in honour of Adele Southwick (Bomford).

References

Bomford, Janette, *The spirit of St Kilda. Places of worship in St Kilda*, 2003, viewed online http://skhs.org.au/spirit_of_st_kilda.htm on 22 May 2016

Heritage Victoria, 'St Kilda Hebrew Congregation Synagogue', VHR H1968

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

St Kilda Council Building Permits (BP) Nos. 6254 issued 3 December 1925 (synagogue), 10385 issued 20 November 1939 (Meyer Memorial Hall)

Description

The synagogue was inspired by the Isaiah Hebrew Temple in Chicago. It is in the Byzantine Revival style with an octagonal base and a dome roof clad in Wunderlich tiles. The red brick and render building has arched windows, an entrance with three arched doors each surmounted by a decorated tympanum with coursed masonry above and a second tier of red brick rising up towards the dome behind. Small domes cap flanking towers. Original lamp standards are positioned on either side of the main doors. Internally, a central aisle leads to the Bimah (reading desk) and behind it are the pulpit and Aron (Holy Ark) and above them the choir gallery. Significant features include finely crafted joinery, decorative mouldings of the cornice and the gallery, the ark in its arched recess flanked by marble pilasters and decorative grille, and the domed ceiling with the *Magen David* at its apex. Other original fixtures and fittings include the original interior light fittings, the stained glass windows and the timber seats.

To the east of the Synagogue is the Meyers Memorial Hall & School. This is a brick building comprising an entry with ante-rooms, the assembly hall, and classrooms that open off the hall on the west side. The front section has a breakfront containing the arched entry, accessed by steps, with double doors flanked by columns. On both sides of the entry are triple arched windows, and there are tall paired arched windows in the side elevations of the hall. Other windows are rectangular or square with horizontal glazing bars. The hall has a gabled roof concealed by a parapet and the adjoining classrooms have a series of windows and doors along the west elevation.

The forecourt of the synagogue contains a mature Canary Island Palm (*Phoenix canariensis*). Early photos show this was planted soon after the synagogue was constructed.

Comparative analysis

No information.

Assessment

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

Recommendations

Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

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

Address:	17-25 Charnwood Crescent, St Kilda	Heritage Precinct:	St Kilda East
Category:	Residential: Flats	Heritage Overlay:	HO6
Style:	Interwar: Arts & Crafts	Graded as:	Significant
Constructed:	c.1870, 1922, 1924, 1932	Victorian Heritage Register:	No
Designer:	Schreiber & Jorgensen (1922), Harry R. Johnson (1924)		
Amendment:	C29, C142		
Comment:	Revised citation		

Significance

What is significant?

'Chandos Court', comprising a house constructed c.1870 that was converted to the present complex of flats from 1920 to 1932, at 17-25 Charnwood Crescent, St Kilda is significant. This complex of flats comprises a larger central two storey block that incorporates the c.1870 house and two smaller semi-detached two storey blocks on the east and west sides. Despite being built in stages to designs by different architects the complex is given a degree of uniformity by the consistent use of brick and roughcast render, the projecting double height porch/balconies with attached external stairs and rendered panels with 'Chandos Court' in simple raised letters, and other details such as the timber sash windows with nine-pane upper frames and the tall rendered chimneys with simple caps. The central two storey block, containing six flats, has a hipped tile roof with two projecting porch/balconies on the east side, while the projecting bay windows on the north side are about the only surviving feature of the original single storey house. The flanking blocks to the east and west (each containing two flats, one on each level) have similar form and detailing, and appear to be almost mirror images in terms of layout. Each has a half hip roof with the projecting porch/balcony placed slightly off centre (to the right on the eastern block and to the left on the western block). The porch/balcony has a skillion roof with shingled sides and projecting rafters. Beside the porch/balcony on the ground floor level is a projecting bay window supported on timber struts with similar struts supporting the projecting flat hood. Each has one side wall built on the boundary with the wall on the west side boundary being blank, while the wall to the eastern block that faces Charnwood Crescent is divided into five vertical bays by brick strapwork around the four window bays, and an external chimney breast in the centre. The windows sit beneath unusual flat entablatures resting on moulded brick corbels. There is a larger brick entablature on the chimney breast, with corbeled details, suggesting an abstracted

Greek influence. At the centre of the chimney breast is the name of the building, in simple raised letters, and below it are three depressed lines – a typical Arts & Crafts design element.

Alterations and additions dating from after 1945 and the front fence are not significant.

How is it significant?

'Chandos Court' at 17-25 Charnwood Crescent, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as an example of a flat development comprising a converted nineteenth century dwelling with the addition of new purpose-built flats, which is a distinctive building type in St Kilda. This is one of the earliest examples in St Kilda East and demonstrates the beginning of the boom in flat development in St Kilda during the interwar period. (Criteria A & D)

It is of aesthetic significance for the Charnwood Crescent elevation of the eastern block that incorporates Arts & Crafts style details with unusual features such as the entablatures to the windows and chimney. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

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

The building of flats accelerated during the 1920s:

> In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early

1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

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

'Chandos Court', 17-25 Charnwood Crescent

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). The St Kilda East area, by comparison, was largely undeveloped and most buildings were located within the block bounded by Brighton Road, Wellington Street, Chapel Street, and Alma Road. The prominent situation of this block on the highest point in St Kilda adjacent to an important thoroughfare attracted the attention of leading citizens, such as Octavius Browne who purchased approximately half of the land within this block at the first land sales. He established a small farm and in 1851 commissioned Samuel Jackson to design his grand residence, 'Charnwood', which faced toward the corner of Brighton and Alma roads. He lived there only briefly before selling in 1854 to Matthew Hervey, MLC.

In c.1868 the 'Charnwood' estate was subdivided. The mansion was retained on a large allotment and residential lots were created fronting Charnwood Crescent, Charnwood Grove and Charnwood Road, with commercial lots fronting High Street (now St Kilda Road). By 1873, when J.E.S. Vardy prepared his survey of St Kilda, almost all the lots in Charnwood Crescent had been built upon.

This property was one of several at the eastern end of Charnwood Crescent (then known as Charnwood Grove) flanking the curve in the street that were owned by the St Kilda builder and developer Thomas Newton. In 1869-70 Mr. Newton erected nine brick houses, which were tenanted to various people (RB, 1870, no. in rate 333-339; SM). The 1897 MMBW plan shows the house had by then twin bay windows in the north façade, with an entrance on the east side.

Figure 1 - Detail of Vardy Map No.1 (North Ward) showing Thomas Newton's houses in Charnwood Grove

Building permits show the house was converted to the present complex of flats from 1920 to 1932. By 1920 Samuel Schwartz was the owner of the house, which was occupied by Mrs Elisabeth Southey. In that year Mr Schwartz engaged architects Schreiber & Jorgensen to design a block of flats. Two years later another permit was obtained, also for 'brick flats'; this time Harry R. Johnson was the architect. Then, a decade later, Schwartz obtained a permit for 'brick additions' (BP).

In 1925 the 'Chandos Court' flats were listed in the directory with seven tenants (SM).

References

Land Victoria (LV) Certificate of title Vol. 463 Fol. 533, LP 10924

O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University

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

St Kilda Council Building Permits (BP) Nos. 4403 issued 8 December 1920, 4966 issued 30 August 1922, and 8105 issued 15 August 1932

St Kilda Rate Books (RB) Public Records Office of Victoria Series Title 2335/P Microfilm copy of Rate Books, City of St Kilda [1858-1900] viewed at Ancestry.com on 21 May 2016

Sands & McDougall Directory (SM), 1920-1940

Sawyer, Terry, 'Residential Flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne, 1982

Description

'Chandos Court' is a complex of flats that comprises a larger central two storey block that incorporates the converted c.1868 house and two smaller semi-detached two storey blocks on the east and west sides. Despite being built in stages to designs by different architects the complex is given a degree of uniformity by the consistent use of brick and roughcast render, the projecting double height porch/balconies with attached external stairs and rendered panels with 'Chandos Court' in simple raised letters, and other details such as the timber sash windows with nine-pane upper frames and the tall rendered chimneys with simple caps.

The central two storey block, containing six flats, has a hipped tile roof with two projecting porch/balconies on the east side, while the projecting bay windows on the north side are about the only surviving feature of the original single storey house. The flanking blocks to the east and west (each containing two flats, one on each level) have similar form and detailing, and appear to be almost mirror images in terms of layout. Each has a half hip roof with the projecting porch/balcony placed slightly off centre (to the right on the eastern block and to the left on the western block). The porch/balcony has a skillion roof with shingled sides and projecting rafters. Beside the porch/balcony on the ground floor level is a projecting bay window supported on timber struts with similar struts supporting the projecting flat hood. Each has one side wall built on the boundary with the wall on the west side boundary being blank, while the wall to the eastern block that faces Charnwood Crescent is divided into five vertical bays by brick strapwork around the four window bays, and an external chimney breast in the centre. The windows sit beneath unusual flat entablatures resting on moulded brick corbels. There is a larger brick entablature on the chimney breast, with corbeled details, suggesting an abstracted Greek influence. At the centre of the chimney breast is the name of the building, in simple raised letters, and below it are three depressed lines – a typical Arts & Crafts design element.

Overall, the complex has relatively high intactness and integrity. The main visible change has been the over-painting of the face brick and unpainted render. The scalloped timber picket fence is not appropriate.

Comparative analysis

The first purpose-built flats in Victoria were the 'Melbourne Mansions' constructed in 1906 in Collins Street, Melbourne (they were demolished in the 1950s). 'Fawkner Mansions', built in 1910 at the southeast corner of Commercial and Punt roads in Prahran, was the first purpose-built flats outside of the city and is now the oldest surviving block of flats in Melbourne.

In Port Phillip, the 'Majestic Mansions', opened in 1913 in Fitzroy Street, St Kilda was the first new building to contain self-contained flats. This was followed soon afterward by 'The Canterbury', built in two stages in 1914 and 1919, at 236 Canterbury Road, St Kilda. The latter is sometimes referred to as the first true purpose-built residential flats in Port Phillip, as the 'Majestic' mostly contained rooms that shared amenities such as bathrooms and kitchens in the manner of a boarding house or residential hotel. Either way, these two buildings represent the beginning of the boom in flat development that was to occur in St Kilda and, later, in Elwood during the interwar period.

'Conversions' of houses to flats began around the same time. Early examples in St Kilda include 14-20 Victoria Street (converted in 1918, designed by W.A. Tombs), 'Grosvenor Mansions', 74-88 William Street (1918-19, design by Howard Lawson), and 'Hampden', 74 Barkly Street (1919, design by Arthur Plaisted). In St Kilda East, 'Chandos Court' is one of three flat conversions dating from 1920; the others are 'Charnwood Oaks' and 'Ardoch' (commenced in 1920, but not fully completed until the early 1930s).

Stylistically, early flats in Port Phillip (c.1915 to c.1925) broadly fit into one of two styles: Arts & Crafts Bungalows, and Edwardian Freestyle (which incorporated elements of various styles such as Queen Anne).

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

'Chandos Court' incorporates some elements of the Arts & Crafts style. It is of note for the Charnwood Crescent elevation of the east block that has interesting details such as the entablatures to the windows and chimney.

Assessment

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

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016
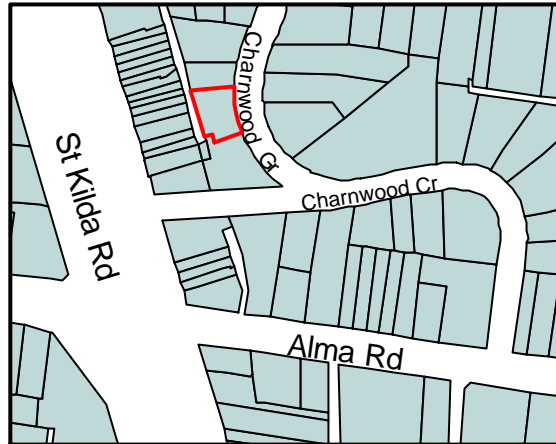
Other studies

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

Other images

City of Port Phillip Heritage Review

Identifier   "Charnwood Oaks"

Formerly   "Cooma", "Rosedale"

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address   3-13 Charnwood Grove
ST. KILDA

Constructed   pre 1873, 1920

Category   Residential:apartment

Designer   Haddon & Henderson

Amendment   C 29

Comment

Significance   (Mapped as a Contributory heritage property.)

Refer to entry under 4-6 Charnwood Crescent.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Residence, Flats
Original owner: Mrs M Davidson

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
Refer to entry under 4-6 Charnwood Crescent

City of Port Phillip Heritage Review

Place name:	Tyrell House	
Other names:	Flats	**870**
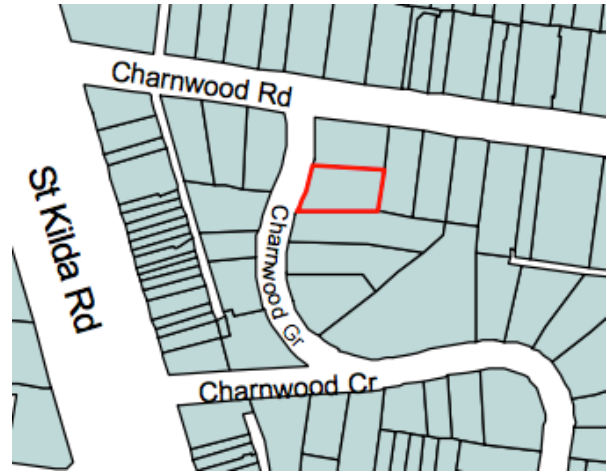
Address:	6 Charnwood Grove, St Kilda	Heritage Precinct:	St Kilda East
Category:	Residential: Flats	Heritage Overlay:	HO6
Style:	Interwar: Arts & Crafts	Graded as:	Significant
Constructed:	1926	Victorian Heritage Register:	No
Designer:	Unknown		
Amendment:	C29, C142		
Comment:	Revised citation		

Significance

What is significant?

'Tyrell House', constructed in 1926, at 6 Charnwood Grove is significant. The building is constructed of red brick and has a hip and gable roof clad in terracotta tiles and corbelled red brick chimneys including a symmetrically placed pair at the main ridge. The building adopts an unusual plan form. The ground floor apartments are accessed from arched porches to both sides of the building while the two first floor apartments are accessed by an enclosed stair recessed within the body of the building and accessed via a centrally located opening in main elevation. This opening is set behind a low brick wall located proud of the façade, while 'Tyrell House' is in raised letters on a rendered panel above. Details such as the shingling to the gable end and to the projecting bay windows below, and to the balustrades of the first floor balconies at the side and the multi-paned timber sash windows in various formats including a projecting bay set on timber brackets impart a picturesque character appropriate to the romantic Arts and Crafts style of the building. Externally the complex is intact, and is complemented by the original brick front fence and two mature Canary Island Palms (*Phoenix canariensis*).

Non-original alterations and additions are not significant.

How is it significant?

'Tyrell House' at 6 Charnwood Grove, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and intact example of interwar flats in the Bungalow style. It is notable for the high degree of intactness and is complemented by an original front fence and mature Canary Island Palms, which provide a related setting. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

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

The building of flats accelerated during the 1920s:

> In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164 blocks, the numbers boosted by large complexes such as 43-flat 'Ardoch Mansions' complex in Dandenong

Road. The numbers of flats then almost doubled to 1,679 in over 300 blocks between 1925 and 1930 and by 1935, despite the slowing down of development during the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (O'Hanlon 1999:182, 196-198).

Tyrell House, 6 Charnwood Grove

This property once formed part of the grounds surrounding the 'Charnwood' mansion that occupied the whole of the east side of Charnwood Grove. In 1925 'Charnwood' was subdivided into nine allotments, with the mansion retained on one and the others sold as building sites. This property was sold to Matthew and Margaret Daley in March 1926 and the Daleys soon obtained a permit for the construction of brick flats, which were erected by Edwin Haugh that year. The estimated cost was £8,000.

References

Land Victoria (LV) Certificate of title Vol. 463 Fol. 533, LP 10924

O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University

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

Sawyer, Terry, 'Residential Flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne, 1982

St Kilda Building Permit (BP) No. 6390 issued 15 April 1926

Description

'Tyrell House' is constructed of red brick and has a hip and gable roof clad in terracotta tiles and corbelled red brick chimneys including a symmetrically placed pair at the main ridge. The building adopts an unusual plan form. The ground floor apartments are accessed from arched porches to both sides of the building while the two first floor apartments are accessed by an enclosed stair recessed within the body of the building and accessed via a centrally located opening in main elevation. This opening is set behind a low brick wall located proud of the façade, while 'Tyrell House' is in raised letters on a rendered panel above. Details such as the shingling to the gable end and to the projecting bay windows below, and to the balustrades of the first floor balconies at the side and the multi-paned timber sash windows in various formats including a projecting bay set on timber brackets impart a picturesque character appropriate to the romantic Arts and Crafts style of the building.

Externally the complex is intact, and is complemented by the original brick front fence (the metal palisade addition is not original) and two mature Canary Island Palms (*Phoenix canariensis*).

Comparative analysis

The first purpose-built flats in Victoria were the 'Melbourne Mansions' constructed in 1906 in Collins Street, Melbourne (they were demolished in the 1950s). 'Fawkner Mansions', built in 1910 at the southeast corner of Commercial and Punt roads in Prahran, was the first purpose-built flats outside of the city and is now the oldest surviving block of flats in Melbourne.

In Port Phillip, the 'Majestic Mansions', opened in 1913 in Fitzroy Street, St Kilda was the first new building to contain self-contained flats. This was followed soon afterward by 'The Canterbury', built in two stages in 1914 and 1919, at 236 Canterbury Road, St Kilda. The latter is sometimes referred to as the first true purpose-built residential flats in Port Phillip, as the 'Majestic' mostly contained rooms that shared amenities such as bathrooms and kitchens in the manner of a boarding house or residential hotel. Either way, these

two buildings represent the beginning of the boom in flat development that was to occur in St Kilda and, later, in Elwood during the interwar period.

Stylistically, early flats in Port Phillip (c.1915 to c.1925) broadly fit into one of two styles: Arts & Crafts Bungalows, and Edwardian Freestyle (which incorporated elements of various styles such as Queen Anne).

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

There are several examples of Arts & Crafts style flats in St Kilda, some designed by the prominent designer/builder Howard R. Lawson such as 'Wimmera' (1917) at 11 Wimmera Place, while 'Biltmore' (1922-23) at 36 Eildon Road is another fine Arts & Crafts design with Oriental influences.

'Tyrell House' is a typical example of the style. It is notable for its high degree of intactness including the original brick front fence (excluding the metal palisade additions) and the related setting provided by the mature Canary Island Palms (*Phoenix canariensis*).

Assessment

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

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

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:	**Luxor**
Other names:	Flats

Address:	9 Charnwood Road, St Kilda	Heritage Precinct:	St Kilda East
Category:	Residential: Flats	Heritage Overlay:	HO6
Style:	Interwar: Arts & Crafts	Graded as:	Significant
Constructed:	1927	Victorian Heritage Register:	No
Designer:	Unknown		
Amendment:	C29, C142		
Comment:	Revised citation		

Significance

What is significant?

'Luxor', the flats constructed by Edwin Haugh in 1927 for Mr Henry Falk, at 9 Charnwood Road, St Kilda is significant. 'Luxor' is a two-storey block of interwar flats that illustrates the transition from the Arts & Crafts flats of the early 1920s to the Mediterranean and Georgian Revival flats of the late 1920s and early 1930s. The flats have a simple box like form that is articulated by projecting window bays, access balconies and porches, which are enclosed by outward extensions of the main roof. The materials and detailing contributes to the Art and Crafts stylistic character of the building and includes the roughcast facades (now painted) that contrast with the brickwork detailing to the segmental arch opening facing Charnwood Road, the tops of the chimneys and the balustrades to the external stairs and balconies, face-of-wall timber six-over-one sash windows in banks of three, while the dominant hip roof with broad projecting eaves and the arrangement of arched balcony and doorway openings impart a Mediterranean/Georgian character. 'Luxor' is in raised cursive script on the corner wall facing Charnwood Road.

Non-original alterations and additions are not significant.

How is it significant?

'Luxor' at 9 Charnwood Road, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and well-detailed example of an interwar apartment block. The prominent location of this building at the intersection of Charnwood Grove and Charnwood Road heralds a series of

distinguished Interwar flat blocks and houses, which in large part define the character of Charnwood Road and Charnwood Grove. The building is enhanced by its simple yet bold massing, composed with a simple box like form and encompassing low slung hipped roof, and articulated by projecting window bays, arched access balconies and porches which are enclosed by outward extensions of the main roof. The significance of the place is enhanced by the relatively high degree of intactness, which includes the original front fence. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

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

The building of flats accelerated during the 1920s:

> In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164

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

Luxor, 9 Charnwood Road

This property, situated at the east corner of Charnwood Grove and Charnwood Road, once formed part of the grounds surrounding the 'Charnwood' mansion that occupied the whole of the west side of Charnwood Grove. In 1925 'Charnwood' was subdivided into nine allotments, with the mansion retained on one and the others sold as building sites. This property was sold to Henry Falk in July 1927. By that time Mr Falk had already obtained a permit for the construction of brick flats, which were erected by Edwin Haugh. The estimated cost was £8,000.

References

Land Victoria (LV) Certificate of title Vol. 463 Fol. 533, LP 10924

O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University

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

Sawyer, Terry, 'Residential Flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne, 1982

St Kilda Building Permit (BP) No. 6769 issued 5 April 1927

Description

'Luxor' is a two storey block of interwar flats that illustrates the transition from the Arts & Crafts flats of the early 1920s to the Mediterranean and Georgian Revival flats of the late 1920s and early 1930s. The flats have a simple box like form that is articulated by projecting window bays, access balconies and porches, which are enclosed by outward extensions of the main roof. The materials and detailing contributes to the Art and Crafts stylistic character of the building and includes the roughcast facades (now painted) that contrast with the brickwork detailing to the segmental arch opening facing Charnwood Road, the tops of the chimneys and the balustrades to the external stairs and balconies, face-of-wall timber six-over-one sash windows in banks of three, while the dominant hip roof with broad projecting eaves and the arrangement of arched balcony and doorway openings impart a Mediterranean/Georgian character. 'Luxor' is in raised cursive script on the corner wall facing Charnwood Road.

The complex is substantially intact, and includes the original front fence.

Comparative analysis

No information.

Assessment

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

Recommendations

Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

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

Other images

City of Port Phillip Heritage Review

Place name:	**House**	Citation No:	
Other names:	-	**872**	

Address:	11 Charnwood Road, St Kilda	Heritage Precinct:	St Kilda East
Category:	Residential: House	Heritage Overlay:	HO6
Style:	Interwar: Mediterranean	Graded as:	Significant
Constructed:	1927	Victorian Heritage Register:	No
Designer:	Lewis Levy		
Amendment:	C29, C142		
Comment:	Revised citation		

Significance

What is significant?

The house, designed by Lewis Levy and constructed in 1927, at 11 Charnwood Road, St Kilda is significant. It is a two-storey residence in the Mediterranean style. Typically, the house has plain rendered walls and a hipped tile roof with deep overhanging eaves with an arcaded loggia at the ground level and a balcony with trabeated openings supported on paired Tuscan columns at the upper level, which has a solid balustrade with a centrally placed planter box resting on corbels. The chimneys are rendered with an incised band around the top. The house has a high degree of external integrity and intactness and is complemented by the original rendered front fence.

Non-original alterations and additions are not significant.

How is it significant?

The house at 11 Charnwood Road, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and intact example of a house in the Mediterranean style. The house is notable for the robust massing created by the ground floor arcades that contrast with the trabeated first floor openings of the loggia. These shade-giving elements of the loggia and the deep roof eaves are important characteristics of the style. The house contributes in style, scale and materials to a collection of interwar

houses and flats in this locality and provides an interesting contrast to the neighbouring house at 11A, which is in the related Spanish Mission style. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

This property once formed part of the grounds surrounding the 'Charnwood' mansion that occupied the whole of the west side of Charnwood Grove. In 1925 'Charnwood' was subdivided into nine allotments, with the mansion retained on one and the others sold as building sites. This property was sold in August 1926 to Robert Renof who in turn sold it in March of the following year to May Mendelsohn of Brighton Road. This house, designed by Lewis Levy, was constructed in 1927 for Dr & Mrs. Mendelsohn (BP, LV).

In 1947 Dr Mendelsohn obtained a permit to convert the house into two flats (BP).

This house remained the home of the Mendelsohn family until the early 1960s.

Little is known about the architect Lewis Levy. He was active during the interwar period and designed a number of houses and flats in Toorak, South Yarra, St Kilda and Elwood in a range of styles including Tudor/Old English revival, Mediterranean, and Arts & Crafts Bungalow. In the HO6 St Kilda East precinct he also designed the 'Sandhurst' flats at 101 Alma Road, which were constructed in 1925, and other examples of his work in St Kilda include the Arts & Crafts style flats at 79 Park Street (1926) and two mixed-use shop and flat developments in Acland Street at nos. 171-173 (1925) and nos. 87-89 (1926).

References

Apperly, R., Irving, R. & Reynolds, P., *A pictorial guide to identifying Australian architecture. Styles and terms from 1788 to the present*, 1989.

Cuffley, Peter, *Australian houses of the twenties and thirties*, (2nd edition) 2007.

Land Victoria (LV) Certificate of title Vol. 463 Fol. 533, LP 10924

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

St Kilda Building Permit (BP) No. 6717 issued 16 February 1927, No. U.377 issued 21 July 1947

Description

This is a fine example of a residence in the Mediterranean style. Typically, the house has plain rendered walls and a hipped tile roof with deep overhanging eaves with an arcaded loggia at the ground level and a balcony with trabeated openings supported on paired Tuscan columns at the upper level, which has a solid balustrade with a centrally placed planter box resting on corbels. The chimneys are rendered with an incised band around the top.

The house has a high degree of external integrity and intactness and is complemented by the original high rendered front fence.

Comparative analysis

The Mediterranean style is related to the Interwar Spanish Mission style, but is intentionally designed with subtler features, in a simple yet elegant form. Details take on an austere classical or Renaissance mode, which subtly evokes a vaguely Mediterranean feel, in comparison to the more blatant and bold Iberian features of Spanish Mission architecture. In particular, Interwar Mediterranean domestic architecture incorporates pergolas, balconies, arcaded loggia and a formal entrance, with sidelights and highlights, while Tuscan columns appear in verandahs and porches. The exterior is lightly bagged or cement-rendered. Large double-hung sashes have small panes with narrow wooden glazing bars, which reflect Georgian principles, often with louvered shutters.

This house is a fine and intact example of the Mediterranean style. It is notable for the robust massing created by the ground floor arcades that contrast with the trabeated first floor openings of the loggia. These shade-giving elements of the loggia and the deep roof eaves are important characteristics of the style. The building is substantially intact and contributes in style, scale and materials to a collection of similar buildings in this locality and provides an interesting contrast to the neighbouring house at 11A, which is in the related Spanish Mission style.

There are relatively few examples of houses in the Mediterranean style in Port Phillip. Of the known examples most (e.g., 57 Alexandra Street, 2-4 Mooltan Avenue and 5 and 15 Wavenhoe Avenue, all within the HO391 St Kilda East: Murchison Street & Wavenhoe Avenue precinct) are single storey and less impressive than 11 Charnwood Road.

Assessment

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

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

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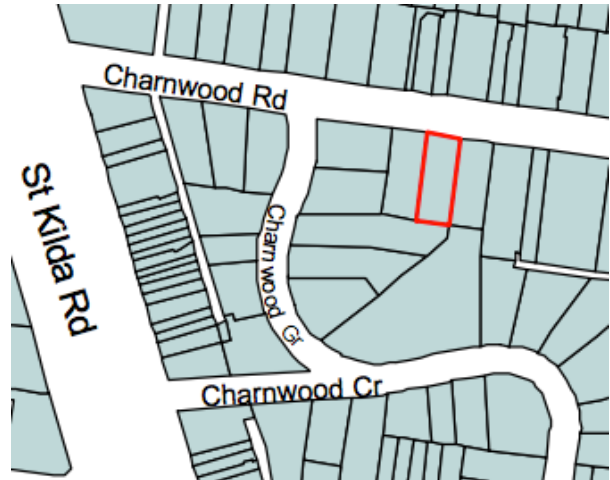
Other images

City of Port Phillip Heritage Review

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

Address:	**11A Charnwood Road, St Kilda**	Heritage Precinct:	St Kilda East
Category:	**Residential: House**	Heritage Overlay:	HO6
Style:	**Interwar: Spanish Mission**	Graded as:	Significant
Constructed:	**1928**	Victorian Heritage Register:	No
Designer:	**Leslie J.W. Reed**		
Amendment:	**C29, C142**		
Comment:	**Revised citation**		

Significance

What is significant?

The house, designed by Leslie J.W. Reed and constructed in 1928, at 11A Charnwood Road, St Kilda is significant. This is a two-storey residence in the Spanish Mission style with interesting planning incorporating a side entrance beneath a cantilevered porte cochere. The house has rendered walls and a hipped roof with deep overhanging eaves with projecting two-storey balconies with arcaded openings and balustrades to the front and east side. Other details that are characteristic of this style include the twisted classical columns to the upper level balcony and false arches containing conches to the timber sash windows and first floor balcony doors that have diamond pattern leadlights to the upper frames, and the inset decorative wrought iron grills below the openings at the ground floor. The tall rendered chimneys have arched covers. The house has a high degree of external integrity and intactness and the original garage with timber doors survives at the rear.

Non-original alterations and additions are not significant.

How is it significant?

The house at 11A Charnwood Road, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and well-detailed house in the Spanish Mission style with characteristic form and detailing demonstrated here by the extensive provision of shaded spaces through the use of porches,

balconies and deep overhanging eaves, as well as informal classical motifs such as the twisted columns to the upper level balcony and false arches containing conches to the windows, and the romantic picturesque massing of the design. The cantilevered porte cochere is an unusual and notable feature and the house is complemented by the original garage. The house contributes in style, scale and materials to a collection of interwar houses and flats in this locality and provides an interesting contrast to the neighbouring house at 11, which is in the related Mediterranean style. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

This property once formed part of the grounds surrounding the 'Charnwood' mansion that occupied the whole of the west side of Charnwood Grove between Charnwood Crescent and Charnwood Road. In 1925 'Charnwood' was subdivided into nine allotments, with the mansion retained on one and the others sold as building sites. This property was sold to Sarah Cohen in October 1927 and this house was constructed for Mrs Cohen in the following year. Leslie J.W. Reed was the architect and W. Mundes the builder.

References

Apperly, R., Irving, R. & Reynolds, P., *A pictorial guide to identifying Australian architecture. Styles and terms from 1788 to the present*, 1989

Cuffley, Peter, *Australian houses of the twenties and thirties*, (2nd edition) 2007

Land Victoria (LV) Certificate of title Vol. 463 Fol. 533, LP 10924

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

St Kilda Council Building Permit (BP) No. 6769 issued 13 March 1928

Description

This is a fine example of a two-storey residence in the Spanish Mission style with interesting planning incorporating a side entrance beneath a cantilevered porte cochere. The house has rendered walls and a hipped roof with deep overhanging eaves with projecting two-storey balconies with arcaded openings and balustrades to the front and east side. Other details that are characteristic of this style include the twisted classical columns to the upper level balcony and false arches containing conches to the timber sash windows and first floor balcony doors that have diamond pattern leadlights to the upper frames, and the inset decorative wrought iron grills below the openings at the ground floor. The tall rendered chimneys have arched covers.

The house has a high degree of external integrity and intactness. The only significant visible alteration has been the insertion of windows into the ground floor arched openings, and the loss of some planter boxes (as indicated by the corbels beneath some of the upper floor windows). The original garage with timber doors is thought to survive at the rear.

The original rendered front fence has been altered by increasing the height of the pillars, which were rendered and capped, and the addition of the ladder style balustrade, while the gates (originally timber) have been replaced.

Comparative analysis

Spanish Mission is a romantic and evocative style. It emerged in the late nineteenth century in the United and was popularized in the 1920s, particularly in California and Florida. In Australia, awareness of the style owed much to the influence of Hollywood and the first examples appeared by the mid-1920s. It is characterized by use of light tones and colours, exploitation of sunlight and shadow and concentrations of elaborate ornament contrasted with plain surfaces. Buildings are generally asymmetrical with stuccoed wall surfaces with simulated handcrafted texture. Roofs are medium pitched and often feature half-round tiles. Distinctive features include arcaded loggias and balconies, often supported by 'barley twist' columns, and use of decorative wrought-iron work, ceramic tiles or plaster ornament, often invoking classical features. Fences were often high and solid. (Apperly, 1989:179, Cuffley 2007:94-97).

This is a fine and well-detailed example of the style with characteristic form and detailing demonstrated here by the extensive provision of shaded spaces through the use of porches, balconies and deep overhanging eaves, as well as informal classical motifs such as the twisted columns to the upper level balcony and false arches containing conches to the windows, and the romantic picturesque massing of the design. The cantilevered porte cochere is an unusual and notable feature and the house is complemented by the original garage.

This is also a relatively early example of the style. One of the earliest known examples in Victoria is 'Broome' at 6 Glyndebourne Avenue, Toorak, which was constructed in 1925 to a design by architect, Marcus Martin, while the first illustration of the Spanish Mission style in *Australian Home Beautiful* was 12 April 1926 for a house in Hobart. Perhaps the most renowned residential example of the style in Australia, 'Boomerang' in Elizabeth Bay, Sydney, was constructed in 1926. Early examples were architect-designed, while builder's interpretations began to appear from 1929 onwards (Cuffley 2007:94-97).

True Spanish Mission style houses are relatively rare in Port Phillip. Comparable examples of individual significance in the *Port Phillip Heritage Review* include 'Granada' at 28 Eildon Road (1927, designed by F.D. Meadows, HO5 St Kilda Hill), 38 Tennyson Street (1929, designed by G.J. Sutherland, HO7 St Kilda Elwood Balaclava Ripponlea) and 4 Los Angeles Court, Ripponlea (1930, designed by Schreiber & Jorgensen HO7 St Kilda Elwood Balaclava Ripponlea). Another example within the HO6 St Kilda East precinct is the house at 151 Alma Road, which is very intact and retains details such as Cordoba tiles to the arched vehicle entry portico, ornamental vigas below the windows, twisted columns between the lower windows, tooled stucco walls and blind windows with Saltaire cross. However, it lacks the bold and picturesque massing of 11A Charnwood Road.

Assessment

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

Recommendations

Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

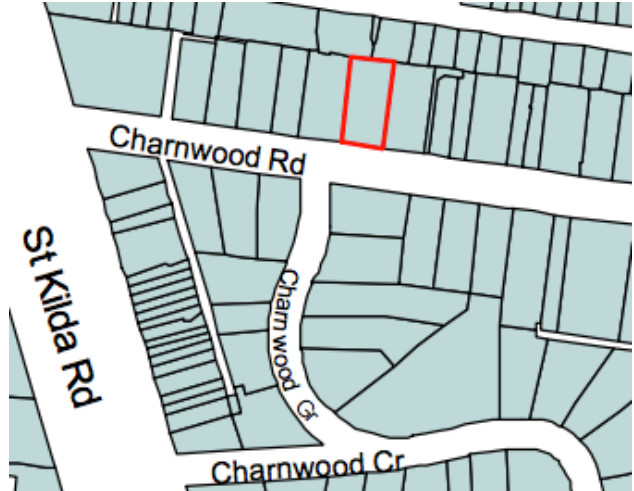Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Other images

City of Port Phillip Heritage Review

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

Address:	16 Charnwood Road, St Kilda	Heritage Precinct:	St Kilda East
Category:	Residential: Flats	Heritage Overlay:	HO6
Style:	Interwar: Moderne	Graded as:	Significant
Constructed:	1939	Victorian Heritage Register:	No
Designer:	Unknown		
Amendment:	C29, C142		
Comment:	Revised citation		

Significance

What is significant?

The flats, constructed in 1939, at 16 Charnwood Road, St Kilda are significant. This is a three storey interwar block of flats in a stepped plan that demonstrate the influence of the Moderne style through the steel framed corner windows, curved balconies with a projecting ledge and decorative wrought iron balustrade and open curved stairway. The walls and chimneys are finished in textured render. A low brick fence along the frontage appears to be original.

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

How is it significant?

The flats at 16 Charnwood Road, St Kilda are of local aesthetic significance to the City of Port Phillip.

Why is it significant?

It is aesthetically significant for the unusual combination of Moderne style form, massing and detailing in combination with textured render more commonly associated with the Spanish Mission style. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

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

The building of flats accelerated during the 1920s:

> In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

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

Flats, 16 Charnwood Road

Charnwood Road was created in the 1860s on part of the land occupied by the 'Charnwood' mansion and by the end of the nineteenth century was almost fully developed with substantial villas and mansions on large allotments. This property at no.16 contained a typical villa residence, asymmetrical in plan with three sided bay window (MMBW).

The nineteenth century house was replaced by present flats, which were built in 1939 for D. Bruhard and first appeared in the Sands & McDougall Directory in 1940 (BP, SM).

References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no.1359, dated 1898

O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University

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

St Kilda Building Permit (BP) No. 10197 issued 1 March 1939

Sands & McDougall Directory (SM) 1940

Sawyer, Terry, (1982) 'Residential flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne

Description

This is a three storey interwar block of flats in a stepped plan that demonstrate the influence of the Moderne style through the steel framed corner windows, curved balconies with a projecting ledge and decorative wrought iron balustrade and open curved stairway. The walls and chimneys are finished in textured render. The flats are in good condition and have a relatively high degree of external integrity. A low brick fence along the frontage appears to be original, but the metal palisade fence is a recent addition.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

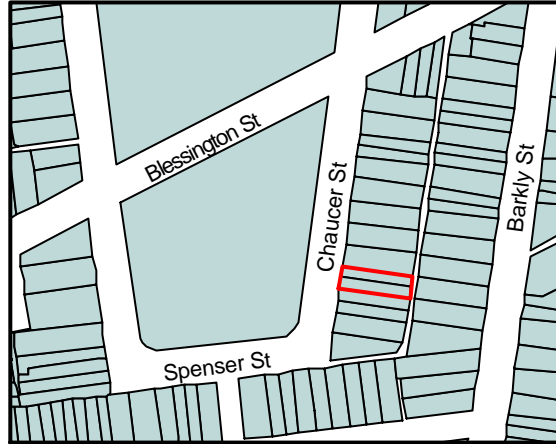Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

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

Other images

Identifier   Duplex

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO90

Address   80-82 Chaucer St
ST. KILDA

Constructed   1913

Category   Residential:attached

Designer   G.B. Leith & G. Burridge Leith

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

Perhaps the strongest example, architecturally, of St Kilda's multitude of single storey duplexes. This standard building form has been thoroughly reworked with a deft and confident hand, and displays many original architectural touches within the idiom of its time, such as the bold expression and interrelationship of the party wall and gable ends. It is interesting also for its back-to-back development with an identical duplex behind it in Barkly St, which has unfortunately been somewhat mutilated. Recent alterations have seen the distinctive arched gable tie at the front replaced with a new one made of straight members. The removal of this integral part of the design detracts from the building's significance.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Duplex
Original owner: A. Hickey

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
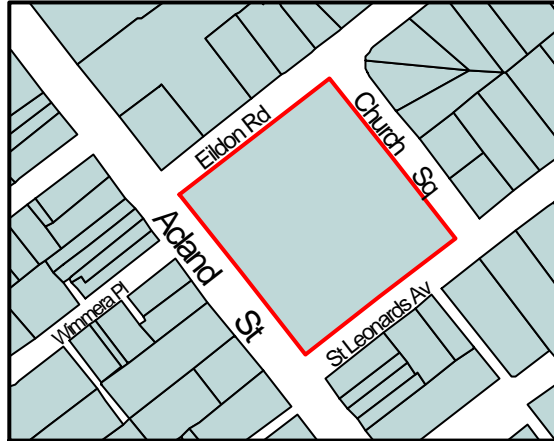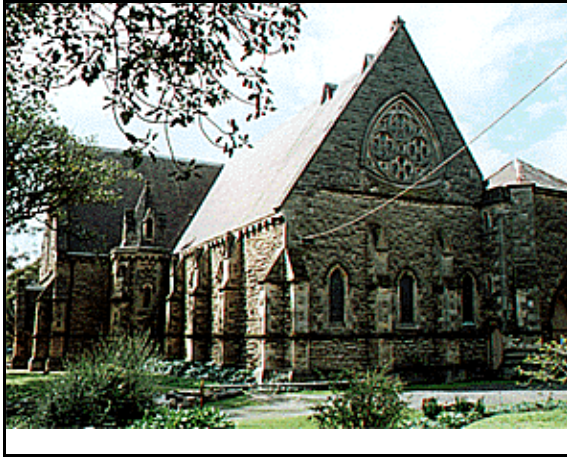
References

NOTES
St K C C permit No 2052-2053.

Identifier Christ Church, Church of England, Hall and Parsonage

Formerly unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO9

Address	Church Square ST. KILDA	**Category**	Church
Constructed	1854-57	**Designer**	Purchas and Swyer

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

Christ Church St Kilda, the central element of an interesting building group located on the Church Square reservation and including the original church parsonage pre 1855, is an unusual if incomplete design enhanced by the dominant triangular spherical window in the west gable (modelled on Lichfield Cathedral), the decorated doorways and the octagonal corner turret. The interior of Christ Church, the oldest surviving church in St Kilda, is notable for the timber roof truss configurations and the highly decorated chancel and altar. The square in which these buildings are situated is highly significant in the history of town planning in Victoria.

Primary Source

Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Other Studies

Description

Christ Church, St Kilda, fronting Acland Street and replacing an earlier structure afterwards used as a common school, was erected in 1854-57 to the design of Melbourne Diocesan Architects Purchas and Swyer with additions of a large chancel and other improvements by Sydney W. Smith in 1874 and 1881. The Church, originally conceived as a 'T' plan with corner tower and small apse in the English decorated gothic style is constructed of the rarely used Point King Sorrento sandstone.

Intactness
Christ Church St Kilda, still in constant use by the local congregation, is intact although the fabric is badly weathered and affected by damp.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Christ Church St Kilda Parish Records
National Trust of Australia (Victoria) File No. 2352
Cooper, J.B. 'The History of St Kilda 1840-1930', Melbourne 1931 Vol I pp. 324-326.
The Architects Index, Department of Architecture, University of Melbourne.
'Australian Builder' Melbourne 9 October 1856.
Sutherland, Alexander, et al. 'Victoria and its Metropolis', McCarron Bird, Melbourne 1888 Vol II
    p. 529,531

[National Estate citation reprinted with permission of the Australian Heritage Commission]

Identifier   House

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO91

Address   9 Church St
SOUTH MELBOURNE

Category   Residential:detached

Constructed pre 1857, 1873

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

9 Church Street is of significance as one of the few two storeyed timber houses to remain in a substantially intact state in what is the oldest area of South Melbourne's permanent settlement. Verification of the date of different parts of this house is needed through closer on-site inspection.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence
Date of Construction: pre 1857 and 1873 (1)

Archibald Howison (2), a cooper, owned and occupied a timber house on this site from at least 1856 until the 1880s. The house was listed as having two rooms until 1873, when it doubled in size and N.A.V. It is probable that the extant house contains fabric of both dates. It is a two storeyed house clad in weatherboards to represent ashlar blocks to the front façade, while metal cladding has recently been applied over the original weatherboards on the north façade. The verandah has been altered, however retains some of the original timber decoration to the first floor.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
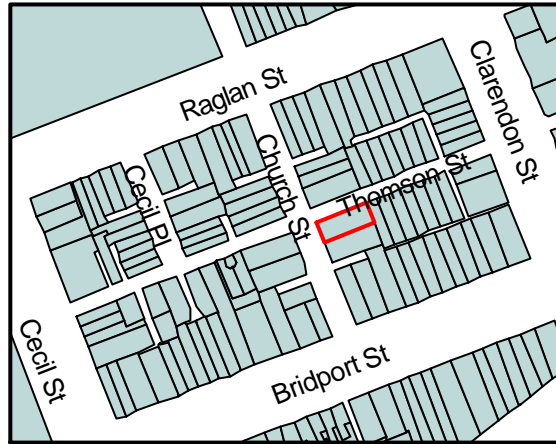recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1856/57 and 1873/74
2 Variously spelt in the Rate Books, 'Howison', 'Howieson' and 'Harrison'

City of Port Phillip Heritage Review

Identifier "Ballaarat"

Formerly unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO92

Address 51 Church St
SOUTH MELBOURNE

Category Residential:detached

Constructed 1857

Designer unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

'Ballaarat' is of significance as a timber house of the 1850s that remains substantially intact in the form it developed into by the 1880s. Integral to the significance are the joinery details including the verandah decoration, the windows and doors.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

In 1856 the Rate Books list the owner of vacant land at what is now 51 Church Street as 'not known'(2) but by the following year J.T. Geyer (sic.)(3) had erected this early three-roomed wooden house. The property's first N.A.V. was £40 and the occupier was George Anderson(4). The building continued to have rooms added to it, becoming a four-roomed house with a kitchen and shed in 1858(5). By 1873 it was described as having six rooms, the owner and occupier at that time being William Paton, a clerk(6) and in that year the N.A.V. of the property dropped to £34(7). During the 1880s boom the N.A.V. rose to £44(8) and the building was again added to and by the end of the decade had seven rooms listed(9). The property's value reflected the depression years just prior to the turn of the century, its N.A.V. dropping once more to £18(10). Harry skinner, a carpenter, owned the building at that time and the occupier was James Morgan, a bootmaker.

The house as it stands appears to be extant in the form as it evolved from the 1850s until the 1880s. It is a single storeyed weatherboard house with two corrugated iron-clad cross gables to its roof and a skillion extension to the east, and it has a verandah that wraps around the west and north facades. The verandah has a convex roof and early timber decoration, and the intact four panelled entrance door is set within the northern face of the verandah. The house retains two multipaned double hung sash windows however appears to have had two french doors removed from the west façade.

It is not known when the house was named 'Ballaarat', however the nameplate on the west façade appears to date from the early twentieth century.

History

unknown

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1   City of South Melbourne Rate Books, 1856-1858
2   ibid., 1856/57
3   This spelling varies in the Rate Books between 'Geyer', Bongeyer' and 'Vongeyer'
4   ibid., 1857/58
5   ibid., 1858/59
6   ibid., 1873/74
7   ibid.
8   ibid., 1887/88
9   ibid.
10   ibid., 1898/99

Identifier   Former Cable Tram Engine House

Formerly   unknown
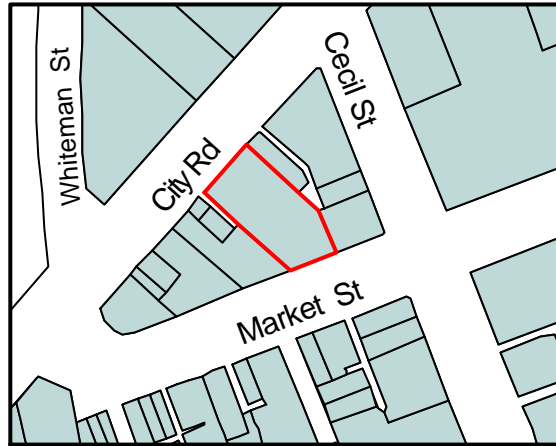
Heritage Precinct Overlay HO4
Heritage Overlay(s)

Address 357-361 City Rd SOUTH MELBOURNE	**Category** Industrial
Constructed 1889	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former cable tram house is of significance as a document to the social history of South Melbourne, being the only extant physical evidence of the cable tram network that serviced the area. As a structure it is of significance as one of the group of extant cable tram engine houses in Melbourne such as those in Fitzroy and North Melbourne. While not as embellished in its decoration as some of the other cable tram houses, it is of significance for maintaining the tradition of these buildings, in its high degree of detailing and ornamentation, that extends far beyond any literal need and in a manner quite distinct from most industrial and warehouse buildings of the time.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Cable Tram Engine House
Date of Construction: 1889(1)

Following the Tramways Act of 1883, the Melbourne Tramways and omnibus Company was formed and cable tramways were laid down in Melbourne and its suburbs(2). In South Melbourne two lines were constructed in 1890,(3) both of which entered the municipality by the new Queens Bridge (built in 1889) and this building was erected to house the engines of the Queensbridge Road Service(4) and was one of twelve such engine houses(5) built for the Company across Melbourne.

Early in the twentieth century the cable network was progressively replaced by electric trams and motor buses. South Melbourne's first electric tram service was along the route from Melbourne, via Sturt Street, to South Melbourne and St Kilda, which opened in 1925.(6) The Queens Bridge cable trams were in use until

1937(7) when they too were replaced by electric trams and the bus to Port Melbourne, and as a consequence the cable tram house was closed.

The cable tram house, despite its long closure, remains substantially intact in its original form and detailing. It is a large single storeyed hall-like building, built in polychrome brickwork used to bold effect across the facade. The side and rear walls are in red brick, while the front facade has red brick across the expressed corner pilasters, to the cornice line that is set out from the wall by a corbel table in brick, and the two pedimented entrance projections. Within this red framework, the wall is set in contrast, having been built in dark Hawthorn bricks. Across the whole are moulded cream bricks set in a string course connecting the stilted segmental arches of the window and (former) door openings, and cream bricks to the cornice line. The rear facade is far plainer, but does repeat the detailing with a small number of cream bricks set across it, and with the wall built with projecting piers and banding supported on simple corbel tables.

The building retains a large number of its entrances to the side and main facades intact, however two of the pedestrian entrances to City Road have been altered and a large opening has been set into the east wall. The slate roof with its ventilated clerestoreys remains intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 National Trust of Australia (Victoria), 'Research into Cable Tram Engine Houses', 13
   June 1976.
2 C. Daley, 'History of South Melbourne',. p. 316.
3 ibid.
4 G. Butler, 'South Bank Architectural and Historical Study, Vol. 1', September 1982, p. 19.,
5 National Trust of-Australia (Victoria), 'Research into Tramway Engine House, 359
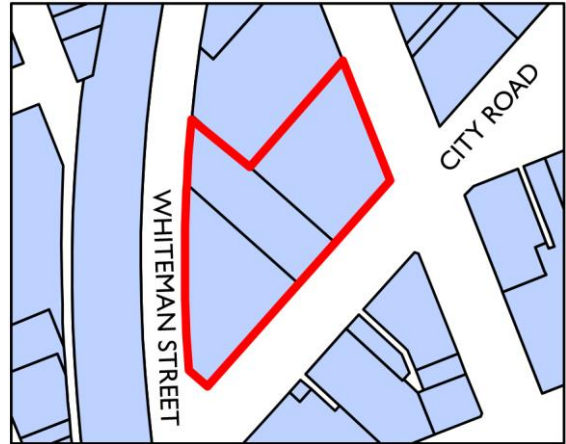   City Road', 21 March 1983.
6 Daley, op cit.., p. 318.
7 Daley, loc. Cit

City of Port Phillip Heritage Review

Place Name: **Johns & Waygood**
Other names: John Perry Industries

Citation No: **2317**

Address: **400-430 City Road, Southbank**

Category: **Industrial**

Style: **Edwardian, Postwar International**

Constructed: **1909-10, 1920s, 1954-60**

Designer: **Bates, Smart & McCutcheon (1960); unknown (1909-1920s)**

Amendment: **C52, C117**

Comment: **Updated Citation**

Heritage Precinct Overlay: **None**

Heritage Overlay(s): **HO4**

Graded as: **Significant**

Victorian Heritage Register: **Recommended**

Significance

What is Significant?

The former Johns & Waygood premises at 400-430 City Road, Southbank, is a large industrial complex occupying most of a triangular-shaped site bounded by City Road, Cecil Street and Whiteman Street. 400 City Road comprises the four-story Bates, Smart & McCutcheon curtain-walled office building on the Cecil Street corner (which replaced a c1909 classical commercial two-story brick office building), three-story brick general store of c1910 adjoining a later three-story brick machine shop of c1920s, behind which are steel-framed, sawtooth-roofed erection shops. 408 and 412-430 City Road comprise single and double level brick gable ended bays of c1909-10 with intact massive queen-post truss roof clad in corrugated-iron and some altered openings

Commencing from a single workshop from c 1890, Johns & Waygood enlarged the works over several years from 1909, with the initial office buildings constructed by James Wright of Armadale in 1909. This became the headquarters and main manufacturing works of one of Australia's oldest and most important engineering firms.

The elements of primary significance are the facades to City Road, roofline and internally supporting trusses and timber framework

The elements of no or limited significance are the altered elements including plate glass windows to façade, internal partitions, and introduced party wall to 400-406 City Road on the east and 412-430 City Road to the west.

How is it Significant?

The complex is of historical and aesthetic (architectural) significance at the local level to the municipality.

Why is it Significant?

Johns & Waygood is of historical significance as a remarkably complete collection of single and multi-storey industrial buildings in a range of styles reflecting the range of functions and scale of this important engineering form. The complex is chiefly notable as the headquarters for Johns and Waygood between 1910 and 1982. This is one of Victoria's oldest extant engineering establishments, and one of the most important structural and general engineering establishments to have operated in South Melbourne. It was a major supplier of lifts and steel work for general building constructions in Melbourne in the 1990s. The complex is the oldest extant of any belonging to the larger engineering establishments which operated in Melbourne before 1945. The role of Johns & Waygood in pioneering the development of passenger lifts, contributed to the change to the face of modern Australian cities, in enabling multistoried office buildings to be erected, where previously 4-5 stories were the limit of rentable space. The passenger lift eliminated stair climbing as a constraint on building height.

Derived from the iron fabrication business of Peter Johns in 1856, the firm expanded to play a significant role in the history of building construction in Australia, being pioneers in the provision of structural steel framing, passenger lifts and metal-framed windows. The drawing office, established at City Road in 1909, was also influential for much of the twentieth century, with many important architects and engineers working or undertaking their early training there. The corner glass curtain-walled office tower (1960) provides evidence of the further expansion of the firm in the post-war period.

The place is of architectural and aesthetic significance for its extensive array of distinctively designed structures and a prominent visual element along City Road. The earlier portion at the western end, and on Cecil Street, are fine examples of the utilitarian commercial architecture of the early twentieth century, while the less intact portions still contribute to the overwhelming pre-War industrial streetscape. The corner glass curtain-walled tower is a prominent element in its own right, of architectural significance as an intact example of the work of noted mid-century commercial architects Bates, Smart & McCutcheon, whose more prominent office blocks in City Road (for APM and Mobil) have been demolished. Some individual elements such as the rose bosses on exposed steel girders above the doorways reflect the concern for high levels of design and craftsmanship. The substantial and intact timber trusses and post system, supporting former craneways are significant as rare remnants of early twentieth century industrial building design.

The place therefore meets the HERCON heritage criteria as follows:

- Criterion A: Importance to the course, or pattern, of our cultural or natural history – as one of Victoria's oldest extant engineering establishments, and for its role in the development of the elevator.
- Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments – as the best surviving example of an engineering and fabricating works for which Southbank was once the Melbourne concentration.
- Criterion E: Importance in exhibiting particular aesthetic characteristics – for the early modernist curtain wall elements of the main office building by architects Bates, Smart & McCutcheon and for the distinctive brick facades and timber interiors.
- Criterion H: Special association with the life or works of a person, or groups of persons, of importance in our history. – for the association with Johns & Waygood company

Levels of Significance

Primary significance – Facades to Cecil Street and City Road, roofline and supporting trusses and framework of sawtooth section.

No or limited significance – Altered elements including plate glass windows to ground floor, internal partitions, and introduced party wall to 408 City Road.

Thematic Context

Victoria's framework of historical themes

3. Developing local, regional and national economies: 3.12 Developing an Australian manufacturing capacity.

Port Phillip thematic environmental history

5.4 Industry: 5.4.2 South Melbourne, 5.4.5 Growth and prosperity

History

Johns & Waygood has its origins in the combination in 1892 of the Australian Waygood Elevator Company (formed 1888 as subsidiary of the English form of Richard Waygood) and the Johns' Hydraulic & General Engineering Co., of Sturt Street, South Melbourne, also started in 1888, by Peter Johns. (Blainey, 1972) By this time the firm had expanded into the manufacture of steel girders, gas plants and passenger lifts. The last were particularly lucrative, with the firm obtaining exclusive rights to build and sell the Waygood patent lift, altering its name to Johns & Waygood in 1892. A number of prominent Melbourne entrepreneurs and politicians formed the bulk of the shareholders. (Blainey, 1956)

In 1908, Johns & Waygood acquired a 3½ acre site in City Road for £4,900, then occupied by a boxing stadium and factory. They engaged James Wright (1866-1947) of Armadale, to erect a new works comprising offices, stock stores, blacksmith's shop, structural shop, fitting and machine shop, power house, stables, store sheds and a caretaker's cottage. (National Trust) New plant for the manufacture of structural steel was installed. (Pratt, 1934) A series of timber framed single story structures were built along City Road, evidently from east to west with later saw-tooth roof buildings filling the space between these and the Cecil Street buildings. The former Haig Street roadway was acquired and became part of the site in 1910.

Figure 1 - Main office from www.victorianplaces.com.au/taxonomy/term/4295

Additions carried out in 1954 by noted commercial architects Bates, Smart & McCutcheon culminated, in 1960, with the complete rebuilding of the main office, on the corner on Cecil Street and City Road, as a four-storey curtain-walled building. At that time, the western portion was used for structural fabrication and a plate yard, and the buildings on Cecil Street as a general store, machine shop and fitting shop. Towards the end of that decade, the firm sold off the western half for private development with the buildings being occupied by a variety of engineering works and later automotive auctions.

The structural steel part of the works was notable, particularly in the mid-20th century, when it was responsible for steel work for many new city buildings, and large industrial complexes such as the new Ford Motor Co. plant in Geelong. The steelwork for the new King Street Bridge was also fabricated by Johns & Waygood, employing welding techniques new to Australia at the time. (The Argus, 1926) The company merged with the Perry Engineering Company, in 1965 and became Johns Perry Ltd. in 1974. Boral Limited took them over in 1986 later becoming Advanced Building Technologies Group Pty. Ltd. and was still operating under that name in 2006. (Milner, 1991)

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"VICTORIAN INDUSTRIES." The Argus (Melbourne, Vic.: 1848 - 1957) 9 Sep 1926: 26 Supplement: AN HISTORIC SOUVENIR. Web. 21 May 2015, http://nla.gov.au/nla.news-article3807811

Description

The complex comprises a series of multi-story buildings along Cecil Street with single-storey sawtooth-roofed warehouse bays behind. The City Road/Cecil Street corner is occupied by the Bates Smart & McCutcheon four-storey (Figure 2), curtain-walled, office building, with aluminium-framed windows and enamelled steel spandrels. This has recently been refurbished with the spandrels and framing painted black. Originally, the framing was unpainted and polished, while the spandrels were a dark colour according to the Black & White photographs by Wolfgang Sievers. Floors and internal columns are of reinforced concrete, while the ground floor, originally of brick, has been opened out to be continuous plate glass.

The eastern half of the site has two three-storeyed red brick buildings on Cecil Street (Figure 2). The older (No 48) has rendered friezes, dentillated cornices and rectangular windows with projecting sills and timber-framed double-hung sashes. Its ground floor has been altered with a tiled entry surround, and new windows with metal-framed fixed sashes. Internally it employs steel framing and timber joist floors, with a south-facing sawtooth roof hidden behind the brick parapet. The adjacent building (c.1920s) is of a simpler finish, with unadorned face-brick façade, wide bays of double-hung sash windows. Ground floor openings have been enlarged and replaced with aluminium frames.

Figure 2 - 1960s office on corner of Cecil Street, c1910 general store and c1920 machine shop on right.

The City Road elevations (Figure 3) comprise brick gable ended bays extending through to Whiteman Street, constructed with large steel and timber columns and queen-post truss roofs supporting large ridge lanterns. Former crane rails are evident from the travelling cranes which once ran the length of the building. A large diagonally timber truss supports the upper story at the front of the east bay. A glazed roof light fills the wall space between the high and low bay roofs. The Whiteman Street façade is timber framed and clad in corrugated galvanised iron. The roofs are also clad in CGI, with the end trusses at Whiteman Street cut at an acute angle.

Figure 3 – Facades of 408 – 430 City Road (numbered right to left)

Figure 4 - Interior timber work showing roof trusses, posts and later brick party wall on east side
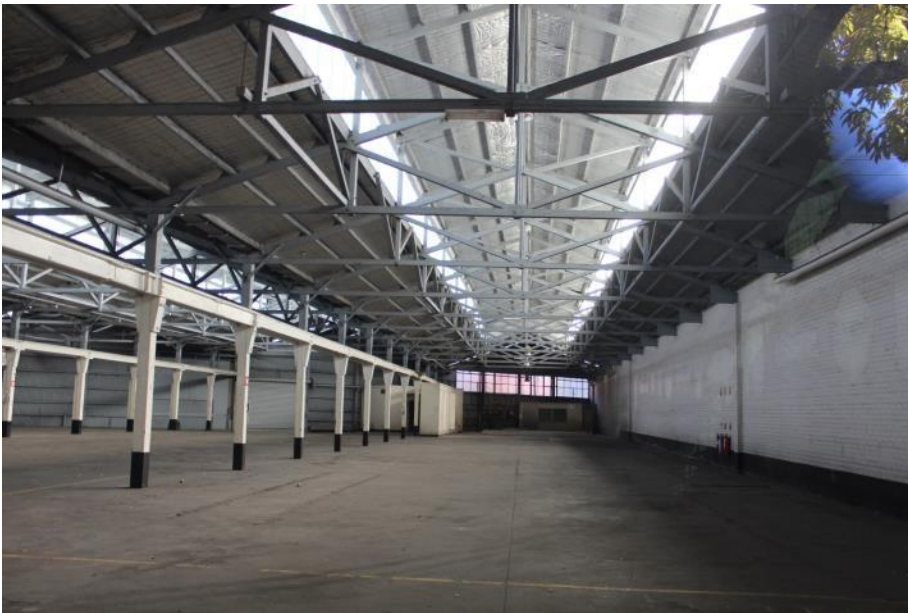
Figure 5 - Interior of easternmost bay looking north from the City Road end

Condition and Integrity

The complex reflects the gradual change and expansion of the works over time, so that the original office block was demolished to make way for the new curtain wall office, some changes to fenestration and other details have been made, but the complex is otherwise highly intact. Recent renovations for new tenants have ensured the buildings are currently in good condition.

Comparative Analysis

Johns & Waygood is one of two elevator manufacturers in Melbourne, and one of the few surviving nineteenth and early twentieth century Southbank, South Melbourne and Port Melbourne industrial complexes.

Peter Milner notes that, from 1858 to 1940, there were 560 firms in South Melbourne engaged in various fields of engineering, including factories, foundries and warehouses as well as engineering offices. In the immediate vicinity there are several former factories, warehouses and manufacturers which comprise a remnant of a once far more extensive industrial precinct that extended from Allen's Sweets near the Arts Centre along City Road Southbank to Normanby Road South Melbourne to Ingles Street Port Melbourne.[1]

Among these were Australian Paper mills, Langland's Foundry, Buchannan & Brock, Amalgamated Marine Engineers, Titan Nails, Hardie Asbestos, etc.,[2] all of which have been demolished for urban renewal projects. Several City Road factories and warehouses such as James Moore, Holden Motors and International Harvesters, have been facaded for new apartment or office buildings.

Of the buildings that survive (e.g., Hart & Company, 21-27 Meaden Street, 1936) most tend to be more recent, less architecturally distinguished and, particularly, less historically resonant than the Johns & Waygood site in City Road. Of the comparable industrial complexes in Port Phillip, some are single stand-alone office buildings which comprise the only surviving remnants of the former extent of the works

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[1] Some significant industrial sites in South Melbourne/Milner, P. (Peter). [Melbourne] [National Trust of Australia (Victoria)] 1986, Infralib 333.77099451 MIL:S

[2] Lewis, Miles, 1983, An Industrial seed-bed: volume 2 of the South Bank architectural and historical study. Department of Planning.

(Kitchen & sons, Felton Grimwade), or multistory warehouse structures of different form (Dunlop, Laconia). Other earlier warehouse buildings such as the Robur tea warehouse and Jones bond store reflect a quite different building form and use. Elsewhere in the City of Port Phillip are the Swallow & Aerial biscuit factory and Colonial Sugar Refinery on Beach Road. Both of these have been extensively altered as part of conversion to apartments.

The most relevant comparison can be made with Austral Otis on the corner of Kavanagh Street and Kings Way South Melbourne. This was the main rival of Johns & Waygood, and had a similar large manufacturing complex with two story masonry office building and extensive corrugated iron clad factory space. However, only the office building survives.

Austral Otis South Melbourne (National Trust)

The unique feature of the Johns & Waygood complex is that it retains the range of building forms that are representative of these industrial complexes of the late nineteenth and early twentieth centres, including timber framed and corrugated iron clad manufacturing and warehouse spaces, some with overhead travelling cranes still in place, multistory brick store and office space, and elaborate architectural elements for the main office and show room buildings. The Factory spaces are typical construction forms of their times – timber queen-post trusses on timber posts and load-bearing brick walls in the early 20th century, and reinforced concrete and steel girder sawtooth roof structures in the mid-20th century. However, examples of the earlier form are increasingly rare, particularly in the former South Melbourne industrial area. The massive timber posts and overhead crane rails give an indication of the former industrial uses which are not evident in other buildings in the municipality

The office tower on the corner of Cecil Street (1960) remains as a rare surviving example of the multi-storey commercial work of important architects Bates Smart & McCutcheon in the Southbank area. That same year, they also designed two much-publicised high-rise office buildings for APM and Mobil at the other end of City Road, but both of these have since been demolished or significantly altered. All these buildings were erected five years after the first all-glass curtain wall building in Melbourne, Gilbert Court in Collins Street (1955). It is also notable as an example of the less common application of a glass curtain wall to part of a manufacturing complex. Comparisons in other municipalities (all included in the HO) include the BP oil blending tower at Spotswood, extensions to the Yarraville sugar refinery, the APM boiler house at Alphington, the former ETA factory at Braybrook and GMH Holden at Dandenong.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* ('The Burra Charter') 2013, using the HERCON criteria. The relevant criteria are set out below:

Criterion A: Importance to the course, or pattern, of our cultural or natural history.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Criterion E: Importance in exhibiting particular aesthetic characteristics.

Criterion H: Special association with the life or works of a person, or groups of persons, of importance in our history.

Recommendations

Biosis Pty Ltd, Fishermans Bend additional heritage place assessments, 2015 recommendations:

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

- Nominate to Victorian Heritage Register

Primary heritage study

Biosis Pty Ltd, *Fishermans Bend additional heritage place assessments*, 2015

Other heritage studies

Ward, Andrew, *Port Phillip Heritage Review*, Version 16, 2013, Volume 1, p.109 (HO4 precinct citation)

Biosis Pty Ltd, *Fishermans Bend Heritage Study*, 2013

A number of previous studies have identified the Johns & Waygood site as a place of cultural significance, these include the following:

- Yuncken Freeman Architects. 1975, *South Melbourne conservation study: report to South Melbourne Council* June 2nd, 1975/
- Willingham, Allan F. 1976. 'A survey of historic buildings in area no. 3 of the central business district Melbourne' (Variable title: Melbourne CBD study)/ Victoria. Historic Buildings Preservation Council; North Fitzroy, Vic.
- Milner, P. (Peter). 1986, 'Some significant industrial sites in South Melbourne'/ [Melbourne] [National Trust of Australia (Victoria)]
- Port Phillip Heritage Review, Version 16, 2013, Volume 1, p.109 (HO4 precinct citation)

The site is classified by the National Trust:

- National Trust classified File Number B6084 Level of Significance Regional Classified: 24/07/1989 Revised: October, 1989

City of Port Phillip Heritage Review

Identifier   City South Holden (showroom)

Formerly   Kellow Falkiner Pty Ltd (service centre/showr

Heritage Precinct Overlay HO4
Heritage Overlay(s)

Address	380-386 City Rd SOUTHBANK	**Category**	Commercial
Constructed	1927	**Designer**	Harry A Norris

Amendment   **C 52**

Comment   New citation

Significance   (Mapped as a Significant heritage property.)

What is Significant?
The Kellow-Falkiner showroom is a substantial double-storey red brick building in the Free Classical style, which was erected in 1927 as an assembly plant, service centre and showroom for one of Melbourne's earliest and most prestigious car dealerships.

How is it Significant?
The Kellow-Falkiner showroom is of historical, aesthetic and architectural significance to the City of Port Phillip.

Why is it Significant?
Historically, the Kellow-Falkiner premises is significant for its long association with the pioneer automotive company founded by Charles Kellow, one of Australia's first motorists. Dating back to 1913, Kellow-Falkiner was one of the first car dealerships in Australia, and grew to become one of the largest and most prestigious firms, still continuing (albeit from another address) to this day. He subsequent occupation by Holden demonstrates a significant continuity of use for almost eighty years. The building remains as a notably early and substantially intact example of a purpose-built car showroom, of the type that became ubiquitous from the 1930s onward.

Aesthetically, the building is a representative and intact example of a substantial commercial building in the Free Classical style that was popular during the inter-war period, broadly characterised by symmetry and regularity in composition, and the use of stylised Classical motifs. This prominent double-storey building also makes a significant contribution to the City Road streetscape, principally made up of substantial commercial and industrial buildings dating from the first four decades of the twentieth century. Architecturally, the building is significant as an intact and substantial example of the work of Harry Norris, noted inter-War society architect, who designed at least one other building for Kellow-Falkiner, at 397 St Kilda Road.

Primary Source

Other Studies

Description

The former Kellow Falkiner premises in City Road is an imposing double-storey red brick building on a corner site, designed in a Free Classical style, with a sawtoothed roof concealed along the street frontages by low parapets. These two facades are virtually identical in composition and detailing, each having a series of bays articulated by piers with stylised Classical capitals, with a rendered frieze above and a parapet with projecting panels and a broad triangular pediment. The original signage indicated on the working drawings, stating the name of the firm, has been removed. Each bay retains original multi-paned steel-framed windows to the first floor, and, typically, more recent aluminium-framed fixed sash shopfront windows to the ground floor. Concrete crossovers in the footpath indicate that some of the ground floor openings originally facilitated vehicular access; one of these remains intact on the Cecil Street façade, with a steel roller shutter. The rear elevation, to Blakeney Place, is more utilitarian in style.

History

This building was erected 1927 as a factory/showroom for pioneer Melbourne motor dealers Kellow Falkiner Pty Ltd, founded by Charles Brown Kellow (1872-1943) in 1913. Born in Castlemaine, Kellow worked formed the partnership of Lewis & Kellow, bicycles importers and manufacturers, in 1893. Kellow took over the business after Lewis' death four years later, but soon became interested in the burgeoning automotive industry. He became one of Australia's first car owners in 1903 when he acquired his first automobile, a single-cylinder De Dion. Later that year, he achieved fame when, during a rail strike, he delivered a batch of Argus newspapers to Bendigo in an unprecedented six hours. Kellow entered the motor trade in 1907, securing an agency for De Dion Bouton and having locally-made bodies fitted onto imported chassis. Based at 188 Exhibition Street, Kellow's business became the sole agency for Humbers, Talbots, Napiers and Rolls-Royce, and claimed to be the largest garage in Australasia.

In 1913, Kellow entered into partnership with engineer Ralph Falkiner (1877-1946) to form Kellow Falkiner, with a motor garage/office at 218 Russell Street and a showroom at 460 Bourke Street. After Falkiner left in 1915, Kellow continued alone (while retaining the joint name) and the firm subsequently expanded to become one of the most prestigious car dealerships in Australia. In 1927, Kellow engaged noted society architect Harry Norris to design two new buildings: a car showroom at 397 St Kilda Road, and the present building in City Road. Drawings for the latter indicate that it comprised a service area, showroom and car assembly area on the ground floor, with the motor body department above (with zones for blacksmith, panel beaters, woodworkers, painters, trimmers and a 'duco bay' on a turntable. The building remained occupied by Kellow- Falkiner until at least the mid-1970s. They later consolidated their activities at South Yarra, where they still remain, while their former City Road premises was taken over by Holden.

Thematic Context

COMPARATIVE ANALYSIS
The former Kellow-Falkiner premises in City Road can be compared with various other buildings that were built or occupied by the same firm in the early twentieth century. Of their original premises, the car showroom at 460 Bourke Street has been demolished; the motor garage/office at 218 Russell Street still stands, but was evidently much altered (or entirely rebuilt) by the firm in the 1930s or '40s, and has been altered further since then. The showroom at 397 St Kilda Road, designed by Harry Norris in a particularly ornate Spanish Mission style, remains largely intact and in fine condition. It is somewhat more distinguished that its counterpart in St Kilda Road, and has been added to the Victorian Heritage Register.

Recommendations

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

References

Harry Norris. 'Brick and concrete motor premises for Kellow-Falkiner Pty Ltd', working drawings dated June 1927. Building Records Department, City of Port Phillip.
Daniel Catrice & Michele Summerton, 'The Motor Garage & Service Station in Victoria: A Survey', report dated February 1997. pp 81-85.
'Death of Mr C B Kellow', Argus, 3 July 1943, p 4.

Identifier   Wayside Inn Hotel

Formerly   unknown
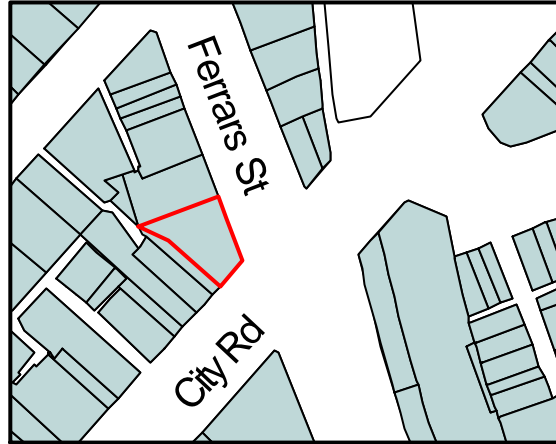
Heritage Precinct Overlay None
Heritage Overlay(s) HO93

Address 448 City Rd SOUTH MELBOURNE	**Category** Commercial
Constructed 1915	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The "Wayside Inn" hotel at no. 448 City Road, South Melbourne, was built in 1915 for Julia and John Palmer. It is of historic interest and of aesthetic importance. Its historic interest (Criterion A) rests on the continued use of the site as a hotel of the same name since 1868. Its aesthetic importance (Criterion E), though not individually great, is derived from the manner in which the building reinforces the nineteenth and early twentieth century streetscape character of the area, its corner location being an important attribute.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A prominent post Edwardian Free style two storeyed hotel occupying a corner site and having a corner splay. Distinguishing elements include the scalloped cement parapet treatment and ball finials which are highly expressive of the period. The pilaster bays vary and add interest to the elevations by this means. The corner splay is given emphasis by a cartouche with "1915" in cast cement. The upper level is in face brickwork, now overpainted, and the street level elevations have been altered.
Condition: Sound.
Integrity: Medium.

History

In 1866, Ferrars Street ended at City Road. The land beyond on the north side of City Road was low lying and swampy, and was the domain of the railway lines. By the end of the 1870's, roads had been formed and Ferrars Street had been extended to Normanby Road. At the time, City Road was known as Sandridge Road and bounded the southern edge of Block 54 which by this time had been subdivided and sold. Lot 1 on the north west corner of City Road and Ferrars Street was acquired by William Thistlethwaite, a local land agent.

At the turn of the century, there was a weatherboard hotel with ten rooms occupying the site on the north west corner of City Road and Ferrars Street. It was known as the "Wayside Inn" and had been built in 1868 by Jas Lamond, formerly of Scot's Hotel. In 1900, it was in the hands of the executors of Peter Campbell and the licensee was Julia Palmer.

By 1905, Julia and John Palmer had taken over ownership of the property. They leased it to Ellen McDougall. In 1915, the Palmers built a new brick hotel on the site. It had ten rooms and an NAV of 360 pounds. The licensee was Leo John Donnelly. Teresa Georgette held the hotel licence in 1918 and continued to do so in 1920. The description of the building remained unchanged however the NAV had risen to 420 pounds. The Palmers, who at that time lived in Richmond, continued as owners.

Thematic Context

3. Developing local, regional and national economies. 3.11.5 Retailing food and beverages.   8. Developing cultural institutions and ways of life. 8.4 Eating and drinking.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

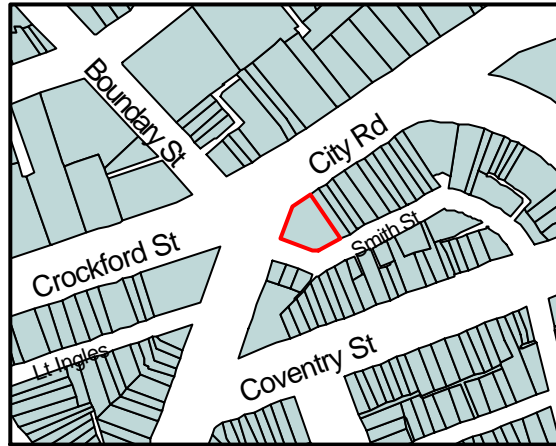South Melbourne Rate Books: 1900-01, 1905-6, 1910-11, 1912-20, VPRS 8264, PROV.
MMBW litho plan no.19, c.1894.
Parish Plan South Melbourne, Sheet 2. PMHS.
Cox, "Hobson Bay and River Yarra", 1866. SLV, Map Section.
"Hotels" vol. 1. Port Phillip Library, Local History Collection, LH 647.949 4 SOU.

City of Port Phillip Heritage Review

Identifier   Former Meagher's Family Hotel

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	505 City Rd SOUTH MELBOURNE	**Category**	Commercial
Constructed	1874	**Designer**	M Hennessy

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

The former 'Meager's Family Hotel' is of significance as a Victorian landmark, dominating one of the key junctions along City Road at the boundary of South Melbourne with Port Melbourne. The alterations to the ground floor lessen the impact of the building on the streetscape and detract from the significance of the whole.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Hotel
Construction: 1874(1)
Architect: M Hennessy(2)

South Melbourne has had at any one time as many as eighty hotels(3) of which this is one. 'Meagher's Family Hotel' was established by James Meagher in 1874 (4) and John Toohey(5) was the first licencee.   It was designed by Hennessy who was also responsible for the 'Freer's Family Hotel' (now the 'Bell Hotel') and the 'Maori Chief Hotel' both in Moray Street (q.v.).

The hotel is a substantial two storeyed rendered building, located on the obtuse angle at the junction of City Road and Pickles Street. The design gives equal importance to its two main facades and is dominated by a series of fluted pilasters that extend up to the bracketed cornice line. The main entrance is set into the corner and is flanked by broad pilasters at ground floor level and coupled pilasters above, while minor entrances to each facade are emphasised by pediment units within similar pilasters. The building has been altered at ground floor level with windows replaced and the facade clad in bricks, however these have not been

sufficient to mask the overall impact of the building on this corner.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 Architects Index, University of Melbourne
2 ibid.
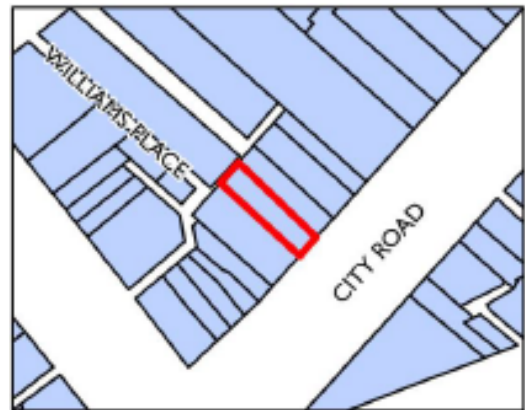3 Verbal communication with Andrew Lemon , Historian
4 Cole Collection, Vol. 3, State Library of Victoria
5 ibid.

City of Port Phillip Heritage Review

Place name: **Former Cogan Residence**
Other names: **-**

Citation No: **2371**

Address: 506 City Road, South Melbourne

Category: Residential: House

Style: Federation (Arts and Crafts)

Constructed: 1914

Designer: Unknown

Amendment: C115, C186port

Comment: Revised citation

Heritage Precinct: Montague Commercial Precinct

Heritage Overlay: HO513

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The Former Cogan Residence at 506 City Road, South Melbourne, which was built in 1914 for Mary Alice Cogan. Significant elements of the single storey brick house include the hip roof form, pair of red brick chimneys with rendered tops and terracotta pots, gable end with a rising sun motif (comprising battens and render, partly roughcast) and timber console brackets, presumed red brick walls (now overpainted) with remnant tuck pointing, wing walls with arched niches, verandah with cast iron column and remnant cast iron frieze, exposed rafters ends to verandah roof, tessellated tiling to deck, bay window with presumed timber window frames, timber entrance unit with panelled door with glazing to upper half, and decorative sidelight and toplight.

Non-original alterations and additions are not significant.

How is it significant?

The Former Cogan Residence at 506 City Road, South Melbourne, is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

The Former Cogan Residence is of historical significance as one of the few remaining examples of an early 20th century house associated with the former Montague neighbourhood. It is the only surviving house in this part of City Road, where previously there had been others interspersed among the commercial buildings. The house also has a strong historical association with the Cogan family, long-time Montague residents who owned and occupied the site for almost a century between 1868 and 1965. The three Cogan

siblings were closely involved with various local organisations and actively worked to improve the welfare of the Montague community during the first half of the 20th century. Robert Hennessey Cogan was a local councillor throughout the 1930s and served as mayor of South Melbourne between 1937 and 1938. (Criterion A)

The Former Cogan Residence is of aesthetic significance as a good and largely intact example of a Federation period residence. While the format is more typically associated with Victorian period row houses, the Arts and Crafts influenced design is characteristic of the Federation period, although the overpainting has diminished the original contrasting effect of the materials and finishes. With its prominent gable end and rising sun motif, it is the most distinctive of the few surviving Federation period houses in the Montague area. (Criterion E)

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

Contextual history

The Montague district was bound by Ferrars Street to the east, Boundary Road to the west, City Road to the south and the Port Melbourne railway line to the north.

In 1875, there were 560 households in the Montague area, and by 1900 there were 1,000, with 200 in the lanes and little streets. Many of the people attracted to the low cost housing were labourers, fisherman, boilermakers, mariners and shipwrights, probably drawn to the area because of its proximity to the docks and metal works along the river, and the noxious trades on the Sandridge flats. Owner occupation was approximately 33 per cent. Most of the houses in the smaller streets were made of timber and had two or three rooms. The land was low-lying however, and vulnerable to poor drainage and flooding.

MMBW plans show the Montague area was almost fully developed by the end of the nineteenth century with rows of narrow terraced houses lining the streets and laneways. Non-residential uses included several hotels, some of which still exist today, the St Barnabas Church complex in Montague Street, but almost no factories – a 'wire mattress factory' at the rear of some houses in Thistlethwaite Street being one exception.

In the early twentieth century, however, industrial premises began to replace residential properties within the Montague area. These early industries were associated with the significant growth of manufacturing in Victoria after Federation in 1901 when free trade laws between the states led to the removal of all internal import duties. These industries were also encouraged by trade protection through tariffs and import duties on imported goods. By the late 1930s the impact of industry prompted the Montague branch of the A.L.P. to write to Council to prevent the further intrusion of factories into residential areas (*Record*, 27 April 1940, p.7).

By the 1920s, much of the housing stock was falling into disrepair due to regular flooding and little maintenance, particularly among the rental properties. However, Montague was renowned for its close knit community. The self-contained suburb had its own, school, church, police station, kindergarten, football team, hotels, post office, bank and shops.

It was areas like Montague that led to the first inquiry into the condition of housing in Victoria, which was conducted in 1913 by a Select Committee of the Legislative Assembly. This first slum commission paid special note to the Montague district, noting the area between Ferrars Street and Boundary Street, and from City Road to the Port Melbourne railway, "…was very flat and the drainage bad, … with very few exceptions the houses are all built of wood and iron…' where most did not have baths, and were small and in poor repair ('Suburban slums, evidence of Police, hovels and shelter sheds', *The Age*, 20 November 1916, p.6).

Houses in Gladstone Street, 1930s
(Source: Port Phillip Heritage Collection, reg. no. sm0817.1-2)

The Montague area was subsequently earmarked in the 1930s for demolition by the Slum Abolition Board. In 1936 the establishment of a Housing Investigation Board considered housing conditions in Victoria. The Board found numerous slum pockets and narrow residential streets with poor houses, at times subject to flooding in South Melbourne. The resulting *Slum Reclamation and Housing Act* of 1938 facilitated the clearance of the majority of the houses and the relocation of the residents (Allom Lovell 1995:4-20).

By the 1960s most of the small houses were gone and the area taken over by small factories, warehouses and show rooms. A few of the 19th century commercial premises on the periphery, particularly in City Road, Montague Street and Boundary Road, remained, as these were better quality buildings with viable businesses.

House

The subject site formed part of Crown Allotment 11, Section 54, which was purchased by H Byrne in 1865.

The 1868 rate book records David Hennessey Cogan, a baker, as owner and occupier of a two-roomed weatherboard building (presumably a house) on the subject site. During the mid-1870s, the rate book descriptions of the building indicate it also included a shop.

About 1874, David Cogan had a second 2-roomed weatherboard building (house and shop) erected on the east part of the subject site, which he leased (RB).

In 1875, David Cogan attempted, apparently unsuccessfully, to sell the property, then numbered 127. The following auction notice was placed in the newspaper (*Argus* 8.12.1875 p2):

All that piece or parcel of land situate at Emerald-hill, and having a frontage to the Sandridge-road of 26ft, by a depth of 100ft, upon which is erected two shops with dwellings attached, being nos 127 and 127A.

In 1876, a fire broke out in the second building then tenanted by John Quorn, painter and paperhanger, and his family (*Leader* 16.09.1876 p12). The damaged building was removed - an auction notice advertised the sale of 'all the remains of a three-roomed weatherboard building, iron roof, salvage from late fire' (*Argus*

21.10.1876 p3). Thereafter the east part of the site, with a frontage of about 3.5 metres to City Road, remained vacant (RB).

Following the death of David in 1885, his wife Mary Alice Cogan and their three children continued to live at the subject site. By the mid-1890s, the house is described as having four rooms (RB).

The MMBW plan of 1894 shows the rectangular footprint of the weatherboard house, as well as other nearby buildings fronting City Road east of Montague Street. At this time the street number for the subject site was 109 - the site acquired the current number, 506, in the early 1900s (RB).
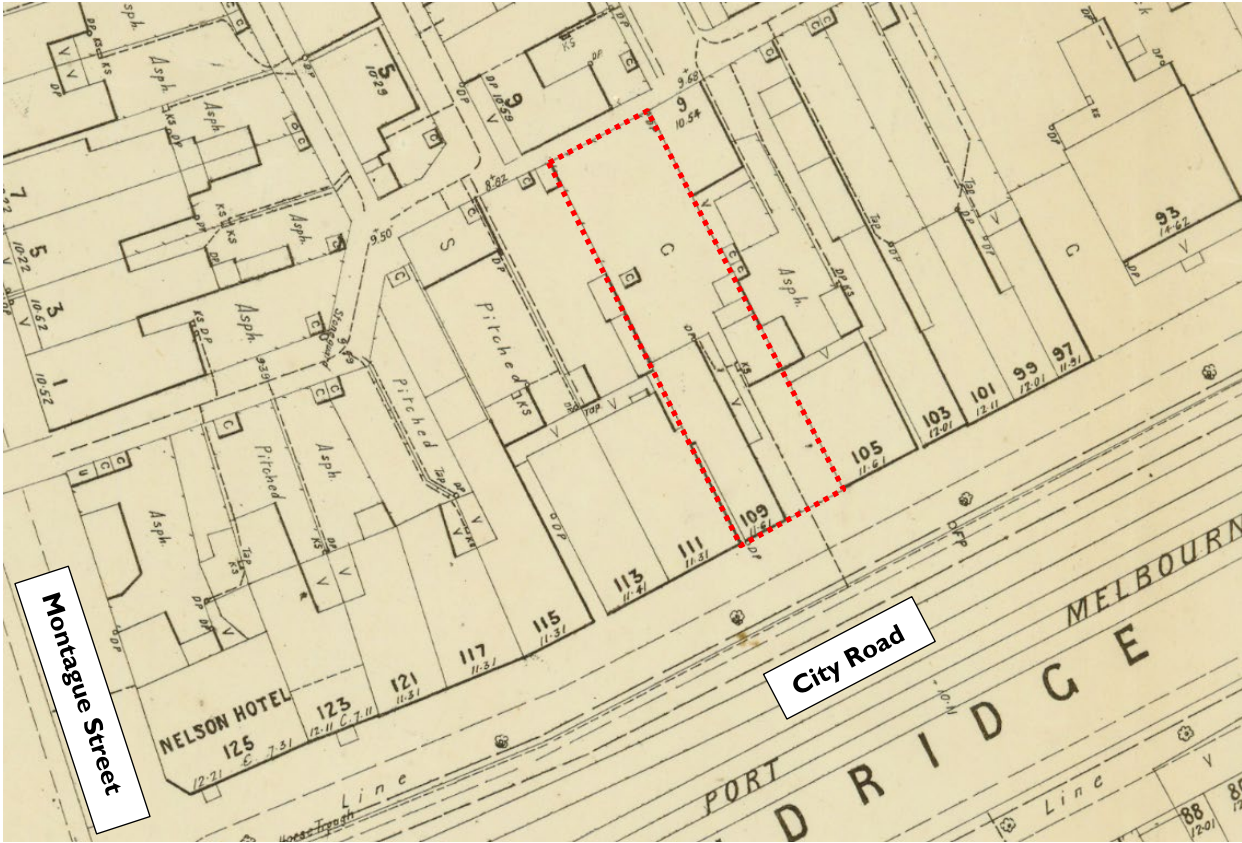
MMBW Detail Plans Nos 493 & 497 South Melbourne, dated 1894. The approximate boundaries of the subject site, then numbered 109, are indicated (red dash), with the earlier weatherboard house aligned to the west side boundary. (Source: State Library of Victoria)

In 1914, the weatherboard house was replaced with a new five roomed brick house (the extant house) (RB). A drainage plan prepared at the time of the house's construction shows the building footprint and some outbuildings at the rear.
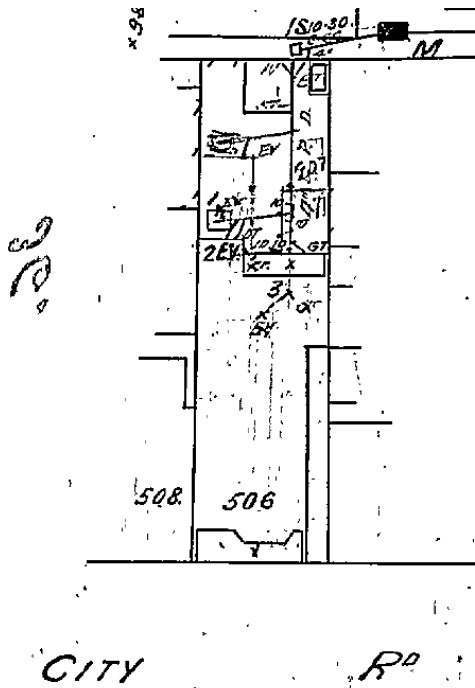
Property drainage plan no. 640, dated 1914. Showing the footprint of the extant subject building (main front part).
(Source: South East Water)

The three Cogan children, Martha Mackenzie, Robert Hennessey and David James, lived together at the subject site for more or less their entire adulthood (ER). From 1925, Robert's wife Elizabeth Emily Maud (née Tate) also lived at the house. Mary Cogan died in 1928 (*Record* 14.07.1928 p5).

In 1919, ownership of the property was transferred to Martha Mackenzie Cogan, then in 1933 it was transferred to Robert Hennessey Cogan (CT). Following Robert's death in 1961, probate was granted to Robert's widow Elizabeth and his brother David James Cogan who owned it until their deaths in 1963 and 1965 respectively (CT). The 1963 electoral roll records David and Elizabeth at 506 City Road.

Although the house is now an isolated residence, there had been several houses interspersed amongst the commercial buildings on City Road which survived until at least the 1960s.
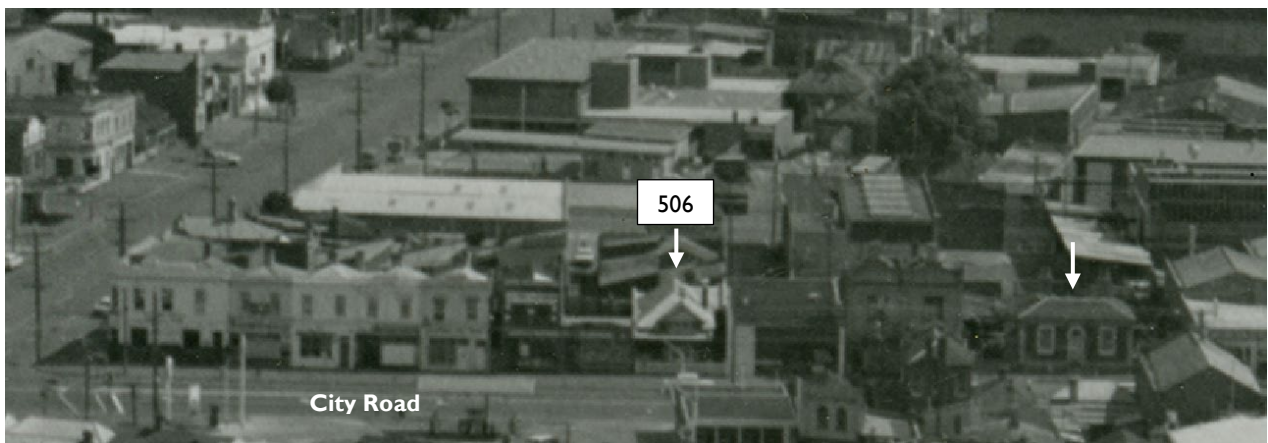
View from Park Towers, 1969, showing buildings fronting City Road. The subject site is indicated. At right is a 19th century house surviving at the time, now demolished - other houses are evident in the uncropped version of this photograph.
(Source: Port Phillip City Collection, sm2819)

Cogan Family

The Cogan family were long-time Montague residents, with members of the family occupying the subject site in South Melbourne from 1868 until 1965.

David Hennessey Cogan (born 1845 in Melbourne) and Mary Alice Read (born c.1848) married in 1867. David worked as a baker, and together they had three children: Martha Mackenzie (born 1868), Robert Hennessey (born 1873) and David James (born 1876) (BDM).

David died in 1885, aged 40. Following her husband's death, Mary's occupation was variously recorded as a 'hat cleaner' and a 'feather dresser' (i.e. someone who cleaned and prepared feathers for sale). Mary was a devoted member of St Barnabas Church (now demolished), which was located in Montague Street at the corner of Thistlethwaite Street (*Record* 14.07.1928 p5). Mary died in 1928, aged about 80.

Martha was a music teacher (ER). The two brothers, Robert and David, were both coachbuilders and together they established Cogan Bros., a coach and motor body building business at 162 Montague Street which was listed in the Sands and McDougall's street directory between 1905 and 1922. Robert was president of the Victorian Coachbuilders' Association for three years (*Record* 11.09.1937 p2).

Robert was married in 1925, to Elizabeth Emily Maud Tate. Elizabeth was the daughter of the late Arthur Tate who had worked in the local abattoirs and lived in Ingles Street (*Record* 14.07.1928 p5). Martha and David never married, and none of the siblings had children.

All three Cogan siblings were actively involved in improving the welfare of the Montague community and were participants in various local organisations. A newspaper report in 1939 praised the family, declaring 'In Montague the name of Cogan is a household word for benevolence towards the afflicted' (*Record* 29.07.1939 p2).

Robert represented Normanby Ward in the South Melbourne Council for nine years, from 1930 until his retirement in 1939 (*Record* 29.07.1939 p2). He served as Mayor between 1937 and 1938, having been unanimously elected (*Record* 4.09.1937 p2). Robert was also a Justice of the Peace, a Guardian of Minors, a member of the South Melbourne Technical School Council and a member of the South Melbourne Australian Natives' Association. Robert and Elizabeth were described as 'pillars' of St Barnabas' Church, and were both actively involved in the work undertaken by the Montague Mission and the Montague Boys' Club (*Record* 29.07.1939 p2).

Martha was described as 'an ardent social worker' and during Robert's term as Mayor, assisted Elizabeth in her role as Mayoress (*Record* 23.07.1938 p6). She was a committee member of the South Melbourne branch of the Australian Women's Association (*Age* 31.12.1941 p6). Martha and David were also actively involved with the Montague Boys' Club.

Martha died in 1941, Robert in 1961 (his wife Elizabeth died in 1963) and David in 1965 (BDM).

References

Allom Lovell, *Port Melbourne Conservation Study Review*, 1995

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

Biosis Pty Ltd, *Fishermans Bend additional heritage place assessments*, 2015.

Biosis Pty Ltd, *Fishermans Bend Heritage Study*, 2013

Birth Deaths and Marriages Index (BDM)

Certificates of Title (CT): Vol. 1238 Fol. 564; Vol. 8401 Fol. 929

Drainage Plans for 506 City Road South Melbourne, plan no. 640

Electoral Rolls (ER)

Newspapers, as cited

Record plan for City of South Melbourne Parish of Melbourne South: M333(36)

Sands and McDougall's Street Directories (SM)

South Melbourne Rate Books (RB) 1867-1900 and 1912-1915

Description

The single storey brick house is built to the front of the site. The footprint of the house is 'L'-shaped and it is built to the boundary on the west side, while on the east side it is set back at the front. The original extent of the 1914 house survives, with some single storey alterations/addition at the rear.

Typical of the Federation period the design of the house has an Arts and Crafts influence, however the overpainting has diminished the original contrasting effect of the materials and finishes. The overall format of the house however is of a Victorian period row house.

The hipped roof is clad in corrugated sheet metal, and has a relatively steep pitch. The two red brick chimneys have rendered tops and terracotta pots. The prominent gable end features a rising sun motif, roughcast rendering and timber console brackets to a wide rendered frieze. The rising sun motif, proudly representing the dawn of a new era in Australia, was commonly employed during the Federation period.

The brick walls (presumably red brick like the chimneys) are in stretcher bond with remnant tuck-pointing, but have now been overpainted. The wing walls feature arched niches and relatively plain mouldings (compared with the Victorian period).

Façade
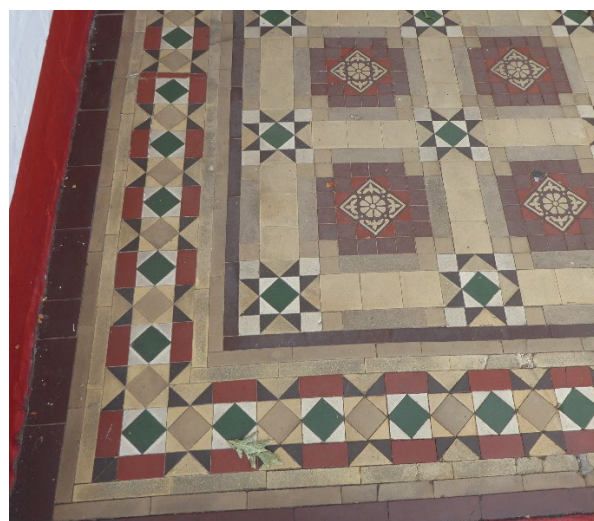
Deck tiling

The verandah retains a cast iron post and a remnant section of cast iron frieze with a sunflower motif. Although most often associated with the Victorian period, the use of cast iron for decorative components remained common into the early 20th century. Late Federation examples like this tend to be characterised by wider friezes and more open or geometric designs. The exposed rafter ends are indicative of the Federation period. The tessellated tiling to the deck is reminiscent of the elaborate designs typical of the Victorian period, although the earthy colours are consistent with the Federation period. The deck edging and the steps are basalt. The balustrade is mid-twentieth century.

The bay window appears to have timber framed windows, probably double hung sashes, behind modern shutters and flyscreens. The entrance is recessed and has a timber door, two panelled with glazing to the

upper part and likely original, which is obscured by a screen door. The sidelight and toplight have decorative glass with a floral motif typical of the period.

Front entrance

Comparative analysis

The Montague area was predominantly a residential area during the Victorian and Federation periods, with hundreds of modest timber or brick houses. This changed however during the first half of the 20th century when houses were removed due to 'slum' clearance and industrial redevelopment. Today, 506 is one of only a few surviving houses in Montague.

Surviving Federation period houses in the Montague area include:

- 181 Gladstone Street, South Melbourne – Built 1913/14, although largely in a late Victorian format. Probably red brick (now painted), possibly with imitation tuckpointing. Rendered parapet and bullnose verandah with cast iron frieze.

- 34 Boundary Street, South Melbourne – Built c.1911. Single storey red brick house, characteristic of the Federation period. The façade has black tuck-pointing and a bullnose verandah with cast iron frieze and brackets with geometric fan-like/rising sun motifs.

- 126 & 128 Montague Street, South Melbourne – Built c.1909. Pair of attached, single storey, red brick houses with a materials palette and some detailing characteristic of the Federation period, although broadly in a late Victorian format. Some façade alterations.

- 125 Ferrars Street, South Melbourne (graded 'significant' within HO4 precinct) – Two storey brick residence with parapet.

- 130 Montague Street – Two storey brick residence with parapet.

In addition, surviving Victorian period houses in the Montague area include 171 Buckhurst Street (two storey, graded 'significant' within HO1 precinct), 190 Gladstone Street, and 183, 185 & 187 Gladstone Street, South Melbourne.

Of the surviving Federation period houses, 506 City Road is the most distinctive in terms of its design, particularly due to the prominent gable end with rising sun motif. It is also the only surviving house to City Road, where previously there had been other houses interspersed amongst the commercial buildings.

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

Recommended for inclusion in the Heritage Overlay as a significant place within the Montague Commercial Precinct.

No specific HO controls are required.

Primary source

RBA Architects & Conservation Consultants, *Fishermans Bend Heritage Review: Montague Commercial Precinct,* 2019

Other studies

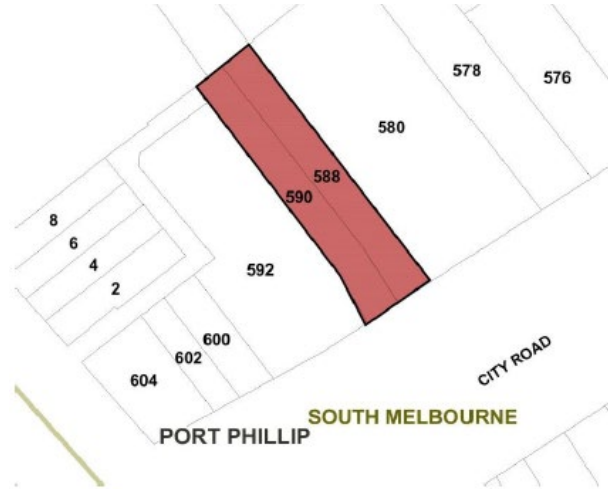Biosis Pty Ltd, *Fishermans Bend additional heritage place assessments*, 2015.

Other images

None

City of Port Phillip Heritage Review

Place name:	**Shops and residences**	Citation No:
Other names:	**-**	**2410**

Address:	**588-590 City Road, South Melbourne**	**Heritage Precinct: None**
Category:	**Retail & Wholesale: Shops and residences**	**Heritage Overlay: HO509**
Style:	**Victorian**	**Graded as: Significant**
Constructed:	**1879**	**Victorian Heritage Register: No**
Designer:	**Unknown**	
Amendment:	**C161port Part 1**	
Comment:	**New citation**	

Significance

What is significant?

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

Non-original alterations and additions are not significant.

How is it significant?

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

Why is it significant?

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

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

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

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

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

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

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

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

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

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

References

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

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

Sands & McDougall Directories (SM) 1865-1942

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

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

Description

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

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

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

Comparative analysis

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

397 Bay St, Port Melbourne (HO87)

The citation for this shop states:

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

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

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

The citations for these property state:

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

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

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

Assessment

No information.

Recommendations

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

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

Primary source

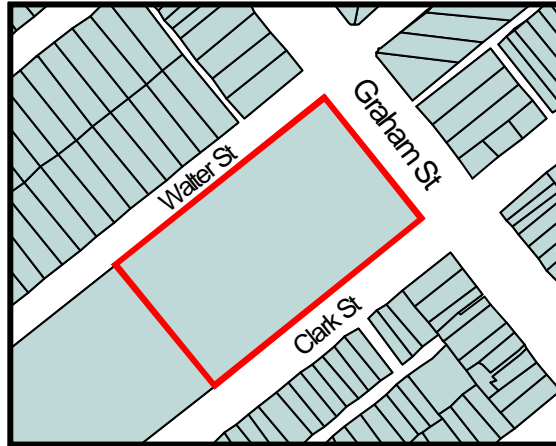Context Pty Ltd, *Heritage Assessment. 588-590 City Rd, South Melbourne*, 25 May 2017

Other studies

-

Other images

-

City of Port Phillip Heritage Review

Identifier   Port Melbourne State School no.2932

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO142

Address   415 Graham St
                   PORT MELBOURNE

Category   School

Constructed 1888-89

Designer   Hugh Philip

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Port Melbourne State School no. 2932 was designed under the direction of the Education Department's chief architect, Henry Robert Bastow and later J.T. Kelleher and built in 1888-91. It is historically and aesthetically important. It is historically important (Criterion A) for its capacity to demonstrate the infrastructural standards established by the Education Department in Port Melbourne during the late Victorian Period, whilst its aesthetic value (Criterion E) rests on its survival as a representative inner city school of its period in the Gothic Revival manner, the survival of the original pointed windows being unusual.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979   Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Description

A substantial late Victorian polychrome State School in the Gothic Revival mode characteristic of the Education Department's work under the direction of its chief architect, Henry Bastow. The façade has a central break fronted gable end with enriched barges and hood moulds and engaged tower with cartouche and surmounting belfry and spire characteristic of the time. Similar pavilions terminate the façade. Several wings of various periods exist at the rear of the building.
Condition: Sound.   Integrity: High.

History

The land on the south west corner of Graham and Clark Streets was set aside for educational purposes in 1873 soon after the Education Act of the previous year introduced "free, compulsory and secular" education for children aged between six and fifteen. A District Inspector's report stated that "the locality is not an attractive one, the ground being bare sand or made ground". The District Inspector, Mr Craig, conducted a

survey which revealed that about 330 children had to cross the busy railway-line to get to school. During 1887 and 1888 growing agitation persuaded the [Education] Department to build a school to the west of the railway. The site, on the very fringe of settlement was opened as an infants school in 1888. A similar design was prepared for the Merri school no. 3110 and built in 1890.The contract drawings were signed on 27 August 1888 and the school [opened] as an adjunct to Nott Street School on 6 May 1889. Additions to the south west of the tower were provided in 1891, the architect being J.T. Kelleher. It was an annex to the severely overcrowded and government neglected Nott Street school which had opened in 1874 on a site with equally poor amenities and drainage. Problems beset the new school almost immediately. Deputations to the Department made little headway. To alleviate overcrowding, a Baptist Mission Hall in Clark Street was hired for use as classrooms. In 1908 the school ceased to be an adjunct to Nott Street. Nevertheless by 1912, one of the 47 by 20 feet classrooms at the school was accommodating three classes. By this time, the school had ceased to be an adjunct of the Nott Street school and enrolled children up to grade six. Two acres of land were acquired to extend the playground but extensions and alterations to the building were not effected until after the First World War. In 1920, two new infant rooms were built and existing classrooms were partitioned. Air raid shelters were dug in the grounds during the Second World War. Further additions included an art/craft room (1955), two classrooms and a staffroom (1969) and a multi-purpose hall, library and classrooms (1978).

Thematic Context

6. Educating. 6.2. Establishing schools.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
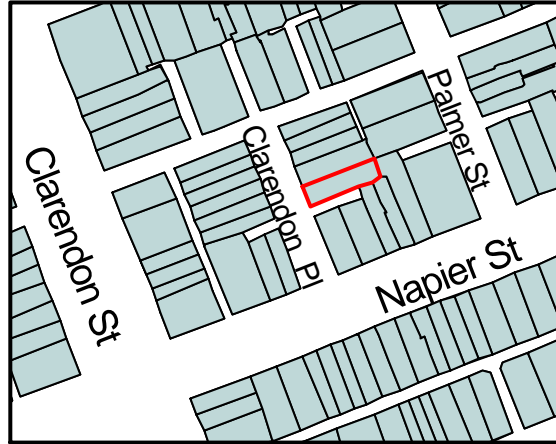
References

MMBW litho plan no.18.
Vision and Realisation, Education Department of Victoria, 1973, Vol.3 p.394.
Nancy U'Ren and Noel Turnbull, "A History of Port Melbourne", Oxford University Press, Melbourne, 1983, pp.74-77.
Burchell, L., "Victorian Schools A Study in Colonial Government Architecture 1837-1900", MUP, 1980, pp.155, 175.

Identifier   Houses

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   9-11 Clarendon Place
SOUTH MELBOURNE

Category   Residential:row

Constructed 1858

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The pair of dwellings at nos. 9-11 Clarendon Place, South Melbourne, were built in 1858 for James Mills by the contractors James and Samuel Mills. It has historical and aesthetic importance. It is historically important as a very early surviving bluestone terrace, comparable with similar dwellings at 166-68 Bank Street. It is aesthetically important for the high standard of stone masonry and simplicity of form characteristic of the early Victorian period (Criterion E). The absence of a verandah contributes to the building's capacity to demonstrate early residential forms in South Melbourne.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A finely worked coursed and axe finished bluestone pair of dwellings having unpainted stuccoed side walls. Architectural interest is imparted by the juxtaposition of finely dressed quoins and lintels with the axe finished work whilst the delicate cornice and understatement of the façade treatment is characteristic of the period. Condition: Sound.
Integrity: High, sympathetic front fence.

History

Clarendon Place is just south of the 1852 survey of Emerald Hill, the area being well established by 1858 when James and Samuel Mills, contractors, began building there. In that year they lived in a pair of houses (wood, skillion roof, two rooms) while they built a pair of brick and stone houses, each with a slate roof. The new houses were owned by James Mills and each had two rooms and a kitchen. In that year they were unoccupied, perhaps unfinished as the NAV increased to 33 pounds each the following year. The 1894 MMBW plan of South Melbourne indicates the houses were of similar size however from 1860, the house

abutting the right-of-way was listed as having six or seven rooms while no.9 consistently had three rooms. James Mills lived at the larger no.11 and let no.9.

Samuel Mills lived at no.7 by 1868 on a site that he later redeveloped. By then, Mary Mills was owner/occupant of nos.9 and 11 . By 1880, she lived at no.11 and let no.9 to labourer William Rushworth. The houses at that time had NAVs of 26 and 16 pounds respectively. By 1890, the Mills family had moved from Clarendon Place, however Mary Mills retained the houses at 9-11 for rental purposes. In that year no.9 was let to sorter James Shannon and no.11 was vacant.

At the turn of the century, a Mrs. Dickenson was owner of the building. The tenants were Mrs .Margaret Scott (no.9) and Mrs. Sarah Wallace (no.11). The NAVs had decreased significantly to 10 and 17 pounds respectively.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (South Melbourne).   Nineteenth century suburban expansion.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

South Melbourne Rate Books: 1857-68, 1880-81, 1890-91, 1900-01.
MMBW litho plan no.21, dated 17.7 1894.

Identifier   Former Cross Keys Hotel

Formerly   Shop

Heritage Precinct Overlay None
Heritage Overlay(s) HO291

Address	155 Clarendon St SOUTH MELBOURNE	**Category**	Commercial
Constructed	1872	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The former Cross Keys Hotel is of significance as a small Victorian building that housed a hotel function, in contrast to the many grand establishments built with that purpose in the area. As a substantially intact corner building, built on the rise of the land up to the Emerald Hill knoll, it announces and is integral to, the Victorian commercial character of Clarendon Street.   Its significance has been heightened by the subsequent developments in the area that have eroded into that character. The removal of the verandah has detracted from the significance of the building, lessening its impact on the corner on which it is set.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop
Construction:1872(1)

The South Melbourne undertaker Joseph Hill was the owner of a row of at least four buildings in Clarendon Street by 1872(2). This building, previously No. 45, was described as 'brick and wood, and was commenced' (3) in the same year. Hill's first tenant was Thomas Samuel Davis, a 'licenced victualler'(4) and the building, comprising a brick bar and nine rooms, was given an N.A.V. of £100 in 1873(5).

Davis occupied the building until 1888, the peak of the economic boom, when it reached its highest rateable value of £160(6).   The following year Charles Durham and John Allison, executors, took over the management of the property from Hill(7).   It is not known whether the hotel occupied all of the extant building.

The building is two storeyed, clad in render and has two shops at ground floor level. The facade has minimal

embellishment, with the render across the walls being ruled, the first floor double hung sash windows surrounded by simply moulded render architraves and the eaves line decorated by closely set timber brackets. The shops retain their timber framed Victorian windows in a substantially intact state, including the panelled plinth line and the half glazed doors. The corner entrance has been given additional support by the addition of two steel posts and its step has been re-tiled while airconditioners have been set into the fanlight and one of the windows. The slate roof remains intact and so too the moulded rendered chimney, however the verandah has been removed.

History

see Description

Thematic Context

unknown

Recommendations

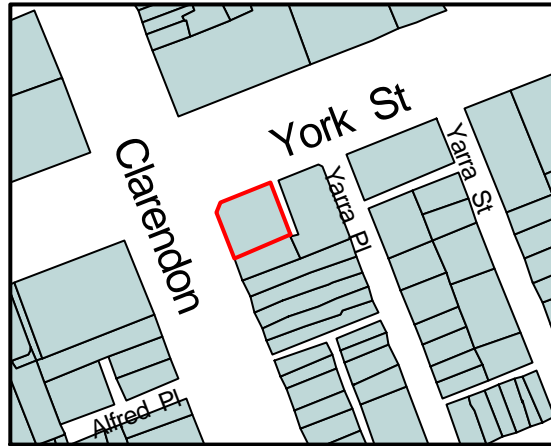A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1871/72.
2 ibid.
3 ibid.
4 ibid., 1873/74
5 ibid.
6 ibid., 1887/88
7 ibid., 1889/99

Identifier   Former "Albion Hotel" (Clarendon Hotel)

Formerly   Glasgow Arms, Federal Hotel

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	209 Clarendon St SOUTH MELBOURNE	**Category**	Commercial
Constructed	1889	**Designer**	William Pitt

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former 'Albion Hotel' is of significance as a late Victorian landmark, built to take advantage of the rise of the land up to the Emerald Hill knoll. It is an integral component of the Victorian character of the Clarendon Street commercial centre. It is also of significance as one of the most externally intact of South Melbourne's large hotels and as an intact example of the work of the leading architect, William Pitt.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Hotel
Construction: 1889(1)
Architect: William Pitt(2)

South Melbourne has had at any one time as many as eighty hotel(3) of which this is one. Charles Chessell established the 'Albion Hotel' on this site in 1861(4) and by 1866 the building had been renamed the 'Glasgow Arms'(5) . It was under this title that the hotel was re-built to the designs of the prominent Melbourne architect William Pitt. Pitt being responsible for such landmarks as the Princess Theatre, the Olderfleet and the Rialto Buildings(6).

The hotel's first licensee was Thomas Phelan who occupied the building from 1891(7) . In 1913 the name was changed again, it becoming the 'Federal Hotel'(8) , while the building is now called the 'Clarendon Hotel'

The building is one of the most substantial hotels to have been built in the area and is built on the uphill corner of Clarendon and Market Streets, the design taking full advantage of the prominent location. Its design

reflects the late-Victorian date of construction and the two main facades were given embellishment. In a manner typical of Victorian hotels, it is three-storeyed and clad in render. The floors are delineated from each other by projecting cornices and the whole is embellished with an Italianate balustraded parapet to both of the main facades. The windows are the most decorated part of the building, with those to the top floors having cornice units above them and swagged panels below. Both these panels and the diminutive pediment surmounting the corner were devices that were to become popular in the render and red brick architecture of the Edwardian period. While not as adventurous as many of Pitt's works, this building is a major hotel by him and displays a departure from the approach he took on the above city buildings. It is also broaching the vocabulary Edwardian architecture in a manner not attempted by any of the buildings of the Emerald Hill Estate close by.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 Architects Index, University of Melbourne
2 ibid.
3 Verbal communication with Andrew Lemon, Historian
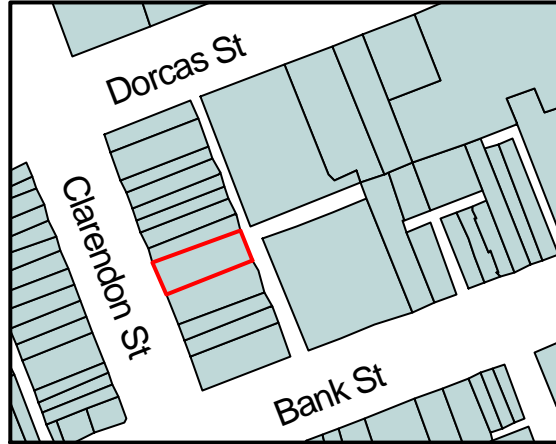4 Cole Collection, Vol. 3, State Library of Victoria
5 ibid.
6 The Heritage of Australia, pp. 79 3/54 and 3/55.
7 A. Rowan, 'South Melbourne Hotels', 1983. held in South Melbourne Local History
8 Collection
9 Cole Collection, Vol. 3, State Library of Victoria

Identifier   Former Bank Of Victoria

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   295 Clarendon St
SOUTH MELBOURNE

Category   Public

Constructed   1884

Designer   Walter Scott Law

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

The former Bank of Victoria is of significance as an intact example of a Renaissance Revival bank façade of the early 1880s, that was designed with scholarship by the leading Melbourne architect, Walter Scott Law. It is also of significance for its contribution to the architecture of the Emerald Hill Estate area to the west.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Bank
Date of Construction: 1884 (1)
Architect: Walter Scott Law (2)

In 1883 tenders were called (3) for the erection of banking premises for the South Melbourne branch of the Bank of Victoria. The following year it was constructed to the designs of Walter Scott Law, the prolific South Melbourne architect (4) responsible for the 'Albert Park Coffee Palace' (q.v.) (5). After over forty years of service the Bank of Victoria amalgamated with the Commercial Banking company of Sydney in 1927 (6), and subsequently with the National Bank.

The Clarendon Street façade of this building is a most commanding and intact example of a Renaissance revival bank of the early 1880s. The façade is punctuated by three shallow pavilions that extend up both of the two storeys and the walls to both the pavilions and the recessed areas have round-headed double hung sash windows set into them. Superimposed over the wall plane is a finely detailed trabeated system; ionic at ground floor and corinthian at first floor level.   Each has its appropriate cornice fashioned in render and the central ground floor entrance is emphasised by a shallow portico. The building has not been given any of the

opulence of detailing that Walter Scott Law is known to have been capable of later in the decade and is more reminiscent of his Coffee Palace in Bridport Street.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Clarendon Street (Detail), Photographed by David Wood, c.1889 (South Melbourne Library)

1 Architects' Index, University of Melbourne
2 ibid.
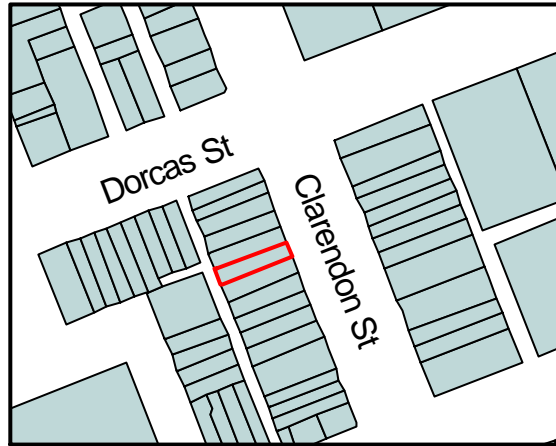3 ibid.
4 Walter Scott Law was resident, by 1884, at (then) No. 9 Perrins Street, South Melbourne
5 Now the 'Biltmore', No. 152-158 Bridport Street
6 B. Trethowan, 'Banks in Victoria: 1851-1939', prepared for the HBPC

Identifier   Shop

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address   296 Clarendon St
SOUTH MELBOURNE

Category   Commercial

Constructed   c. 1877

Designer   unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

296 Clarendon Street is of significance for its substantially intact first floor façade, original to the Emerald Hill subdivision and development. The building is particularly distinguished by the Victorian entrance door onto the pavement and the intact c.1920 shop window.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop
Date of Construction: circa 1877 (1)

This property was originally a part of the land granted to the Melbourne Protestant Orphan Asylum in 1852 (2). Following the removal of the Orphanage in 1877 the site was redeveloped (3) and this shop is one in a row of sixteen buildings, all built between 1877 and 1887 (4), that span Dorcas and Bank Streets. Sydney W. Smith, town Surveyor and architect in charge of the Estate development prepared the plans of the subdivision and it is possible that he designed some of the buildings (5).

This building, with its Edwardian shop front, was originally occupied by Thomas Smith, a hatter (6), from about 1878. In a similar manner to most of the buildings in this part of Clarendon Street, it is a two storeyed shop having a rendered façade at first floor level, with Renaissance Revival decoration. The first floor has three windows with pediments over each, the central being triangular and those flanking it rounded, while the parapet level has an Italianate balustrading across it. At ground floor level the Victorian detailing is largely gone except for a four panelled door at its south end that has its brass furniture intact. The shop window is in itself of note as an early and intact replacement of the original and appears to date from c.1920. It is stepped

back to a central entrance door, has a bronze frame, a large Art Deco leadlight panel above it and glazed black and white tiles to its plinth. The paving to the entrance is contemporary with the window and is in black and white tessellated tiles, spelling 'Men's Wear'. The southern pilaster flanking the shop window retains intact a bronze-framed mirror.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 Allom Lovell and Associates, 'The Emerald Hill Estate: Conservation Study and Policy', June 1983, prepared for the Ministry of Housing
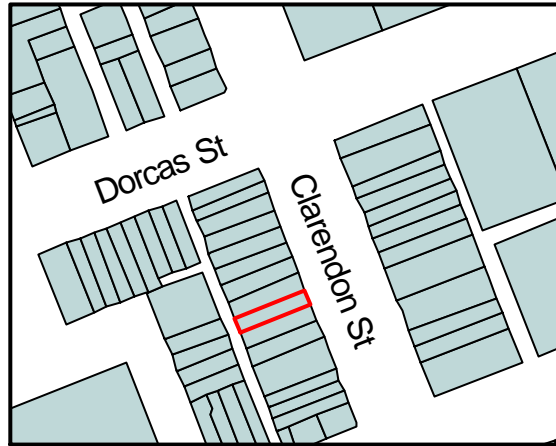2 ibid.
3 ibid.
4 ibid.
5 ibid.
6 David Wood Photograph, 'Clarendon Street, looking South', held in South Melbourne Local History Collection, LH:357/22

Identifier Shop

Formerly unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address 302 Clarendon St
SOUTH MELBOURNE

Category Commercial

Constructed 1877

Designer Various

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

302 Clarendon Street is of significance for its substantially intact first floor façade, original to the Emerald Hill subdivision and development and the manner in which the façade reflects the building's original use. The building is particularly distinguished by the substantially intact early twentieth century shop window.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop
Date of Construction: 1877 (1)
Architect: possibly Charles Webb or
         Charles Boykett (2)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (3). Following the removal of the Orphanage in 1877 the site was redeveloped (4) and this shop is one in a row of sixteen buildings, all built between 1877 and 1887, that link Dorcas and Bank Streets (5). Sydney W. Smith was the Town Surveyor and architect in charge of the Estate development, preparing the necessary plans of the subdivision (6).

This building was originally occupied by Henry Hansen, a bookseller (7) while by 1889 it housed Mason's circulating library (8). In a similar manner to most of the buildings in this part of Clarendon Street, it is a two storeyed shop having a rendered façade at first floor level, with Renaissance Revival decoration. The first floor has two round headed double hung sash windows, with fine cast iron balconettes. The whole is flanked by corinthian pilasters and surmounted by an ornate parapet with chain-like links across it and a pediment that

clearly announces the building's original function with an open book in the tympanum. At ground floor level the Victorian window has been replaced by a bronze framed window in c.1920s of similar detailing to that on No. 304 next door (q.v.), however the doors appear to be the original Victorian panelled doors, while the pressed metal ceiling to the entrance was probably installed late in the nineteenth century. The main alteration to the window since its replacement has been the removal of the plinth tiles and the verandah to the building was reinstated by the Ministry of Housing in 1983.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 Allom Lovell and Associates, 'The Emerald Hill Estate: Conservation Study and Policy', June 1983, prepared for the Ministry of Housing
2 ibid. The circular chain motif along the parapet was often used by Charles Webb, designer of the South Melbourne Town Hall (q.v.) while a similar motif was used by Charles Boykett on his Rochester Terrace (q.v.) in St Vincent Place
3 ibid.
4 ibid.
5 ibid.
6 ibid.
7 ibid.
8 David Wood Photograph, 'Clarendon Street, Looking South', held in South Melbourne Local History Collection, LH:357/22'

City of Port Phillip Heritage Review

Identifier   Shop

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 303-305 Clarendon St SOUTH MELBOURNE	**Category** Commercial
Constructed 1881	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

303-305 Clarendon Street are of significance as well designed and substantially intact examples of opulent shop facades of the 1880s. The degree of embellishment is very rare in South Melbourne and its stands in contrast to the generally more conservative designs in areas such as the Orphanage Estate opposite.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop
Date of Construction: 1881 (1)

By 1880 the two blocks of vacant land on this site, now numbered 303-305 Clarendon Street, were owned by Edward Duckett and William Thistlethwaite, ironmongers (2). Thistlewaite was the owner of other rental properties (3) in South Melbourne and was Chairman of the Emerald Hill Municipal Council (1863-64) and was twice Mayor of the Borough of Emerald Hill (1863-64 and 1867-68) (4). In 1881, Duckett and Thistlewaite were erecting two, two-storey brick shops with residences above, the joint N.A.V. being £80 (5). Elizabeth Taylor, a dressmaker, and Walter Williams, a picture framer, were the original occupiers of the two ten-roomed buildings, each with an N.A.V. of £110 by 1882 (6). Up until 1895 the various occupiers of the buildings included William Holder, a butcher and later a draper; Alexander Reimann and Paul Newmann, hairdressers; and John Brown, a furnisher (7).

The buildings have a most ornate design that stands in contrast with the Estate shops opposite. They are two storeyed with rendered facades that are each dominated by a pair of round headed aedicular windows. The decoration to these is most ornate with fluted colonettes supporting the pediments and directly flanking each

reveal, a twisted colonette. Below each window there is an Italianate balustrading and framing the whole, corinthian capitals supporting a high, embellished cornice and parapet. Both shops retain their original timber framed shop windows, that return back to central doorways, while internally, they retain the beaded lining boards to the ceilings and part of the walls. The entrance doors have been removed, the parapet is partially missing and with the urns removed, however the buildings remain substantially intact in their original form.

Stylistically, this pair of shops is reminiscent of the architect Norman Hitchcock's works, a designer renowned for using an abundance of outsize, mannerist decoration. As buildings edging towards such decoration, these are relatively early and are consistent with designs executed as much as decade later.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Clarendon Street (Detail), Photographed by David Wood, c.1889 (South Melbourne Library)

1 City of South Melbourne Rate Books, 1880-1882
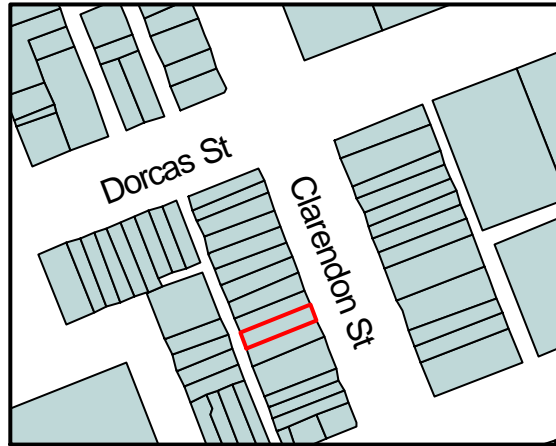2 ibid., 1880/81
3 Refer citation No. 66: 5-9 Cecil Place
4 C. Daley, 'History of South Melbourne', p.374
5 ibid., 1881/82
6 ibid., 1882/83
7 ibid., 1884-96

Identifier   Shop

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address   304 Clarendon St
SOUTH MELBOURNE

Category   Commercial

Constructed   c.1876

Designer   Sydney W. Smith?

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

304 Clarendon Street is of significance for its substantially intact first floor façade, original to the Emerald Hill subdivision and development. The building is particularly distinguished by the substantially intact early twentieth century shop window.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop
Date of Construction: c.1876 (1)
Architect: possibly Sydney W. Smith (2)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (3). Following the removal of the Orphanage in 1877 the site was redeveloped (4) and this shop is one in a row of sixteen buildings, most built between 1877 and 1887, that link Dorcas and Bank Streets. Sydney W. Smith was the Town Surveyor and architect responsible for the Estate development, preparing the plans of the subdivison (5). This building was occupied in 1877 by John Hales, a hairdresser, who by 1889 was also described as a perfumer (6). By 1905 the firm of Mitchell and McCabe, tailors and outfitters, were operating their 'very up-to-date' business from these premises (7).

This building was one of the first to be built when the Estate was developed and it has a restrained Renaissance revival façade with two pedimented windows, an Italianate balustrade to the parapet and a pediment decorated with a swag and the date '1876'. The shop window, while not original, is a fine bronze framed early twentieth century window made by 'Duff'. The entrance is recessed with black and white

hexagonal tiles, a pressed metal ceiling and the Victorian half glazed panelled doors. The verandah was replaced by the Ministry of Housing in 1983.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 'AD 1876' is embossed on the pediment, although the building does not appear to have been occupied until the following year
2 Allom Lovell and Associates, 'The Emerald Hill Estate: conservation Study and Policy', June 1983, prepared for the Ministry of Housing. Smith is known to have been involved in the design of various buildings in the Estate and it is possible that he designed this building
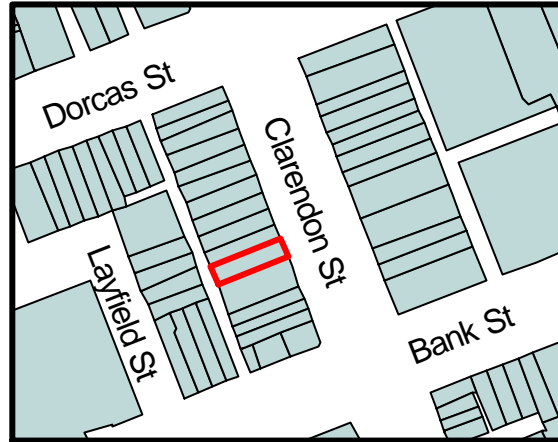3 ibid.
4 ibid.
5 ibid.
6 David Wood Photograph, 'Clarendon Street, Looking South', held in South Melbourne Local History Collection, LH: 357/22
7 Jubilee History of South Melbourne, p.167

Identifier   Shop

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address   306-308 Clarendon St
SOUTH MELBOURNE

Category   Commercial

Constructed 1876

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

306-308 Clarendon Street is of significance for its substantially intact first floor façade, original to the Emerald Hill subdivision and development. The building is particularly distinguished by the substantially intact early twentieth century shop window.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop
Date of Construction: 1876 (1)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (2). Following the removal of the Orphanage in 1877 the site was redeveloped (3) and this shop is one in a row of sixteen buildings all built between 1877 and 1887, that link Dorcas and Bank Streets. Sydney W. Smith was the Town Surveyor and architect responsible for the Estate development, preparing the plans of the subdivision, and it is possible that he designed some of its buildings (4). This shop originally housed the 'Glasgow Bakery' (5), its first occupier being William Hansen, a baker. By 1889 the building was shown as two shops, No. 308 being occupied by Evans and Florian, Estate and Insurance Agents (6).

This building was one of the first to be built when the Estate was developed and it has a restrained Renaissance revival façade with two round-headed double hung sash windows with hood mouldings decorated with female masks, an Italianate balustrade to the parapet and a pediment decorated with a sheath of wheat announcing the original occupant 'Glasgow Bakery'. The shop window, while not original, is a fine bronze-framed early twentieth century window. There are two entrances, each set well back in order to

accommodate a large central display window and side windows. These are all decorated with leadlight above and have glazed tiles to the plinth. In addition, the window is flanked by shallow bronze-framed display cases facing onto the pavement, while the black and white tessellated tile floors to the entrance ways remain intact and are contemporary with the window.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 Allom Lovell and Associates, 'The Emerald Hill Estate: conservation Study and Policy', June 1983, prepared for the Ministry of Housing
2 ibid.
3 ibid.
4 ibid.
5 'Glasgow Bakery', is embossed on the pediment of the building
6 David Wood Photograph, 'Clarendon Street, Looking South', held in South Melbourne Local History Collection, LH: 357/22

Identifier   Former E S & A Bank (ANZ Bank)

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	307 Clarendon St SOUTH MELBOURNE	**Category**	Commercial
Constructed	1880	**Designer**	Terry and Oakden

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The former E S & A Bank is of significance as one of the best designed and intact Gothic revival banks in Victoria and as a good example of the work of Terry and Oakden.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Bank and Residence
Date of Construction: 1880 (1)
Architect: Terry and Oakden (2)

The former National School No. 207 operated from the north-east corner of Bank and Clarendon Streets, classes beginning on 2 March 1853 (3). In 1877 the building was closed (4) in favour of the Eastern Road State School. No. 1852 (q.v.) and the site was subsequently purchased by the English Scottish and Australian Chartered Bank which opened its South Melbourne branch in February 1873 (5). With the need for new office accommodation tenders were let in 1880 (6) and this imposing Gothic bank was soon erected to the design of the leading architectural firm, Terry and Oakden. In 1951 the Union Bank of Australia, operating its South Melbourne Branch from 311 Clarendon Street, amalgamated with the Bank of Australasia to form the Australia and New Zealand Banking Group (7), while the ANZ subsequently amalgamated with the E S & A in 1970 (8).

This bank building is a commanding essay in the Gothic revival, being built of Hawthorn bricks into which are set polychrome brick bands, string courses both of render and encaustic tiles and granite colonettes flanking the doorway. The ground floor has a series of pointed gothic windows with hood moulds over each

terminated with bosses, while the first floor windows are stilted, also with pointed heads. The steeply-pitched slate cross-gable roof is broken by a projecting gable unit that breaks the line of the first floor, corbelling-out over the front door. The bank remains substantially intact, although the polychrome brick has been painted over, dulling the effect of the façade, while an automatic teller machine and clear canopy have been set onto the south wall in a very unsympathetic manner that has defaced this façade. Additions have been made at the rear of the bank, although its original fabric remains substantially intact at both the side and rear. The bank is a very good example of the work of Terry and Oakden, a firm responsible for many banking premises in Victoria.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Clarendon Street (Detail), Photographed by David Wood, c.1889 (South Melbourne Library)

1 Architects' Index, University of Melbourne
2 B. Trethowan, 'Banks in Victoria: 1851-1939', 1976, p.11, prepared for the HBPC
3 C. Daley, 'History of South Melbourne', p.243
4 ibid.
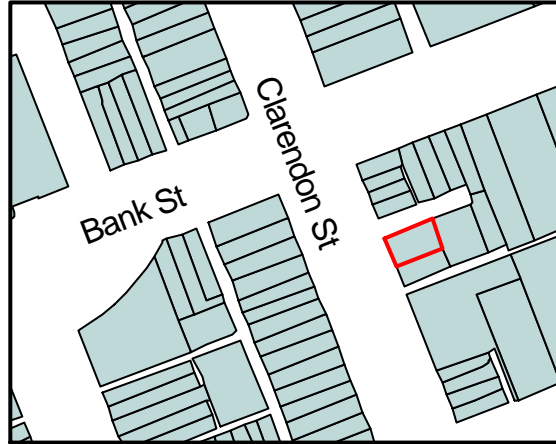5 Australia and New Zealand Banking Group Archives
6 Architects' Index
7 Trethowan, op.cit.
8 ibid.

Identifier   Shops and Residences

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   319-321 Clarendon St
SOUTH MELBOURNE

Category   Commercial: residential

Constructed   1863, c.1880s

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

319-321 Clarendon Street are of significance for their associations as an early public building, used prior to the development of the buildings in the Bank Street precinct. They are also of significance for their substantially intact state as evolved by the 1880s, including the retention of their Victorian joinery.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shops and Residences
Date of Construction: 1863 (1) and c.1880s

Andrew Fordyce, a grocer, and Robert Sterling Anderson, previously three times Chairman of the Municipality of Emerald Hill (2) (1857-58, 1858-59 and 1860-61) and an MLA (3), owned land on the corner of Clarendon and Wynyard Streets in 1862 (4). The following year a stone and brick building of eight rooms was constructed, with an N.A.V. of £100 (5). Fordyce owned and occupied the building, presumably operating his grocer shop on the ground floor (6).

It was not until 1874 that the building's use as a post office was first mentioned (7). Margaretta Aspinall was the post-mistress (8) who, twice each day, processed mail conveyed to and from Melbourne and Sandridge (now Port Melbourne). The following year management of the Emerald Hill Post and Telegraph Office (9) passed to Isabella Landells and the building, at that time, was listed as having five rooms with a post office (10). In 1882 the building's use as a post office ceased (11). The Town Hall in Bank Street (q.v.) had been completed and postal services were transferred to an area within its south-east corner (12).

By 1890 the building's owner was Jacob Caro, a merchant, and it was occupied by James Anderson, a 'furnisher' (13). The building as it now stands bears evidence of at least two stages of construction.   The recessed façade as it existed when in use as a Post Office has been added to, probably in about the 1880s to create two shops hard onto the pavement, in a similar manner to the other shops along Clarendon Street. The junction between the two stages is clearly visible on the east façade. Of the earlier building, the rear wall is built in exposed basalt, has basalt steps down to a basement and a multipaned double hung sash window intact. On its east wall there is an intact Victorian door and another multipaned double hung sash window and a third, altered, opening. All these openings are evident in the photograph of c.1875 (q.v.). The front building retains intact the Victorian timber-framed shop windows and No. 319, the Victorian panelled door. The front façade is heavily moulded in render to its first floor and has a series of round headed windows liked by a moulded string course and a heavily bracketed eave; a treatment repeated on the chimneys. The verandah has been removed and additional openings have been set into the side and rear facades.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

319-321 Clarendon Street c.875, when used as a Post Office and prior to the addition of the shop fronts (South Melbourne Library).

1 City of South Melbourne Rate Books, 1862-1864
2 C. Daley, 'History of South Melbourne', p.374
3 ibid., p.382
4 ibid., 1862/63
5 ibid., 1863/64
6 ibid.
7 ibid., 1874/75
8 ibid.
9 Photograph, untitled, Emerald Hill Post and Telegraph Office, held in South Melbourne Local History Collection, LH:106
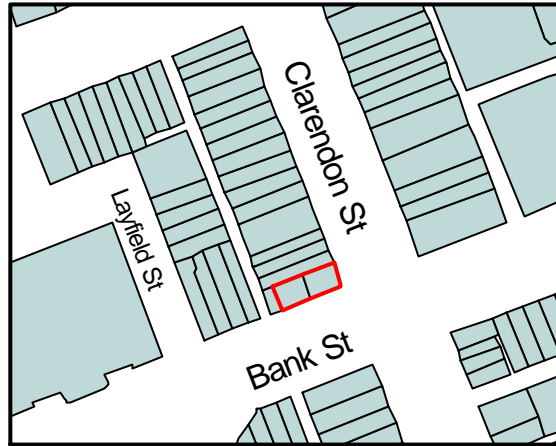10 ibid., 1875/76
11 ibid., 1881/82
12 Daley op.cit., p.259
13 City of South Melbourne Rate Books, 1890-91

Identifier   Corner Shop

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address   324-326 Clarendon St
SOUTH MELBOURNE

Category   Commercial

Constructed 1880

Designer   Walter Scott Law?

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

324-326 Clarendon Street is of significance as a prominent corner shop built as part of the development of the Emerald Hill Estate. The Art Nouveau shop facades enhance the older building, but are not integral to its significance.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop
Date of Construction: 1880 (1)
Architect: possibly Walter Scott Law (2)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (3). Following the removal of the Orphanage in 1877 the site was redeveloped (4) and this shop is one in a row of sixteen buildings all built between 1877 and 1887, that link Dorcas and Bank Streets. Sydney W. Smith was the Town Surveyor and architect responsible for the Estate development, preparing the plans of the subdivision (5). This shop was built in 1880 (6), when it was occupied by William Parton Buckhurst, the South Melbourne speculator and estate agent. In 1889 No. 326, his firm was still in occupation and was by then known as Buckhurst and Buxton; No. 324A was tenanted by H.W. Hewett, a watchmaker and No. 324B by Parker Fyfe, a tobacconist (7). It was at this time David Wood, the photographer who provided such a clear and detailed record of South Melbourne and its building stock, had his photographic studios and gallery on the first floor of this building (q.v.) (8).

The shop is a distinctive two-storeyed render building with a curved façade that wraps around the corner

without a break. Its most prominent features are the shell motifs above the first floor windows and blind opening to the corner, and the decoration above the corner door that includes a mask to the central keystone. The parapet is solid and is decorated with a pediment to the corner. The effect of the building is a very restrained façade, particularly in the light of the architecture that was produced in Melbourne in the 1880s.

The urns to the parapet are not original, while the verandah is also a replacement, added by the Ministry of Housing in 1983. It is unfortunate that the verandah extends around the corner in a manner that it did not originally take, as the decoration to the front door has been obscured. The entrance doors and ground floor windows have been altered, while the side shops to Bank Street have quite decorative and intact Art Nouveau tiles to their facades.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Clarendon Street (detail), Photographed by David Wood, c.1889 (South Melbourne Library)

1 Allom Lovell and Associates, 'The Emerald Hill Estate: Conservation Study and Policy', June 1983, prepared for the Ministry of Housing
2 ibid.
3 ibid.
4 ibid.
5 ibid.
6 ibid.
7 David Wood Photograph, untitled, Clarendon Street looking West, held in South Melbourne Local History Collection, LH:357/11
8 David Wood, loc.cit

Identifier   Former Melbourne Savings Bank

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	345-353 Clarendon St SOUTH MELBOURNE	**Category**	Commercial
Constructed	c.1920	**Designer**	George Wharton

Amendment   C 52

Comment   Corner site is non contributory. Building next to corner building is contributory.

Significance   (Mapped as a Contributory heritage place.)

This building is of significance as being a faithful extension of what was one of the key nineteenth century buildings along Clarendon Street. While ill-balanced without the main building, it is a valuable reminder of the nineteenth century fabric and character of the street.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Banking Premises
Architect: Original Bank by George Wharton

This building is a curiosity in the area, as it is the very faithfully detailed extension that was made to an 1880s bank; the earlier building having now been demolished. The original bank (the Melbourne Savings Bank), was built by the very competent designer George Wharton in 1884 (1) and has a rendered façade with banded rustication to the ground floor and a piano nobile treatment to the first floor. This extension, being only one storey high, repeated the basement treatment of the banded rustication, while its colonnaded entrance porch is a copy of the entrance on Wharton's building.

History

see Description

Thematic Context

unknown

Recommendations

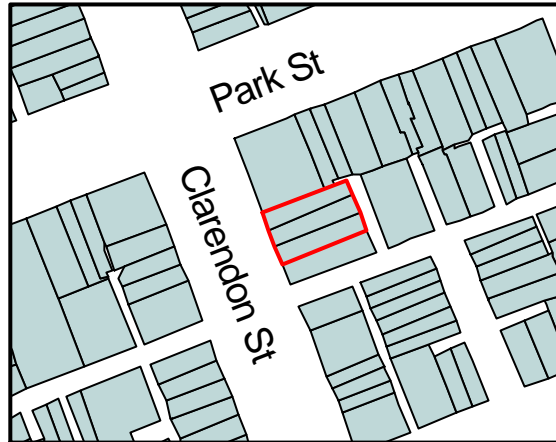A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

'Branch, Melbourne Savings Bank', David Wood c.1889 (South Melbourne Library)

1 Architects' Index, University of Melbourne

Identifier Skeats Buildings

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	355-359 Clarendon St SOUTH MELBOURNE	**Category**	Commercial
Constructed	1881	**Designer**	Frederick de Garis

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

355-359 Clarendon Street are of significance as a major row of shops by the prominent South Melbourne architect, Frederick de Garis. The embellishment of their façade stands in contrast to the more restrained designs of the Emerald Hill Estate development close by. The fine window to No. 357 is integral to the significance of the row.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shops
Date of Construction: 1881 (1)
Architect: Frederick de Garis (2)

Charles Skeats, the South Melbourne timber merchant and entrepreneur, was the owner of a timber yard and brick store rooms on this site by 1873 (3). John Edington and Edwin Kittle operated the yard while John Colclough, a merchant, was responsible for the store (4). Skeats' speculative ventures led to tenders being advertised for three two-storey brick shops and dwellings in 1880 (5) and by the following year these eight-roomed buildings had been constructed (6). The first rateable values for the properties varied from £90 for both Nos. 355 and 357 to £112 for No. 359 (7). The original occupiers were, respectively, George Wright, an upholsterer; William Young, a bootmaker; and William and Edward Dobell, dealers (8).

By 1890 executors for Charles Skeats were the owners of the property and the three occupiers were William Scott, a tea dealer, William Greig, a jeweller and George and Frank Dobell, dairymen (9). The buildings, at that time, were each listed as being of seven rooms and their total N.A.V. had dropped from £317 in the boom

year of 1884 to £278 in 1890 (10).

In the manner applied by de Garis elsewhere in South Melbourne on buildings such as 'Finn Barr', 'Mt Durand Terrace' (q.q.v.), these buildings were given a high degree of moulding in render. They have ornately pedimented windows to the first floor, a chain-like parapet moulding and a tall central name plate. At ground floor level, Nos. 355 and 359 have been most unsympathetically altered, however No. 357 retains substantially intact its original window. This window is finely detailed with timber colonettes framing the window.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 Architects' Index, University of Melbourne
2 ibid.
3 City of South Melbourne Rate Books, 1873/74
4 ibid., 1873-78
5 Architects' Index
6 City of South Melbourne Rate Books, 1881/82
7 ibid.
8 ibid.
9 ibid., 1890/91
10 ibid., 1884-1891

City of Port Phillip Heritage Review

Identifier Shops

Formerly unknown
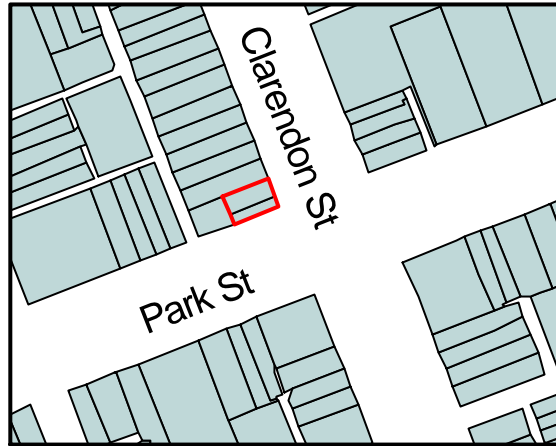
Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address 360-362 Clarendon St
SOUTH MELBOURNE

Constructed 1881

Category Commercial

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Nos. 360-362 Clarendon Street are of significance as substantially intact shops that are integral to the Emerald Hill development, in the treatment of both the Park and Clarendon Street facades and particularly in the quality of detailing in the render embellishment.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shops
Date of Construction: 1881 (1)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (2). Following the removal of the Orphanage in 1877 the site was redeveloped (3) and this shop is one in a row of sixteen buildings all built between 1877 and 1887, that link Park and Bank Streets. Sydney W. Smith was the Town Surveyor and architect responsible for the Estate development, preparing the plans of the subdivision (4). These two shops were built in 1881. The first occupant in No. 260 was Michael Bannan, a bootmaker; and the original occupants of No. 362 were William Brown and Thomas Brooks, storekeepers (5). By 1897 the corner shop, No. 360, was used as 'Cheap Cash Butcher' operated by an L. Linsing (6).

This shop forms a very strong south-east corner to the Emerald Hill Estate development. Two storeyed and clad in render, the walls are rusticated at ground floor level and at first floor level are decorated with large panels of incised decoration that alternate with simple double hung sash windows. The cornice surmounting the whole along both facades, is bracketed, while the pediment provides accent to the corner with a most distinctive beehive form set within a semicircular broken pediment. The openings to the ground floor have

deep shell motifs above them; a motif repeated on several buildings in the Estate. The show window has been replaced, while the urns and the verandah were re-created by the Ministry of Housing in 1983.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 Allom Lovell and Associates, 'The Emerald Hill Estate: Conservation Study and Policy', June 1983, prepared for the Ministry of Housing
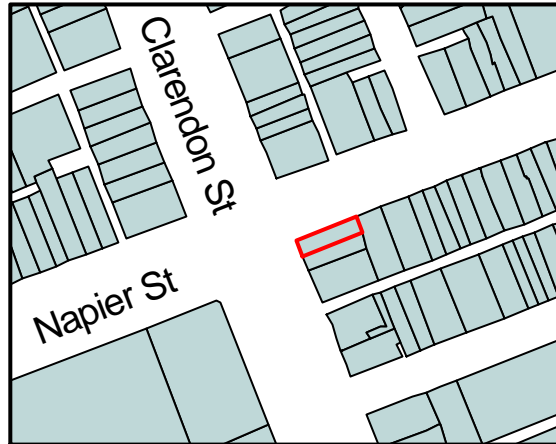2 ibid.
3 ibid.
4 ibid.
5 ibid.
6 Photograph, 'A Suburban Thoroughfare: Clarendon Street, South Melbourne', in 'The Australasian', 6 March 1897.

Identifier   Shop

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 383 Clarendon St SOUTH MELBOURNE	**Category** Commercial
Constructed 1877	**Designer** Robert Adamson?

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

383 Clarendon Street is of significance as a key corner building that relates to the commercial core of Clarendon Street to the north, that retains substantially intact, its external detailing.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop
Date of Construction: 1877 (1)
Architect: possibly Robert Adamson (2)

In 1874 tenders were advertised for erecting two two-storeyed shops and dwellings in Clarendon Street for John Storey, a butcher to the design of architect, Robert Adamson (3). It is possible that notice related to this building as Storey occupied and operated his business from this building, renting out the premises next door (4). However the building was not built until 1877. It is a seven-roomed brick building and its first N.A.V. was £100 (5). By 1890 the building was described as having eight rooms (6).

As it stands, the building appears to have been altered on the ground floor façade, however, it remains a key corner building relating to the commercial core of Clarendon Street. It has been given fine detailing around the double hung sash windows of both its main facades to the north and west, with an embellished cornice over each and chevron mouldings to the bracketed sills. The windows at ground floor level have incised keystones over each and on the north façade a side entrance with a recessed six panelled door remains intact. The joinery to a number of the ground floor windows is not original and the render to the walls around them has

been reworked.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1876-1878
2 Architects' Index, University of Melbourne
3 ibid.
4 ibid., 1877-1891
5 City of South Melbourne Rate Books, 1877/78
6 ibid., 1890/91

Identifier   Shops

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   436-444 Clarendon St
SOUTH MELBOURNE

Category   Commercial

Constructed   1882

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Nos. 436-444 Clarendon Street are of significance as one of the longest and most intact rows of Victorian shops in Clarendon Street outside the Estate area, in an area otherwise eroded into in its Victorian commercial character.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shops
Date of Construction: 1882 (1)

By 1881 Mathew Laing was the owner of five blocks of vacant land in Crown Section 35 on what is now Nos. 436-444 Clarendon Street (2). In the following year these five eight-roomed brick buildings were constructed on the site, presumably by their new owner Samuel Douglas, a builder (3). During their initial 'vacant' period the properties were given a total N.A.V. of £160 (£40 per building) (4) but by 1884 the owner was John Kroksteadt, a 'master mariner' (5) and the total N.A.V., £258. Kroksteadt's first tenants were Charles Monteath an iron founder, in No. 436; William Steet (sic.), a grocer, occupying No. 440; Elizabeth Eveleigh, described as a 'fancy dealer', trading from No. 444; and Joseph Banks, a draper, in No. 442 (6). The occupier of the remaining building is not known. By 1890 the properties had been purchased by Richard Miller, a confectioner (7).

This row of two storeyed shops remains as one of the most substantial in Clarendon Street outside the Estate development. The upper facades are rendered and the windows decorated with pediments, however the row is dominated by the pediment units repeated at parapet level of each of the shops. Each has a deeply

moulded shell to its centre, reminiscent of the motif on Nos. 324-326, 328 and 362 in the same street. The timber-framed shop windows are intact to Nos. 436 and 444 and No. 436 retains its six panelled door. The verandah has been removed and so to the urns to the parapet.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1881-1883
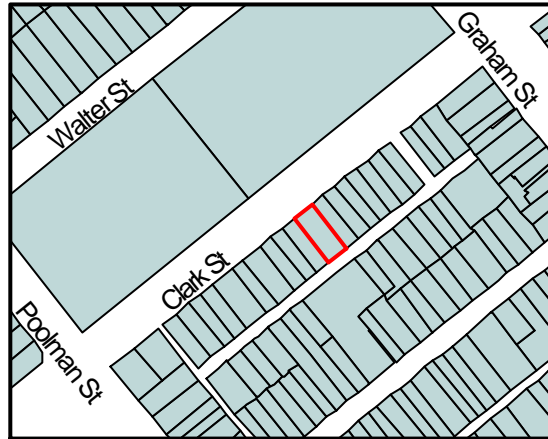2 ibid., 1881/82
3 ibid., 1882/83
4 ibid.
5 ibid., 1884/85
6 ibid.
7 ibid., 1890/91

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	52 Clark St PORT MELBOURNE	**Category** Residential:detached
Constructed 1915-16		**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

52 Clark Street is of local significance. One of a number of early examples in Melbourne of cast in-situ concrete residences, constructed during the 1910s, it gains additional significance in relation to the later experiments with residential concrete construction in Port Melbourne by the State Savings Bank in the 1920s and the Housing Commission of Victoria in the late 1930s and 1940s.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Federation villa
ORIGINAL OWNER: Thomas Ruffin
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent,   90% + original
contributes to overall character of the
precinct)
BUILDING TYPE: Federation villa
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Federation bungalow
PRINCIPAL MATERIAL: Concrete
BUILDER: possibly W.C. Torode

PHYSICAL/STYLISTIC DESCRIPTION

52 Clark Street is a single-storey residence of reinforced concrete construction. The walls appear to be reinforced with perforated steel sheet, split and pressed out to resemble a basketwork pattern. The reinforcement is exposed above the front door. It is possible that the walls are constructed in two leaves with a cavity between them, as were the earlier Torode houses in Adelaide which appear to have used a similar construction technique.(6) The walls have a painted smooth rendered finish, distinguished from normal masonry construction by rounded corners. The upper part of the front gable is rough casted.

The house has a conventional asymmetric Federation bungalow form. A gabled wing projects to one side of the front elevation, and the tent-like hipped roof is carried down over the verandah which extends around the front and side of the building. The roof is covered with Marseilles pattern terra cotta tiles. The verandah has tapered turned timber posts. The windows have been replaced relatively recently with aluminium-framed windows.

COMPARATIVE ANALYSIS
In terms of form and design, most early reinforced concrete houses followed established styles and were distinguished from conventionally built houses mainly by details such as the rounded corners of 52 Clark Street. The design of 52 Clark Street is that of a Federation bungalow, characterised by the asymmetric plan and the large tent-like hipped roofs sweeping down over the return verandah. The slightly unusual slender turned verandah columns possibly relate distantly to the growing interest in the 1910s in early Colonial Georgian architecture. The conventional and somewhat old-fashioned design of 52 Clark Street contrasts with the concrete houses designed in the 1910s by L.M. Perrott. Houses such as the demonstration concrete house at Pascoe Crescent, Essendon (1914, demolished?) and the W. Thackray house, Canterbury Road, Canterbury (1914, demolished?) overlaid elements of the newly fashionable Californian Bungalow style onto verandahed Federation bungalow forms. (7) The hipped roofed M.D. Kershaw residence, 200 Alma Road, St Kilda East (1915) and other Perrott houses of the 1920s departed further from the picturesquely gabled Federation and Californian Bungalow styles. (8)

History

This house was constructed in 1915-16, when the rate book noted its construction as being 'in progress'. (1) Its first owner, Thomas Ruffin, a cook, was in residence the following year, when the building was described as a four-roomed brick house and was valued at £26. (2)

Thematic Context

Although the builder and designer of 52 Clark Street are not known, the reinforced concrete construction method appears to be similar to that used by the builder W.C. Torode in a number of houses and other buildings constructed in Adelaide and elsewhere in South Australia from 1907. In particular, two houses by Torode, one built in 1908 at 34 Unley Road, Adelaide and a larger two-storey house of 1909 at Bellevue Place, Unley Park, used two leaf reinforced concrete wall construction, with a cavity formed between the leafs, reinforced with perforated steel sheet apparently similar to that used at 52 Clark Street. (3)

Reinforced concrete, using a number of locally developed or imported systems of reinforcement and formwork, was being used by several architects and builders in Australia from the early 1900s for commercial buildings and civil engineering structures, as well as for houses. Probably the most prolific builder of concrete houses in Melbourne, from about 1914 until the 1930s, was the Melbourne architect Lesley M. Perrott. One surviving relatively early Perrott house is the M.D. Kershaw residence, 200 Alma Road, St Kilda East (1915). (4) In the 1920s, S.B. Marchant built houses in Adelaide using his 'Monolyte' system, and the system was used experimentally by the State Savings Bank of Victoria in 1925-6. Also in the 1920s, A.C. Matthews developed the 'Self-Form' system which produced cavity walls. (5)

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1915-16, no. 2131.
2. Port Melbourne rate book, 1917-18.
3. M. Lewis. Australian Building (work in progress). pp. 7.4.9-10.
4. 'Real Property Annual' 1919, p. 28. L.M. Perrott. 'Concrete Homes'. pp. 80-1.
5. J. Clare. The Post-Federation House in Melbourne. pp. 89-91.
6. M. Lewis. Australian Building (work in progress). pp. 7.4.9-10
7. Ibid. pp. 89-90.
8. ibid. p. 114.

Identifier   Residence
Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	152 Clark St PORT MELBOURNE	**Category**	Residential:detached
Constructed	1907	**Designer**	unknown

Amendment   C 89
Comment

Significance   (Mapped as a Significant heritage place.)
152 Clark Street is of local significance. Like many of its neighbours, it is a substantially intact single block-fronted cottage, which is notable for its unusually elaborate and finely detailed verandah.

Primary Source
Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description
PRINCIPAL THEME: Residential
SUB-THEME: Federation weatherboard villa
ORIGINAL OWNER: Constantine Emellan
LOCAL/PRECINCT CHARACTER: Precinct Character (similar to adjacent contributes to overall character of the precinct)
AUTHENTICITY: 90%+ original
BUILDING TYPE: Federation weatherboard villa
ORIGINAL RESIDENTIAL: Private residence

USE TYPE:
ARCHITECTURAL STYLE: Federation Filigree
PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION
This timber-framed single-storey single-fronted residence has weatherboarded side walls and timber block

fronting to the front. The elaborate timber front verandah is supported on turned posts and has a gabled centre bay projecting from the hipped roof of the house, with lower hipped and bullnosed flanking sections.

The centre gable has shaped barge boards with applied zig zag moulding and a jettied half-timbered gable above a rectangular panelled section, below which is an arched lattice. The valences to the flanking section incorporate turned bobbins. The panelled front door is part glazed. The front window is a three-light casement with square top lights. The front fence and gate appear to be of recent construction, but are in sympathetic style.

COMPARATIVE ANALYSIS
In general form, 152 Clark Street is similar to many of the single-fronted weatherboard houses in Port Melbourne. It is distinctive for the extraordinary joinery detail to the gabled front verandah, virtually identical to that on 168 Stokes Street, and almost certainly by the same builder.

History
The timber cottage at 152 Clark Street was constructed in 1907. Its original owner was an engine driver, Constantine Emellan. When first rated in 1907-8, 152 Clark Street was described as a five-roomed wood house which was valued at £20. (1)

Thematic Context

Following a pattern which seems to have been typical of those working class Port Melbourne residents who had managed to accumulate some money, Emellan built two houses on adjacent blocks. He lived in the house at 154 Clark Street, and leased the house at 152 Clark Street to a stableman, Maurice McCarthy. (2)
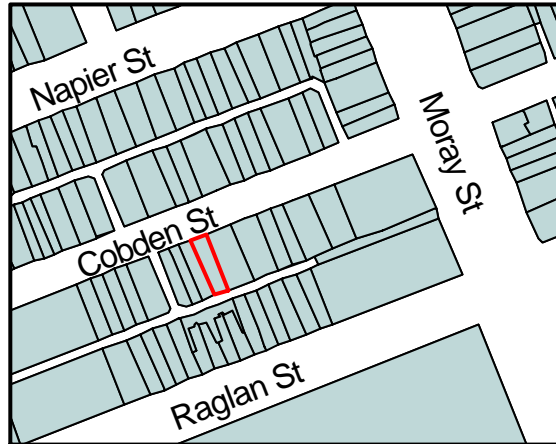
Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

1. Port Melbourne rate book, 1907-8, no. 2182.
2. ibid.

Identifier   House

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 127 Cobden St SOUTH MELBOURNE	**Category** Residential:detached
Constructed 1864	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The house at no. 127 Cobden Street, South Melbourne, as built in 1864 for Snodgrass McFarlane. It is historically important (Criterion A) as an early surviving stone dwelling of which a small number have survived in South Melbourne. It is in appearance characteristic of the mid Victorian period although the verandah is presumably a later addition.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A two storeyed house in terrace form with later turned timber posted verandah to the bluestone faced lower level and stuccoed upper level. The verandah has been built to the street line and the stonework is finely worked with dressed quoins and smaller axe finished blocks to the body work. The upper level is almost devoid of ornamentation, the parapet coping being of dressed bluestone surmounting a simple cornice.
Condition: Sound
Integrity: High, verandah and fence sympathetic.

History

This part of South Melbourne is two blocks south of the 1852 survey of Emerald Hill. By Kearney's survey of 1855, it was well established. At the time of Commander Cox's survey in 1866, Cobden Street between Clarendon and Moray Streets had numerous buildings on both sides. Presumably, those buildings on the south side included a two roomed wood house with kitchen owned by Snodgrass McFarlane in 1863 and this brick and stone house that McFarlane built in his "large yard" in 1864, both houses being less than a dozen blocks east of the Chinese Josh House. McFarlane's new house had four rooms and a NAV of 32 pounds. It was let to teacher Lydia Fish in 1865 at which time the street number was 32. James McFarlane, a clerk,

occupied the house in 1867 and by 1879, the owner Snodgrass McFarlane, also a clerk, had taken up residency. At the time, he continued to own the wood house next door which he let to Jean Gardner.

McFarlane, who by 1890 had become an auctioneer and had moved elsewhere, continued to own the Cobden Street houses. The stone house was no.36 by then and was let to painter William Baker.   At the turn of the century, Baker continued as tenant but the property was owned by the E.S.& A.Bank. The description of the house was "stone, 4 rooms, NAV 16 pounds". Next door was a vacant block with a frontage of 16 feet where McFarlane's wood house had previously stood.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (South Melbourne).   Nineteenth century suburban expansion.

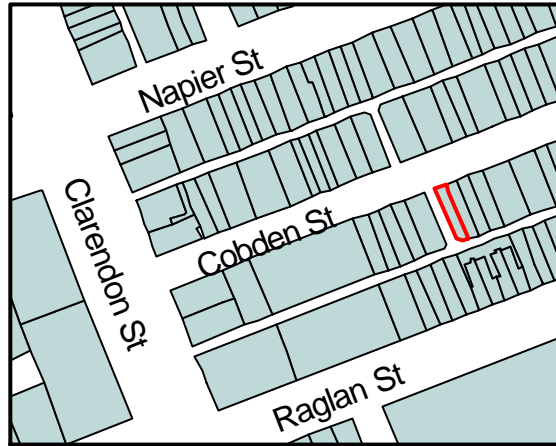## Recommendations

Nil

References

South Melbourne Rate Books: 1863-68, 1879-80, 1890-91, 1900-01.
MMBW litho plan no.21, dated 17.7.1894.
James Kearney, "Melbourne and its Suburbs", 1855. SLV 821.09 A 1855 Kearney.
Com.H.L.Cox R.N. (surveyor), "Hobson Bay and River Yarra", 1866. SLV 821.09 AJ 1866 Cox.

Identifier Houses

Formerly unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 131-133 Cobden St
SOUTH MELBOURNE

Category Residential:attached

Constructed 1864, 1888?

Designer unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

Nos. 131-133 Cobden Street are of significance as rare surviving examples of houses appearing to have been built within the first decade after the beginning of development of the Emerald Hill area. They are intact in their overall form and in some of the joinery detailing.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residences
Date of Construction: No. 131-1864 (1); No.133-1888?(2)

In 1858 (3) Snodgrass McFarlane, described at various times as a mason (4), a clerk (5) and an estate agent (6), was the owner and occupier of an 'unfinished' wooden building of two rooms (now No. 133 Cobden Street). At that date the N.A.V. for the dwelling was £21 (7). The first listing of vacant land adjoining the property was in 1863 when Rate Books record that Alexander White was the owner of an allotment having an N.A.V. of £6 (8). By the following year McFarlane was in the process of erecting a brick and stone dwelling of four rooms, its first N.A.V. being £24 (9). Lydia Fisk, a teacher (10), was the original tenant of No. 131 Cobden Street, which, by that time, had increased in N.A.V. to £34 (11). McFarlane sold both properties to Robert Warden, merchant mariner, in 1888 (12). The two dwellings at that date were described as four rooms of brick both with an N.A.V. of £23 (13). Warden's first tenants were Charles Davenport, a civil servant, in No. 133 and Joseph Cornish, a storeman, in No. 131 (14).

It is not conclusive when No. 133 was built, because despite Rate Book evidence suggesting that it was not completed until more than twenty years after No. 131, there is no sign of this in the fabric of the buildings. It is

more probable that both halves date from the early 1860s. They are a pair of rendered two storeyed terraces that appear to reflect an early date on construction in their simple form and unadorned walls. They have double hung sash windows set into the rendered walls and each sash has two panes of glass. The front doors and rear windows have been altered and so too the decoration to the verandah, however the stop-chamfered frame of the verandah remains intact. The eaves line has been altered and the roof clad in corrugated iron.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References
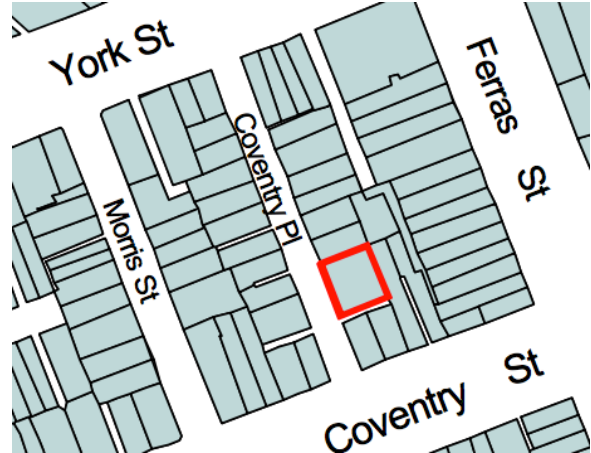
1 City of South Melbourne Rate Books, 1863-1865
2 ibid., 1858/59
3 ibid.
4 ibid., 1866/67
5 ibid., 1877/78
6 ibid., 1884/85
7 ibid.,1858/59
8 ibid., 1863/66
9 ibid., 1864
10 ibid., 1865/66
11 ibid.
12 ibid., 1887-89
13 ibid., 1888/89
14 ibid.

City of Port Phillip Heritage Review

Place name: **Prefabricated Cottage**
Other names: Singapore House

Address:	17 Coventry Place, South Melbourne
Category:	Residential: House
Style:	Victorian
Constructed:	1854
Designer:	Unknown
Amendment:	C29, C160
Comment:	Revised citation

Heritage Precinct:	Emerald Hill Residential
Heritage Overlay:	HO367
Graded as:	Significant
Victorian Heritage Register:	Yes, H1958

Significance

The Prefabricated Cottage at 17 Coventry Place, South Melbourne is included on the Victorian Heritage Register (H1958) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

The house is historically significant (Criterion A) as representing a phase of importation of Singapore houses to Victoria in the 1840s and 1850s. This in turn illustrates the extraordinary historical, economic and cultural circumstances of the time. It relates to the more general phenomenon of international prefabrication in the nineteenth century, and it parallels the trade in Chinese and other buildings to California. The house in Coventry Place is the only identified Singapore building of this period in Victoria, or in the world, to be identified still standing on its original site. It is also important in the context of South Melbourne, where the first sale of land by the Crown was explicitly designed to facilitate the construction of buildings outside the scope of the Melbourne Building Act. As a result South Melbourne always had more prefabricated houses than any other part of Melbourne. In the vicinity of Coventry Street there were prefabricated buildings of timber and zinc, and more than twenty of iron, two of which survive.

The house is of scientific significance (Criterion F) as one of only a small number of buildings exhibiting the use of Malayan timbers such as dedaru and meranti, Malayan and/or Chinese carpentry details, early wallpapers, and other aspects of 1850s construction.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

The house stands on a part of allotment 7, section 4, believed to have been bought from the Crown by F Smith late in 1852, together with the adjoining allotment 6. The first Crown land sales in South Melbourne had been held on 18 August 1852, and the originally sold land in sections 1, 2, 3 and 6, together with sections 4 and others that followed, formed a deliberately isolated area of development outside the scope of the *Melbourne Building Act*. The intention was that building below the standard of the Act could proceed more cheaply, but without the risk of fire spreading to the previously established suburbs. The result was that wooden and other buildings - which were permitted in Melbourne proper only if 'insulated' by a considerable setback from the lot boundaries - proliferated in South Melbourne in the absence of such restrictions. A large proportion of the building that resulted consisted of 'portable' (now called prefabricated) houses, mainly from Britain but including a small minority from Singapore, and possibly elsewhere.

Coventry Place was privately created street cutting through allotments 7 and 12, and would have required cooperation between Smith and Edwin Stooke, purchaser of allotment 12 (or their successors). The date of this has not been established, but must have preceded the erection of the present building. The first evidence of a building on the site is a rate book entry of 1854, in the Lonsdale Ward of Melbourne, when John Watson (later to be described as a civil servant) is the owner and occupier of a four-roomed weatherboard house and stable.

In 1855 Emerald Hill became the first municipality created under Clarke's *Municipal Corporations Act*, and rate book entries over the next decade variously describe the property as being of wood, or of wood and zinc, and as being one of four rooms plus an outhouse or a kitchen, or as five rooms. It is hard from this to establish when the skillion extension was added, but probably no later than 1859 when the house is first described as being of five rooms. The zinc, which appears to have been the roofing, is also mentioned in 1859 but not in 1854, and it may therefore have been added during the intervening period.

J. Moore had become the owner by 1869, but Watson remained in occupation until at least 1872. By 1874 it had been acquired by William Jenman (variously described as licensed victualler, publican, or gentleman), and by 1898 it was in the hands of his executors. David Carnegie, a shipwright, was Jenman's tenant from 1872 into the 1880s, and the David Gray, a builder, by 1890. Mrs Louisa Schranik leased the house by 1900 and by 1910 had bought it.

References

City of Melbourne Rate Book, Lonsdale Ward: 1853, pp 33-40; 1854, p 51, rate no 1068. PROV VPRS 5708/P2, Units 6 & 7
Emerald Hill Rate Book: August 1856, rate nos 660 ff, 1859-60, 1861-2. 1865-6, p 74, rate no 2193; 1872-3, p 89, rate no 2986; 1875-6, p 76 PROV VPRS 8264/P2
South Melbourne Rate Book: 1890-91, p 53, rate no 2031; 1900-01, p 19, rate no 687; 1910-11, p 19, rate no 690. PROV VPRS 8816/P1
Melbourne & Metropolitan Board of Works, plan no 19, South Melbourne, 1894..

Charles Daley, *The History of South Melbourne* (Melbourne 1940).
Susan Priestley, *South Melbourne, a History* (Melbourne 1995).
City of South Melbourne, *South Melbourne's Heritage.*
Miles Lewis, 'The Diagnosis of Prefabricated Buildings', Australian Journal of Historical Archaeology, 3 (1985), pp 56-69
Miles Lewis, 'The Portable House' in Robert Irving [ed], The History and Design of the Australian House (Melbourne 1985), pp 274-289.
Miles Lewis, 'The Asian Trade in Portable Buildings', *Fabrications*, 4 (June 1993), pp 31-55

Description

A four-roomed house framed in exotic (believed Malayan) timbers, with a later skillion extension at the rear and a detached shed to the north. Externally the house has been rendered, aluminium windows inserted in the façade, the roof clad in corrugated iron, and all original features are concealed except for the crossed top plates, characteristic of Malayan carpentry, which are visible at the south-west corner, and a single protruding plate at the north-west corner. Internally there has been substantial alteration to the south-east room, where the wall to the passage has been removed, and angled brick fireplace built in one corner, and the ceiling height lowered. More generally the floor height has been raised, the internal surfaces have been relined, and the former rear windows and other joinery removed. Where the floor have been opened the original bearers can be seen, and were the wall lining has been lifted a wide range of nineteenth century wallpaper fragments are exposed, and original coded markings on structural timbers are visible. The roof space is highly intact, displaying the characteristic features of such houses including a row of king posts, a sub-ridge beam, and marked timbers; inconsistencies in the boarded roof cladding are taken to be original, but there is evidence that a former trap or dormer window on towards the south has been removed.

Condition: apparently sound. Integrity: visibly low, but structurally high.

Comparative analysis

No information.

Assessment

No information.

Recommendations

2001: It is recommended:

- That the building be listed as Significant and included in the Heritage Overlay in the Port Phillip Planning Scheme.
- That the building be nominated for the Victorian Heritage Register.
- That the National Trust be approached to develop a submission for the World Heritage Listing of prefabricated buildings in the City of Port Phillip, together with others elsewhere. To this end documentation should be assembled on 17 Coventry Place and on other prefabricated houses of the period in the City, including 391 Coventry Street; 399 Coventry Street; former corner of Montague St & Patterson Place, now at Swan Hill; rear of 306 Bank Street; 34 Waterloo Crescent, St Kilda; and the former 30 Longmore Street, St Kilda.

- That an approach be made to the Government of Singapore to appraise it of the existence and importance of this building and to seek assistance in obtaining information upon the manufacture of such structures.
- That, possibly with assistance from Heritage Victoria, (a) an expert (Mr Jugo Ilic) be engaged to identify the timbers in the structure, (b) a measured drawing survey of the fabric be commissioned, and (c) an archaeological survey of the site be commissioned with special reference to the sub-floor space.

Primary source

RBA Architects and Conservation Consultants, *Heritage Appraisal, 17 Coventry Place, South Melbourne*, St Kilda [Victoria] 2001
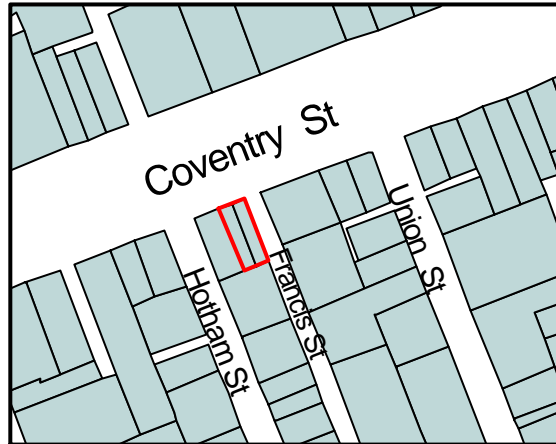
Other studies

Miles Lewis, '17 Coventry Place, South Melbourne', 2001

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

Other images

Identifier   Shops and Residences
Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	275-277 Coventry St SOUTH MELBOURNE	**Category** Commercial: residential
Constructed	1891	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Nos. 275-277 Coventry Street are of significance as substantially intact humble shop buildings of the late nineteenth century, that stand in marked contrast to the prestigious developments within the Emerald Hill Estate area close by.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shops and Residences
Date of Construction: 1891 (1)

John Cockbill was the owner of two adjoining five-roomed brick buildings that were first listed in the Rate books in 1891-92 (2). As Cockbill was a contractor, it is not unlikely that he built these shops and residences. Cockbill was three times Mayor of South Melbourne (6) and he still owned the property in 1900, the N.A.V. by then reduced to £44 (7). The two original tenants were Robert Flower, a butcher, and Samuel Briggs, a bootmaker (3). The initial N.A.V. of the buildings was totalled at £96 (4). The shops were later occupied by Edward Fleming, a fireman, Edward Sears, a carpenter and Thomas Crowler, a dealer (5).

The shops are a very simple pair of buildings with brick ground floor facades and render ruled to represent ashlar blocks, to the first floor. The first floor windows have stop-chamfered reveals and there is a moulded cornice above. Both shop windows are intact and are built in timber, while that to No. 275 is unusual in being a very wide double hung sash window. The parapet appears to have originally had a greater degree of ornamentation, while both shops appear to have had a verandah.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

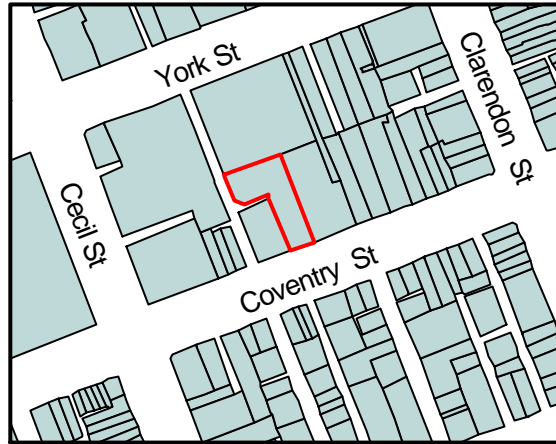1 City of South Melbourne Rate Books, 1891-92
2 ibid.
3 ibid.
4 ibid.
5 ibid., 1893-1901
6 C. Daley, 'History of South Melbourne', p.375
7 City of South Melbourne Rate Books, 1900/01

Identifier   Former Music Hall

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	288 Coventry St SOUTH MELBOURNE	**Category**	Public
Constructed	1877	**Designer**	Hennessy and Deakin

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former music hall is of significance as one of the earliest and largest places of public entertainment to remain in a substantially intact state in Melbourne. The front is of significance as an opulent facade designed to command attention through its scale and decoration, while the spatial integrity and extant original decoration to the interior are integral to the significance of the whole.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Music Hall(1)
Date of Construction: 1877 (2)
Architect: possibly Hennessy and Deakin(3)

Amelia Mendes is recorded as laying the foundation stone of this handsome building in Coventry Street in 1877(4) . Built for G. Mendes(5) the hall was first known as the Academy of Music(6) , supplying Emerald Hill with a variety of entertainments. The building is listed in Melbourne Directory(7)   as being next door to the former Myrtle Hotel, a popular rendezvous for local societies and clubs(8) , while the Salvation Army, which opened in South Melbourne in 1883 had its early operations at this address, moving to new premises at 232 Dorcas Street (q.v.) in 1911(9) .

The music hall is a most substantial building, with a high rendered facade. The ground floor has banded piers, and the first floor is set, in the manner of a piano nobile, with a trabeated system of Corinthian pilasters across it. These support a very ornate cornice and balustraded parapet above. The double hung sash first floor windows are surmounted by pediments, two round and two triangular, while they appear to have

originally had cast iron balconettes below each. The mass of brickwork that forms the hall is intact at the rear, and the interior is partially intact, with large pilasters at the lower levels evident. The upper walls and ceiling of the hall are presently obscured from view. The interior at the front of the building and all the ground floor openings to the street have been altered.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Architects Index. University of Melbourne.
2   Foundation Stone.
3   The Architects' Index lists Hennessy and Deakin as the architects responsible for 'cementing and plastering' the Music Hall in Coventry Street.
4   Foundation Sme of 288 Coventry Stmt.
5. Architects' Index

6.   Salvation Army. 'A Brief History', held in South Melbourne Local History Collection, LH: 354.

7   Sands and McDougall Melbourne Directories, 885.1890 and 1901.

8   C. Daley, 'History of South Melbourne', p. .54.

9 .'The Salvation Army..'., loc. cit.

Identifier   Former Calendonian Hotel

Formerly   Freemasons Four Hotel

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	361 Coventry St SOUTH MELBOURNE	**Category**	Commercial
Constructed	1889	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former 'Calendonian Hotel' is of significance as a substantially intact and unusually designed Victorian hotel, situated in a street with buildings of otherwise a far smaller scale. Both its form and former use add greatly to the richness of effect of the street.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Hotel(1)
Construction: 1889(2)

As was the case for most of Melbourne's inner suburbs, South Melbourne had a large number of hotels, which, by the turn of the century totalled eighty such establishments(3). At that time No. 361 Coventry Street was known as the 'Caledonian Hotel'. Built in 1889 with sixteen rooms and constructed in brick(4), it replaced the earlier timber 'Freemason's Four Hotel'(5). The first N.A.V. given to the Caledonian was £200 and Agnes Fowles was the new building's owner(6).   David Wilson was the hotel's first licenced victualler(7). In 1920 the Calendonian became one of many hotels to close as a result of the activities of the Licences Reduction Board(8).

The hotel remains substantially intact with its Victorian form and detailing, and while giving an effect of solidity in fact has quite a busy facade in detailing. It is unusually designed, having no benefit of the corner sites of which most of the hotels in the area can take advantage. It has a symmetrical facade hard onto the street, dominated by a pedimented entrance and a squat tower above, flanked by crowning elements at each end of the parapet. These and the tower are over shallow pavilions that project out at the centre and at each end of

the facade. The entrances at the centre and eastern end of the facade retain their Victorian panelled doors, and the central opening is further embellished with sidelights and a fanlight. The double hung windows to the facade are also intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate books, 1869-1901
2 ibid. 1889/90
3 Personal Communication with Andrew Lemon.
4 City of South Melbourne Rate books, loc. cit.
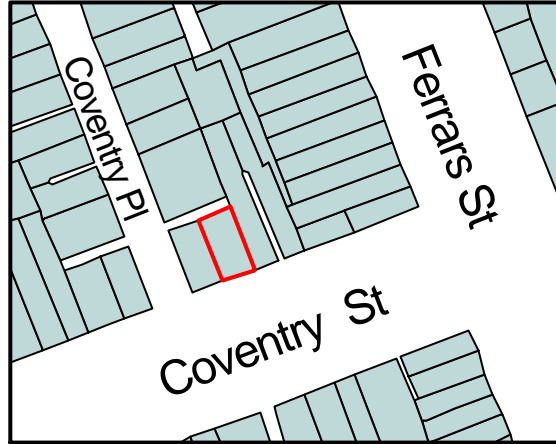5 Cole Collection, Vol. 3, State Library of Victoria
6 City of South Melbourne Rate books, loc. cit.
7 ibid.
8 Cole Collection, loc.cit.

Identifier   Shop and Residence

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO96

Address   378 Coventry St
SOUTH MELBOURNE

Category   Commercial: residential

Constructed c.1856

Designer   unknown

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

378 Coventry Street is of significance as a rare example of a substantially intact two storeyed Victorian timber shop. Integral to its significance is the intact state of most of the original window and door joinery.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop and Residence
Date of Construction: c.1856 (1)

Frederick B. Hann (2) was the owner of a butcher shop on this site as early as 1856. By 1862 his shop was described as wood and slate with two rooms and was operated by John Scott (3). The N.A.V. at this time was £24 (4). With rooms gradually being added the building eventually reached six rooms in 1890 with an N.A.V. of £50 (5). Robert Buchanan had owned and operated the butchery for about ten years previously (6), but in 1900 he sold to Agnes Fowles (7) who owned the 'Caledonian Hotel' directly opposite.

This shop is two storeyed, on the front façade it is clad in timber to represent ashlar blocks and elsewhere with weatherboards. The ground floor has two timber framed shop windows that are substantially intact, and the original four panelled door. At first floor level the joinery is commanding, with two sets of tripartite double hung sash windows and a bracketed eave above. The wall plate between the floor suggests that the shop originally had a verandah.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1856/57
2 ibid.
3 ibid., 1862/63
4 ibid.
5 ibid., 1890/91
6 ibid., 1881-1891
7 ibid., 1900/01

City of Port Phillip Heritage Review

Identifier   Portable Houses

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO97

Address   399 Coventry St
SOUTH MELBOURNE

Category   Residential:detached

Constructed   1853, 1854

Designer   Various

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The three portable houses at 399 Coventry Street are of significance as physical evidence of the accommodation circumstance of many thousands of people during the Victorian gold rushes. They are also of significance to South Melbourne as remnants of the impermanent housing stock that once dominated the area.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residences

There are three portable houses on this site, the front house being original to the site and the other two, moved there by the National Trust of Australia (Vic.). The front house was constructed in 1853 and was one of many erected throughout Victoria generally, and in South Melbourne, in the gold rush period. It is constructed with tee-section wrought angles and clad in five inch (125mm) corrugated iron. Of the two other houses, one was constructed by Edward Bellhouse in Fitzroy in 1854 and moved to the site in the 1970s, and the other, the 'Abercrombie House', was moved to the site in 1980. Both of these other houses are also clad in corrugated iron. This site is owned by the National Trust of Australia (Vic.) and is open to the public and as a result, a plethora of information on the houses is available at the site.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
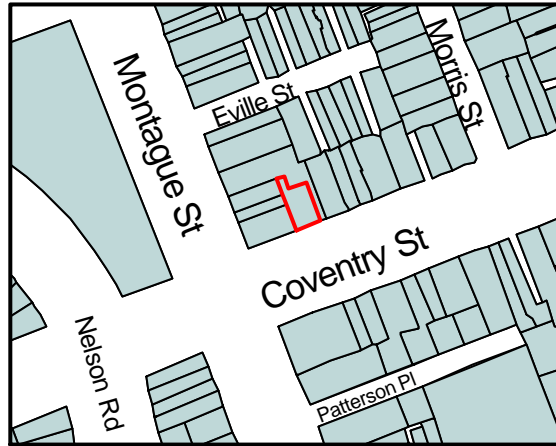recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   House

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 414 Coventry St SOUTH MELBOURNE	**Category** Residential:detached
Constructed 1859	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The villa at no. 414 Coventry Street, South Melbourne was built for Mrs. Buchanan in 1859. It is historically and aesthetically important. Its historical importance (Criterion A) is derived from its early date, thereby recalling the earliest period in the settlement of Emerald Hill. Its aesthetic importance (Criterion E) is derived from its austere design, which recalls its early construction date and from its use of bluestone construction which was highly representative of its period and place, comparing also with nos. 166-68 Bank Street and 127 Cobden Street.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A singled storeyed coursed bluestone villa with stuccoed parapet and cornice, the façade openings having been modified and having recent window frames, the western window being exceptionally large. The corners and openings have stuccoed quoins.
Condition:Sound.
Integrity: Medium, openings altered, unsympathetic fence.

History

The existence of "Canvas Town" and the need to accommodate a growing population associated with the gold rush focussed attention on Emerald Hill as a site for settlement in the 1850's. A new survey which has been attributed to Robert Hoddle was prepared in 1852. It consisted of 18 blocks between Montague and Moray Streets with Park Street as its southern boundary. Block 4 was bounded by York, Coventry, Montague and Ferrars Streets and Kearney's map of 1855, indicates that the western half of this block was initially "reserved". However before long Nimmo (now Morris) Street was formed along the east boundary of the

reserve and the reserve itself was subdivided. Six lots were bought by G.S.Murray including lots 1 and 2 on the south east corner of Coventry and Montague Streets.

The 1866 map of "Hobson Bay and River Yarra" prepared by Commander H.L.Cox R.N. shows this part of Block 4 with a number of buildings along Coventry Street, including the stone house that is now no. 414. It was built in 1859 for Mrs. Buchanan and was the home of William Purcell Buchanan. It was described as a stone house with slate roof and seven rooms. The NAV was 85 pounds. In the following year it was described as a "six room first class stone house and yard".   William Buchanan was a civil servant and continued to live in the Coventry Street house in 1880. Anne (Mrs?) Buchanan was the owner then and the street number was 57. The NAV had decreased to 44 pounds.

Estate agent Berlin Simpson had acquired the property by 1890. Simpson let the house to William Williamson who was a carrier. By that time the street number had changed to 111, the same as it was at the turn of the century when police constable Thomas Vains was the owner/occupant.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (South Melbourne).   Nineteenth century suburban expansion.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

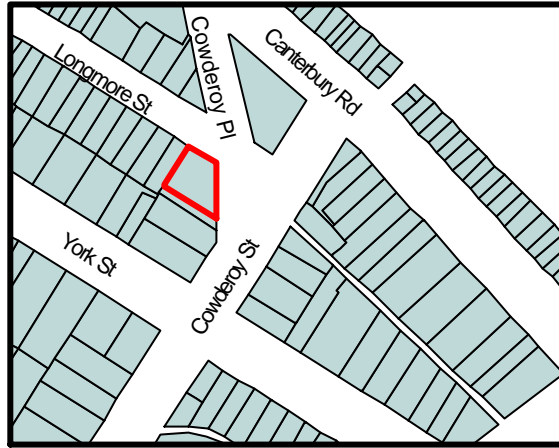South Melbourne Rate Books: 1857-61, 1868-73, 1879-80, 1890-91, 1900-01.
MMBW litho plan no.19, c.1894.
James Kearney, "Melbourne and its Suburbs", 1855. SLV 821.09 A 1855 Kearney.
Com. H.L.Cox R.N., "Hobson Bay and River Yarra", 1866. SLV 821.09 AJ 1866 Cox.
" South Melbourne's Heritage", City of South Melbourne/ Ministry for Planning and Environment, 1988.

Identifier   Flats
Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	1 Cowderoy St ST. KILDA	**Category** Residential:apartment
Constructed 1937		**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Contributory heritage property.)

An ordinary block of flats notable for its extraordinarily bold use of polychromatic brickwork. It forms a powerful pair with Bellaire (3 Cowderoy Street, q.v.). The two buildings face each other across an expanse of bare lawn.

Primary Source

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

Other Studies

Description

Style : Vernacular
Two storey walk-up flats
Builder: Sinclair and Yorsten
Original owner: W. Lockhart

History

see Description

Thematic Context

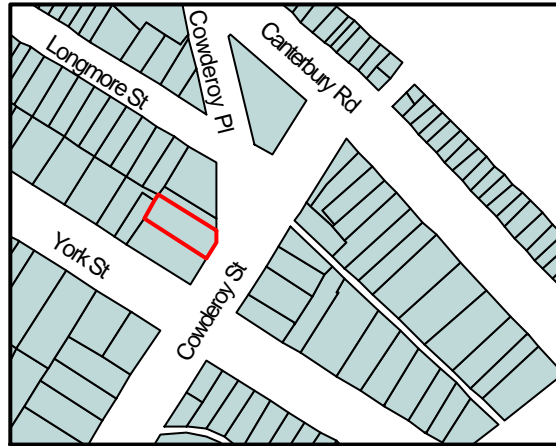unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

NOTES
St K C C permit No 9759 issued 6/8/37.

Identifier   "Bellaire"

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	3 Cowderoy St ST. KILDA	**Category**	Residential:apartment
Constructed	1936	**Designer**	Mewton and Grounds

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Designed by Geoffrey Mewton of Mewton and Grounds, Bellaire is one of the most influential buildings in the introduction of Modernist principles to Melbourne's architecture in the 1930s. It is notable for the uncompromising expression, and intactness, of its austere functionalist design.

Primary Source

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

Other Studies

Description

Style : Functionalist
Three storey walk-up bachelor flats
Builder: J.G. Wright
Original owner: Chatsworth Investments Pty Ltd

Bellaire was designed by the architect Geoffrey Mewton of Mewton and Grounds in 1936 as an innovative block of bachelor flats. When completed the Argus noted that the objective of the design was to keep building costs down without sacrificing appearance, comfort, or good construction. Its stark, brick geometry was carefully composed within an austere functionalist aesthetic. All ornamental contrivance was stripped away save for the slightly inset cream brick panels that band together the hingeless casement windows. The 17 individual flats supported a high level of facilities within a compact plan area, including kitchenettes with built-in meals booths, central heating, built in cabinetwork and access to a trafficable flat roof which carried shrubs and sun umbrellas overlooking the bay.(1) The planning is so tight that in places convenience is actually compromised. In some flats (11 and 17) the bedroom space has been reduced to a barely useable L-shape by the insertion of a bathroom and door to the back stairs. In others (3, 8 and 14) the front door opens directly into the bedroom. Nevertheless, such apparent defects can perhaps be excused (at least by non-residents)

when Bellaire is looked at more as an experiment in the radical modernist concepts Mewton brought back with him from a period of work and travel in America and Europe (where he was strongly influenced by the architecture of Dudok). The modernist ethos of conceptualising the house as a machine for living in (first propounded by Le Corbusier) can be discerned in design features such as its in-built communal laundry and rooftop amenities, its built-in meals areas, its unconventional arrangement of living spaces, the experimentation with soundproofing between the floors, its reduced detailing, and the confrontingly functional appearance of the building as a whole. Along with Woy Woy in Marine Parade (q.v.), which Mewton designed around the same time, Bellaire is one of the few buildings around Melbourne that can be said (for better or worse) to have set the precedents for flat building in the Post-War period. The minimal brick front fence and featureless expanse of lawn seem in keeping with Bellaire's austere programme.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
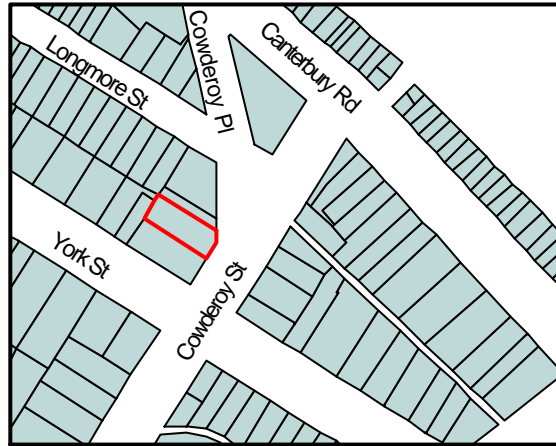recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 9148 issued 20/12/35. (1) Argus, 9 April 1936, cited in A. Longmire, St Kilda, The Show Goes On (Hawthorn, 1989) p.61; (2) Terry Sawyer, `Residential Flats in Melbourne', research report, Department of Architecture and Building, 1982, p72.

Identifier "Bellaire"

Formerly unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 3 Cowderoy St
ST. KILDA

Category Residential:apartment

Constructed 1936

Designer Mewton and Grounds

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

Designed by Geoffrey Mewton of Mewton and Grounds, Bellaire is one of the most influential buildings in the introduction of Modernist principles to Melbourne's architecture in the 1930s. It is notable for the uncompromising expression, and intactness, of its austere functionalist design.

Primary Source

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

Other Studies

Description

Style : Functionalist
Three storey walk-up bachelor flats
Builder: J.G. Wright
Original owner: Chatsworth Investments Pty Ltd

Bellaire was designed by the architect Geoffrey Mewton of Mewton and Grounds in 1936 as an innovative block of bachelor flats. When completed the Argus noted that the objective of the design was to keep building costs down without sacrificing appearance, comfort, or good construction. Its stark, brick geometry was carefully composed within an austere functionalist aesthetic. All ornamental contrivance was stripped away save for the slightly inset cream brick panels that band together the hingeless casement windows. The 17 individual flats supported a high level of facilities within a compact plan area, including kitchenettes with built-in meals booths, central heating, built in cabinetwork and access to a trafficable flat roof which carried shrubs and sun umbrellas overlooking the bay.(1) The planning is so tight that in places convenience is actually compromised. In some flats (11 and 17) the bedroom space has been reduced to a barely useable L-shape by the insertion of a bathroom and door to the back stairs. In others (3, 8 and 14) the front door opens directly into the bedroom. Nevertheless, such apparent defects can perhaps be excused (at least by non-residents)

when Bellaire is looked at more as an experiment in the radical modernist concepts Mewton brought back with him from a period of work and travel in America and Europe (where he was strongly influenced by the architecture of Dudok). The modernist ethos of conceptualising the house as a machine for living in (first propounded by Le Corbusier) can be discerned in design features such as its in-built communal laundry and rooftop amenities, its built-in meals areas, its unconventional arrangement of living spaces, the experimentation with soundproofing between the floors, its reduced detailing, and the confrontingly functional appearance of the building as a whole. Along with Woy Woy in Marine Parade (q.v.), which Mewton designed around the same time, Bellaire is one of the few buildings around Melbourne that can be said (for better or worse) to have set the precedents for flat building in the Post-War period. The minimal brick front fence and featureless expanse of lawn seem in keeping with Bellaire's austere programme.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 9148 issued 20/12/35. (1) Argus, 9 April 1936, cited in A. Longmire, St Kilda, The Show Goes On (Hawthorn, 1989) p.61; (2) Terry Sawyer, `Residential Flats in Melbourne', research report, Department of Architecture and Building, 1982, p72.

Identifier Quilkey's Dairy

Formerly unknown
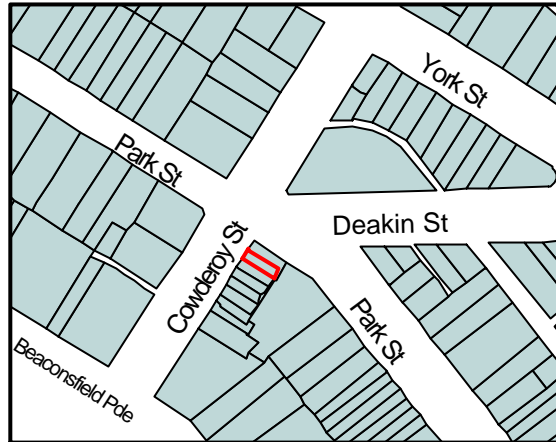
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 14 Cowderoy St ST. KILDA	**Category** Commercial
Constructed 1935	**Designer** unknown

Amendment C 29

Comment

Significance

A former dairy, now a local milk bar, whose applied Functionalist styling makes it something of a local landmark

Primary Source

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

Other Studies

Description

Style : Functionalist
One storey milk bar
Builder: S.E. Greenwood

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 9008 issued 17/8/35.

City of Port Phillip Heritage Review

Identifier   "Avila"

Formerly   unknown
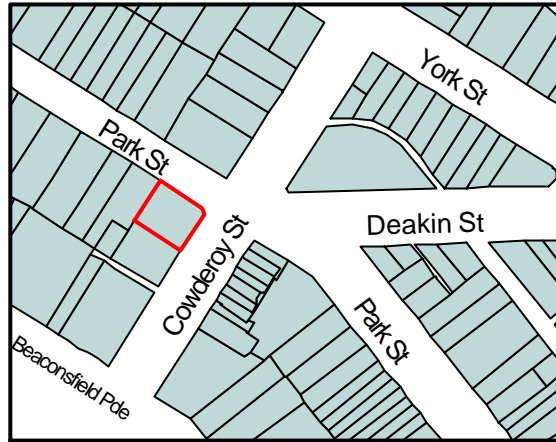
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 15 Cowderoy St ST. KILDA	**Category** Residential:apartment
Constructed 1935	**Designer** Beedham and Wright

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

An imposing deco-style block of flats on a prominent corner.

Primary Source

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

Other Studies

Description

Style : Art Deco
Three storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

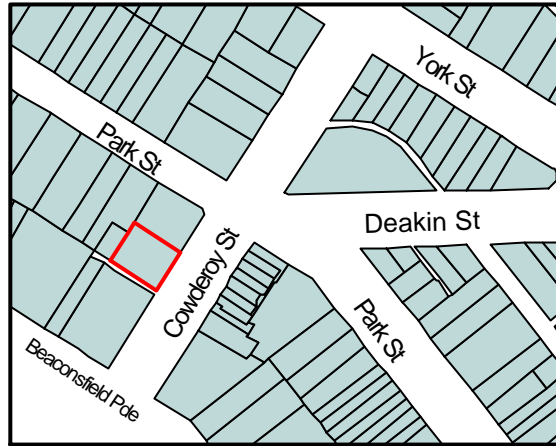A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	17 Cowderoy St ST. KILDA	**Category**	Residential:apartment
Constructed	1947	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

An unobtrusive but stylish block of flats, and an excellent example of the functionalist style. Its clean lines and thoughtful design display an unusually high level of architectural quality for the austere Post-War period in which it was built. Functionalist elements important to its significance include the fine rendered finish, cut-away corner windows with curved glazing and the low intact pipe-rail and render front fence.

Primary Source

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

Other Studies

Description

Style : Functionalist
Three storey walk-up flats
Builder: D. Mrocki
Original owner: D. Mrocki

History

see Description

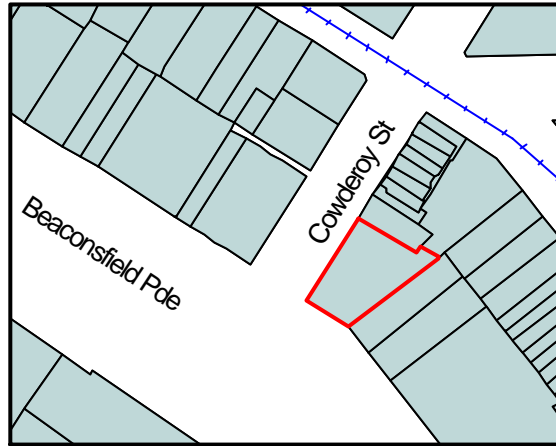**Thematic Context**

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

NOTES
St K C C permit No U431 for four flats issued 15/10/47. Permit for four more flats issued 28/10/66. Recheck that these permits are for No 17.

Identifier   Beaconsfield Hotel

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO98

Address	20 Cowderoy St ST. KILDA	**Category**	Commercial
Constructed	1880-81	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Beaconsfield hotel was built at 20 Cowderoy Street St. Kilda, for Emily Rochard in 1880-81. It is historically, aesthetically and socially important. It is historically important (Criterion A) for its capacity to demonstrate the attraction of the Bay beaches as a resort for the metropolis and beyond during the nineteenth century. It is aesthetically important (Criterion E) for its imposing symmetrical façade treatment which is both unusual and expressive of Melbourne's late nineteenth century boom period. It is socially important (Criterion G) as a prominent early hotel on Beaconsfield Parade, comparable with the nearby "Victoria" hotel and valued by the community for its cultural values.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

The Beaconsfield hotel is an unusually imposing symmetrical two storeyed Italianate building with stuccoed surfaces and depainted cement pilasters at ground floor level. The central slightly recessed section consisted originally of a two storeyed arched loggia, now fully glazed. The central bay has a surmounting pediment and parapet with urns and hotel name in raised cast cement. The façade is terminated by three storeyed pavilions with baustraded parapets. The side elevation to Cowderoy Street is more simply treated.
Condition: Sound
 Integrity: High

History

In 1866, when Commander Cox surveyed the area, the electric telegraph was the only structure traversing the swampy low lying land that stretched between the St. Kilda railway line and the Bay. Subsequent drainage and filling works resulted in land being released for subdivision, the first areas where this occurred being east

of Kerford Road and west of Fitzroy Street. Building allotments were released in 1873 and described as the "Paris of Prahran". Easy access came in 1878 with the construction of Beaconsfield Parade, a development which coincided with a trend towards seaside locations for housing to escape the unhealthy aspects of city living and a preference for seaside locations for leisure activities.

William Vail, an outfitter, owned the land on the north east corner of Beaconsfield Parade and Cowderoy Street in 1879. He resided in a four roomed timber house facing Cowderoy Street on the site. It seems from the NAV (250 pounds) recorded in the rate books that the Beaconsfield hotel was built in the following year. Vail was listed as owner, however the building was unoccupied, perhaps unfinished. In 1881, Emily Rochard acquired the property. It fronted the Parade and was described as "brick and wood, 38 rooms, NAV 350 pounds". Worthington Church was the publican. Subsequent descriptions were generally "bar, 40 rooms, brick".

In 1891, Joske (?) and Co. owned the hotel, which at that time was run by Kate Flynn, however by the turn of the century, it had been taken over by the Colonial Bank of Australasia. Besides the hotel, the Bank owned a "Billiard Room" which was next door and rated separately. Marie Wightman was the publican.

Anne Longmire briefly refers to the Beaconsfield hotel in her history of St. Kilda stating that it was renovated by Dan Curtain (c.1970) to provide three lounges at a cost of $250,000. In the 1980's, it became one of St. Kilda's centres for jazz music performance.

Thematic Context

3. Developing local, regional and national economies.   3.11.5   Retailing food and beverages.   8. Developing cultural institutions and ways of life.   8.4   Eating and drinking.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

St. Kilda Rate Books: 1883, 1885, 1890-91, 1899-1900.
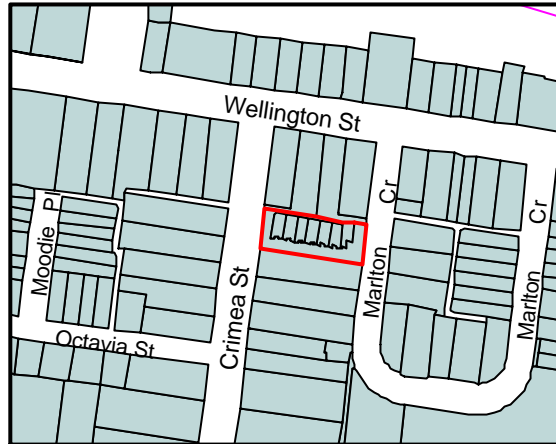South Melbourne Rate Books: 1879-81.
MMBW litho plan no.35, 1896.
"Building Allotments, West St. Kilda & Emerald Hill", litho by J. Noone, 18.8.1873. SLV, Vale Collection, Book 4A, p.131.
Anne Longmire, "The Show Goes On, The History of St. Kilda, Vol.3, 1930-83", Hudson, Hawthorn, 1989, pp.231 and 281.

Identifier   Maisonettes

Formerly   unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address 2 Crimea St ST. KILDA	**Category** Residential:attached
Constructed c1970	**Designer** unknown

Amendment   C 29

Comment

Significance

A rare example of maisonettes dating from c.1970 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.

Primary Source

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

Other Studies

Description

Style : Brutalist
Maisonettes

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

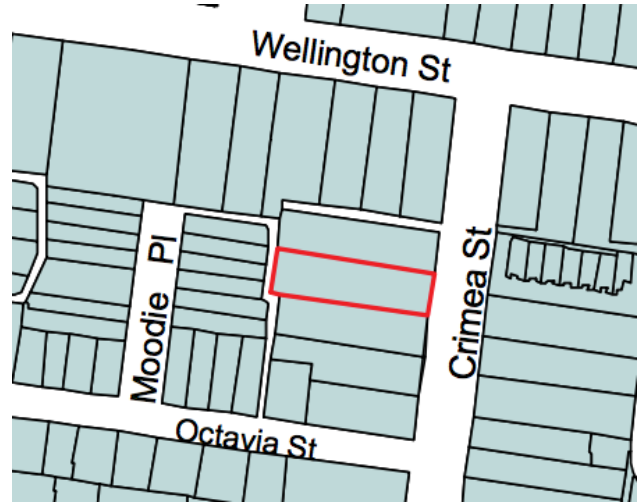Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Place name:	House	Citation No:	
Other names:	-	**2103**	

Address:	3 Crimea Street, St Kilda	Heritage Precinct:	St Kilda East
Category:	Residential: House	Heritage Overlay:	HO6
Style:	Victorian: Italianate	Graded as:	Significant
Constructed:	1882	Victorian Heritage Register:	No
Designer:	Unknown		
Amendment:	C29, C142		
Comment:	Revised citation		

Significance

What is significant?

The house, constructed in 1882, at 3 Crimea Street, St Kilda is significant. An opulent Boom Style two storeyed stuccoed villa with unusual elements including the projecting bay with fluted pilasters and extensive glazed areas, the entry with columns, arch and pedimented treatment foreshadowing the Queen Anne period and ground floor window bay beneath an upper level cast iron verandah. The pediment motif is extended to the projecting window bay parapet. At the front entry there are cast iron gate and pillars manufactured by C. Hocking.

Non-original alterations and additions are not significant.

How is it significant?

The house and cast iron entry gate and pillars at 3 Crimea Street, St Kilda are of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant for its capacity to demonstrate the extravagance of the land boom years along with the manner in which the builder, George Parsons, invested heavily in this attractive residential area and helped to consolidate its reputation. In this respect he represents a type of developer who was characteristic of the period and concentrated on the construction of prestigious villas. (Criterion A)

It is of aesthetic significance as an unusual and imposing villa residence of the period, removed from the mainstream by the unusual massing and treatment of its elements, and complemented by the original entry gate. (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: 5.3 The late nineteenth century boom

History

Contextual history

The population of St Kilda grew rapidly during the building boom of the 1880s, rising to 19,000 by 1890 and the opening in 1888 of cable trams along Wellington Street, High Street and Brighton Road, and Chapel Street stimulated development along the routes. During the 1880s boom almost all the vacant land in the 'Charnwood' estate and surrounding streets was built upon and new subdivisions such as Marlton Crescent were created to meet the demand for housing. By 1897 the only remaining gaps in the block bounded by High Street, Alma Road, Chapel Street and Wellington Street were the grounds surrounding the mansion estates of 'Charnwood', 'Cintra', 'Nicholson House' and 'Decomet'.

House, 3 Crimea Street

At Crown land sales, S. Bantree bought lot 67A, which comprised 10 acres along the south side of Wellington Street west from Chapel Street. At the time of J.E.S. Vardy's survey of St. Kilda in 1873, the area had been subdivided and substantially developed although Crimea Street remained almost entirely vacant land. In that year, J.C. Gresson owned lot 87 (no.3), which the builder, George Parsons subsequently bought with several other lots on the west side of Crimea Street. Parsons built houses at nos.1 and 7 in 1881 and nos.3 and 5 in 1882. William Drummond who was described as a banker in 1883 and a jeweller in 1890, bought the completed house at no.3 for his residence. It had twelve rooms and an NAV of 150 pounds (RB).

Drummond continued to live at no.3 at the turn of the century by which time two rooms had been added (RB). Subsequent occupants included Albert Coppel in 1910 and Arthur Whelan in 1920 and 1930 (SM).

References

MMBW litho plan no.45, undated.

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

St. Kilda Rate Books (RB): 1879, 1882-83, 1890-91, 1899-1900

Sands and McDougall directories (SM): 1890, 1900, 1910, 1920, 1930

J.E.S. Vardy, "Plan of the Borough of St. Kilda", Hamel and Ferguson, 1873, North/1

Description

An opulent Boom Style two storeyed stuccoed villa with unusual elements including the projecting bay with fluted pilasters and extensive glazed areas, the entry with columns, arch and pedimented treatment

foreshadowing the Queen Anne period and ground floor window bay beneath an upper level cast iron verandah. The pediment motif is extended to the projecting window bay parapet.

Condition: Sound. Integrity: High, includes cast iron gate and pillars manufactured by C. Hocking.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place.

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

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

Other images

City of Port Phillip Heritage Review

Place name:	St Hubert's	Citation No:	
Other names:	Flats	**882**	

Address:	7 Crimea Street, St Kilda	Heritage Precinct:	St Kilda East
Category:	Residential: Flats	Heritage Overlay:	HO6
Style:	Interwar Arts & Crafts/Freestyle	Graded as:	Significant
Constructed:	1881, 1921, 1925	Victorian Heritage Register:	No
Designer:	Hugh Philp (1925)		
Amendment:	C29, C142		
Comment:	Revised citation		

Significance

What is significant?

St Hubert's, constructed as a single residence in 1881 and converted to four flats c.1925 to design by Hugh Philp, at 7 Crimea Street, St Kilda is significant. This is a two storey building with rendered walls and a hipped roof. Additions made to the building as part of the conversion to flats include the two storey balconies and porches and front and side access stairs. The balconies are supported by tall square capped piers that support a timber arch with Art Nouveau cut out details and have brick and render balustrades and flat rooves with deep eaves. The name 'St Hubert's' is in rendered raised letters set into a panel in the front balcony. The access stairs have similar piers and metal balustrades. Tall groups of multi-paned windows and doors with toplights open on to the balconies. The front fence with brick piers and balusters and rendered cap and rail is contemporary with the conversion and detailed to match the balustrade. Traces of the Victorian house remain in the rendered chimneys and slate roof.

How is it significant?

St Hubert's at 7 Crimea Street, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as an example of a flat development comprising a converted nineteenth century dwelling with the addition of new purpose-built flats, which is a distinctive building type in St Kilda. This is one of the earliest examples in St Kilda East and demonstrates the beginning of the boom in flat development in St Kilda during the interwar period. (Criteria A & D)

It is aesthetically significant as a typically eccentric building that forms part of the stylistically diverse collection of interwar flats in St Kilda. It is notable for the series of balconies, verandahs and porches, each comprised of free standing rectangular piers, creating the impression the original Victorian house is embedded in the remains of a hypostyle hall. The flats are highly intact and complemented by the original front fence. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.3 The late nineteenth century boom, 5.4 Depression and recovery: the inter-war years

History

Flat development in St Kilda

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

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

The building of flats accelerated during the 1920s:

> In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164

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

St Huberts, 7 Crimea Street

At Crown land sales, S. Bantree bought lot 67A, which comprised 10 acres along the south side of Wellington Street west from Chapel Street. At the time of J.E.S. Vardy's survey of St. Kilda in 1873, the area had been subdivided and substantially developed although Crimea Street remained almost entirely vacant land. In that year J.C. Gresson owned lot 87 (no.3), which the builder, George Parsons subsequently bought with several other lots on the west side of Crimea Street. Parsons built houses at nos.1 and 7 in 1881 and nos. 3 and 5 in 1882.

The occupants of this house at no.7 changed regularly during the late nineteenth and early twentieth century. In 1885 Frederick Millage was in residence. He was replaced by George Brind in 1890, and then Max Kronimher in 1895, followed by Mathew Mitchell in 1900, Alfred Kornblum in 1905, H.W.T. Kayser in 1910, Miss Annie Watts in 1915, and Charles B. Counsel in 1920. By the early 1920s the owner was Dr. Thomas Murphy who lived at no.9. He obtained building permits for 'brick additions' in 1921 and garages in 1925. It appears the earlier permit was for the conversion of the house to a block of four flats, which was named 'St Hubert's'. The architect, Hugh Philp, prepared the plans for the garages and so its possible that he also was responsible for the design for the flat conversion.

The occupants of 'St Hubert's' in 1930 included Mrs. A. Pearson, Henry Morant and William Kelly (SM).

References

O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University

'Plan of the Borough of St Kilda Surveyed and Complied under the direction of the Borough Council by J.E.S. Vardy', 1873

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

St Kilda Council building permits nos. 4439 ('brick additions'), issued 14 February 1921; 6270 (brick garages & concrete stairs) issued 18 December 1925

Sands and McDougall directories (SM): 1885-1930

Sawyer, Terry, 'Residential Flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne, 1982

Description

Originally a two storey Victorian house, St Hubert's was converted into four apartments in the early 1920s. This is a two storey building with rendered walls and a hipped roof. Additions made to the building as part of the conversion to flats include the two storey balconies and porches and front and side access stairs. The balconies are supported by tall square capped piers that support a timber arch with Art Nouveau cut out details and have brick and render balustrades and flat rooves with deep eaves. The name 'St Hubert's' is in rendered raised letters set into a panel in the front balcony. The access stairs have similar piers and metal balustrades. Tall groups of multi-paned windows and doors with toplights open on to the balconies. The front fence with brick piers and balusters and rendered cap and rail is contemporary with the conversion and detailed to match the balustrade. Traces of the Victorian house remain in the rendered chimneys and slate roof.

Comparative analysis

As a nineteenth century house converted to flats in the early twentieth century, St Hubert's is representative of a distinctive St Kilda building type. 'Conversions' were among the earliest flat types to emerge in Port Phillip and according to Sawyer (1982:61) the poor quality of some brought flats 'into disrepute' and cites a 1923 *Australian Home Builder* article that was highly critical of the practice:

> *Take any old house, dress up the front with a coat of roughcast and an outside staircase; insert a bathroom and lavatory somewhere on the upper floors, also a stove and a sink. If there is room at the back, add a back verandah – platform rather – to the upper floor…*

However, at the other end of the scale there were also a number of conversions of exceptional quality such as the 1911 transformation of the former *Cliveden* in East Melbourne into *Cliveden Mansion Flats*. Many of these higher quality conversions were designed by architects.

Port Phillip has examples of both types of conversions. One of the earliest examples of a terrace row conversion is 'Marli Place', 3-7 The Esplanade, St Kilda, which was converted to flats around 1911 (Significant within HO5). This is an example of a basic conversion with prominent external staircases being the most visible change. Otherwise the terrace largely retains its mid-Victorian character.

Examples of more sophisticated architect-designed terrace conversions include 'Grosvenor Mansions' (1919, plans prepared by Howard R. Lawson) at 74-88 William Street, Balaclava (Individually Significant within HO7) and 'Carnong Courts' (1926, plans prepared by A & K Henderson) at 29-33 Robe Street, St Kilda (Individually Significant within HO5). Both have Arts & Crafts detailing, and 'Carnong Court' is notable for the arrangement of semi-enclosed stairwell towers at the front of the building as an integral and distinctive part of the design.

St Hubert's is comparable in the degree of transformation to 'Grosvenor Mansions' and 'Carnong Courts'. Stylistically, it demonstrates the free application of various styles including Arts & Crafts that is typical of many interwar flats and houses in St Kilda. Comparable examples within HO6 include 'Charnwood Oaks', converted in 1920 to a design by architects Haddon & Henderson, 'Chandos Court', converted in stages, c.1920-25 to designs by architects Schreiber & Jorgensen and Harry R. Johnson, and 'Duband Court' converted in 1926 (architect/designer unknown).

Assessment

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

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

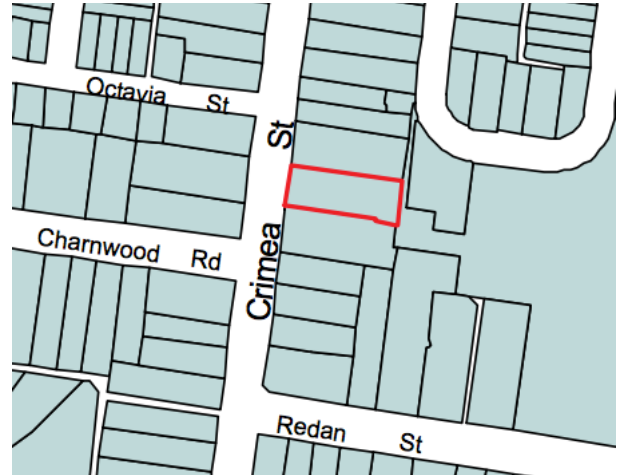Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Other images

City of Port Phillip Heritage Review

Place name: **Particular Baptist Church (former)**
Other names: Balaclava Masonic Temple, St Michael's Grammar School

Address:	16 Crimea Street, St Kilda	Heritage Precinct:	St Kilda East
Category:	Religion: Church	Heritage Overlay:	HO6
Style:	Victorian: Romanesque	Graded as:	Significant
Constructed:	1876	Victorian Heritage Register:	No
Designer:	Thomas Matthews		
Amendment:	C29, C142		
Comment:	Revised citation		

Significance

What is significant?

The former Particular Baptist Church, designed by Thomas Matthews and constructed in 1876, at 16 Crimea Street, St Kilda is significant. The simple, gable roofed, rectangular building utilises polychromatic brickwork to decorate an otherwise plain church building. Buttresses, corners and window surrounds are highlighted by the use of patterned, cream brickwork. Arches of openings are round, imparting a classical rather than gothic character. The composition is symmetrical with a small gable ended entrance porch protruding from the front.

Non-original alterations and additions are not significant.

How is it significant?

The former Particular Baptist Church at 16 Crimea Street, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant for its associations with the establishment of the Baptist Church in St Kilda and demonstrates how there were once separate congregations associated with different social classes. (Criterion A)

It is of architectural significance as a representative example of a Baptist Church. The simple Classical form and detailing is typical of Baptist churches and the church is also notable for the use of polychromatic brickwork that was evidently influenced by the Independent Church, Collins Street, Melbourne, designed by

Reed and Barnes in 1868. It is also significant as a landmark building that contributes to the historic character of Crimea Street. (Criteria D & E)

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: 5.3 The late nineteenth century boom

History

Contextual history

Among the earliest buildings in St Kilda East are the churches, established from the 1850s to the 1870s. The presence of these churches and the early mansions of prominent residents such as 'Charnwood', 'Marlton' and 'Cintra' established the prestige of St Kilda East as a desirable residential address, and encouraged further development as St Kilda's population grew from 6,000 residents in 1861 to almost 12,000 by 1881.

Between Chapel and Westbury streets the Government reserved the area bounded by Dandenong and Alma roads in the early 1850s. From this land was set aside for what would become Alma Park and reservations were excised for churches and other public uses. The Catholic Church was first to build, and the first St. Mary's Catholic Church opened in 1854 at the west corner of Westbury Street and Dandenong Road. The foundation stone of the present church was laid in 1859, but due to a lack of funds it was not completed until 1864. As the congregation grew additions were carried out and the enlarged church was blessed by Bishop Goold in 1871, and consecrated in 1887.

St. Mary's was soon joined by All Saints' Anglican Church and the Free Presbyterian Church, both fronting Chapel Street. The Free Presbyterian Church built a manse at the northeast corner of Alma Road in 1858 and in 1864 erected a bluestone church on the north side. Meanwhile, All Saints' was opened at the corner of Dandenong Road in 1861 and, after two additions, was consecrated in 1892. To the south of All Saints' St. George's Presbyterian Church was opened in 1877 after the congregation had been meeting in the 'Orderly Room' just to the south since the previous year.

Particular Baptist Church (former)

The former Baptist Church, Crimea Street, St Kilda, was erected in 1876 and the architect was Thomas Matthews. It was built to accommodate four hundred people, however, the congregation had dwindled and so the church was closed in 1922 and sold to the Balaclava Lodge of Freemasons. The Lodge altered and extended the building to use as their Temple. Seabrook & Fildes designed the additions carried out in 1936.

Today, the building is used by St Michael's Grammar School.

The Particular Baptist Church was one of two Baptist congregations established in St Kilda in the nineteenth century; the other was the General Baptist church that ministered to the working class people in the valley below St Kilda Hill. For thirty-five years the General Baptists met in rented halls before building their own church in Pakington Street in the early twentieth century.

References

Bomford, Janette, 2003, *The spirit of St Kilda. Places of worship in St Kilda,* viewed online http://skhs.org.au/spirit_of_st_kilda.htm [25 June 2016]

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

MMBW litho plan no.45, undated

Description

The simple, gable roofed, rectangular building utilises polychromatic brickwork to decorate an otherwise plain church building. Buttresses, corners and window surrounds are highlighted by the use of patterned, cream brickwork. Arches of openings are round, imparting a classical rather than gothic character. The composition is symmetrical with a small gable ended entrance porch protruding from the front.

Comparative analysis

Brickmaker John Glew, of Brunswick, developed production of cream bricks from the early 1860s, which were first used as dressings for bluestone buildings, and then in polychromatic brickwork. Glew supplied cream bricks for Reed and Barnes' St Michael's Presbyterian (now Uniting) Church of 1866-67 (VHR H4), 122 Collins Street, Melbourne, which is considered to have popularized polychrome architecture in Victoria.

In Port Phillip, one of the earliest uses of polychrome brick is the All Saints' Vicarage at 2 Chapel Street, which dates from c.1860. This church compares with the Baptist Church at 250 Dorcas Street, South Melbourne (HO110) of 1877, which is a similar design.

Assessment

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

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

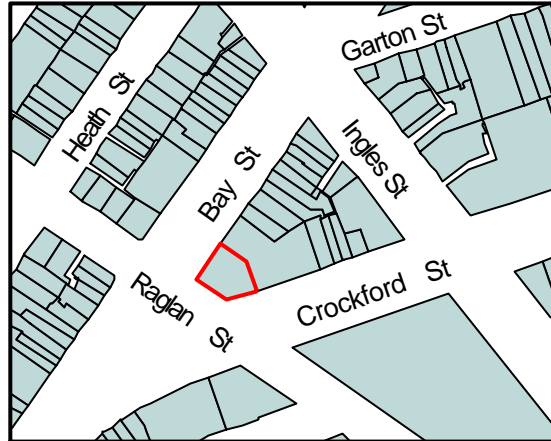Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

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

Other images

Identifier   Fountain Inn

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO99

Address	1 Crockford St PORT MELBOURNE	**Category**	Commercial
Constructed	c.1863	**Designer**	unknown

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The Fountain Inn is of local significance. A prominently sited and austerely detailed hotel, it is among the earliest surviving hotels in Port Melbourne and retains most of its original external form and structural fabric in spite of alterations to the facade. The restrained Georgian character of the facade and the splayed plan form are unusual. A prominent local landmark which has acted as a venue for local political and social activity in Port Melbourne since the 1860s, the building is also of local historical interest.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Hotels
ORIGINAL OWNER:J.E. Crockford
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   70-90% original
different from adjacent)
BUILDING TYPE: Hotel
ORIGINAL RESIDENTIAL na
USE TYPE:
ARCHITECTURAL STYLE: Victorian Regency
PRINCIPAL MATERIAL: Rendered brick

PHYSICAL/STYLISTIC DESCRIPTION

The Fountain Inn, originally constructed of polychrome brick and now rendered, is a two-storey building with a splayed plan following the obtuse angle of the street corner. The hipped roof is slated and has dentilled eaves. The ground floor windows have wide openings with semi-elliptical arches and two-light arched windows. The interior has been substantially altered.

The building is an important streetscape element to Bay Street. Located on the corner of Raglan, Crockford and Bay Streets it terminates the vista north along Bay Street and provides a sense of enclosure to the shopping centre.

COMPARATIVE ANALYSIS
While the Fountain Inn is not particularly early in the context of other metropolitan hotels, it has typical features of the early hotels, including very simply detailed elevations with exposed eaves and roofs hipped at the splayed corners. Other early hotels with similar characteristics include the former Devonshire Arms Hotel, Fitzroy Street, Fitzroy (1843-7), the former Queen's Arms Hotel, Dorcas Street, South Melbourne (1855) and the former Alfred Hotel, Stevedore Street, Williamstown (1859-60). In Port Melbourne, it remains the only early hotel not to have been substantially remodelled or rebuilt later in the nineteenth century as were other 1860s hotels such as the Rex (former Victoria) (q.v.), Chequers Inn (q.v.) and Clare Castle Hotels (qv).

History

The site of the Fountain Inn Hotel (Section 33, Allotment 5) was purchased from the Crown by J.E. Crockford shortly after 1860. (1) By 1863 John Edward Crockford had erected a twelve-roomed brick hotel with stone stables on the corner of Raglan/Crockford Streets valued at £200.

The Fountain Inn changed hands a number of times during the 1860's but was always occupied by hotelkeepers. Stephen Mills, gentleman, of England was owner in 1866 of [a] sixteen-roomed brick bar and land (3), Third Union Building Society, Melbourne, in 1867 (4) and R.K. Gregory, gentleman, of East Melbourne in 1869. (5) Martin Clasby, hotelkeeper, was owner/occupier . . . 1870 - 1883. (6) During the 1880s [the] Fountain Inn was owned by George Capon, licensed victualler, and Mrs Kean of Brighton. The Victoria Brewing Company owned it in 1891. (7)

The Macarthur Ward Rate Books of the late 1850s and early 1860s show J.E. Crockford, wine and spirit merchant of Bay Street, Sandridge, as owner also of a brick store and five rooms over in Bay Street (8), and a three-roomed wooden house and yard in Bay Street. (9) Edward James Crockford, wine and spirit merchant of Bay Street, Sandridge (J.E. Crockford's father/brother?) is listed in Rate Books and Directories from 1860 as owner of Chequers Hotel in Bay Street. (10)

The Fountain Inn increased in size from 12 rooms in 1863 (12) to 16 rooms in 1866 when Stephen Mills was owner. (12) The description was the same in 1867 when [the] Third Union Building Society, Melbourne, was owner. (13)

By 1869, when R.K. Gregory, gentleman, of East Melbourne [was the] owner and R. Brown, hotelkeeper, [was the] occupier, Fountain Inn [was] listed as a 13 roomed brick bar, cellar and land in Bay Street. (14)

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Map of Sandridge 1860
2. Borough of Sandridge rate book, 1863. no. 965.
3. ibid 1866 - 7. Block 33. no. 1022.
4. ibid 1867 - 8. no. 1013.
5. ibid 1869 - 70. no. 456.
6. Jacobs Lewis Vines, Port Melbourne Conservation Study, p. 171, based on research by C. Kellaway, National Trust.
7. ibid.
8. Macarthur Ward rate book 1858. no. 170.

9. ibid. no. 171.
10. Macarthur Ward rate book 1860. no. 548.
11. See above.
12. Borough of Sandridge Rate book 1866/67, block 33. no. 1022.
13. ibid 1867/68. no. 1013.
14. ibid 1869/70. no. 456.

Identifier   Residences

Formerly   unknown
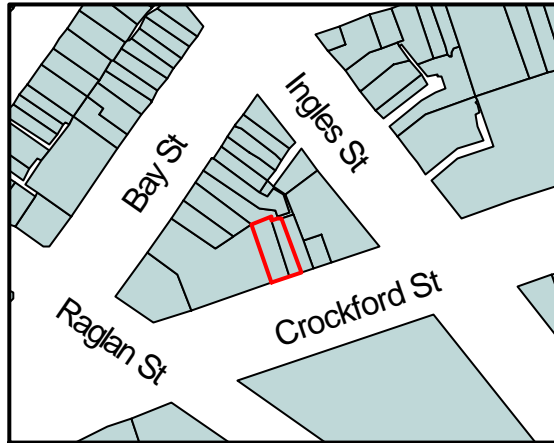
Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 17-19 Crockford St PORT MELBOURNE	**Category** Commercial: residential
Constructed 1877	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

17-19 Crockford Street is of local significance. The building is unusual in Port Melbourne, being built to the property line and incorporating a side entry passage. The subtle polychromy of the Flemish bond brickwork and contrasting brick details make the substantially intact front elevation particularly distinctive. The original association of residence and small manufacturing works, demonstrated by the side entry, was characteristic of Port Melbourne.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick houses, two storeyed
              Industry
              Workshops
ORIGINAL OWNER: William Hall
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Nineteenth century brick houses, two storeys
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

17-19 Crockford Street is a single two-storey brick residence. The front elevation is built up to the property line and incorporates two doors, one, to the north, entering the house, and the other giving access to a side passage leading to the rear yard. The elevation is built of polychromatic brickwork, with the alternating Flemish bond header and stretcher bricks in blue and purple-brown respectively and the flat arches to the openings, and jamb and corner quoining in cream brick. The keystones are red brick, and there is a band of cream and red brick running horizontally at first floor level. The cornice and plain parapet are formed in exposed brown and cream brickwork, the cornice being supported on moulded brick paired brackets. The ground floor window is double width and contains two sash double-hung windows side-by-side. These and the upper floor windows have unusual four-paned sashes.

COMPARATIVE ANALYSIS

17-19 Crockford Street is an unusual example in Port Melbourne of a house built up to the property line, incorporating a side entry passage, running under the upper floor and accessed through a door identical to the front entrance door. These characteristics, the double width ground floor window and the detailing of the brick cornice and parapet are more characteristic of mid-nineteenth century London inner suburban houses than the usual Melbourne type. The elaborate polychromatic brickwork, with subtly different header and stretcher bricks and contrasting cream and red quoining, arch and keystone bricks, while not as unusual in Melbourne, is more characteristic of much mid-nineteenth century English domestic architecture.

History

This house was constructed in 1877. Its first owner was William Hall, a waterproofer. The first description of the property was of a six-roomed brick house and wood shed, valued at £46. (1) It seems probable from later descriptions of the property that the 'shed' was actually a workshop or factory of some description, where Hall carried out his trade. In 1878, the property passed into the ownership of John Hall, probably William's son. (2) In 1879-80, it was described as a six-roomed brick house and oil skin factory. (3) John Hall appears to have continued to use the premises as a factory and residence until the end of the 1880s, after which he ceased business, being simply listed as the owner-occupier of a six-roomed brick residence. (4)

Thematic Context

In keeping with its maritime and working-class character, Port Melbourne had many workshops and small factories scattered throughout its residential areas. In the nineteenth century it was not unusual for premises to combine the roles of residences and small scale manufacturing workshops. Though the timber factory building, which was presumably located to the rear of the main house, has been demolished, the history of this combined use of the site is interesting.

## Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1877-78, no. 1062.
2. Port Melbourne rate book, 1878-9, no. 1071.
3. Port Melbourne rate book, 1879-80, no. 1069.
4. Port Melbourne rate book, 1890-91, no. 1210.

Identifier   Garage

Formerly   Carriage and wagon workshop
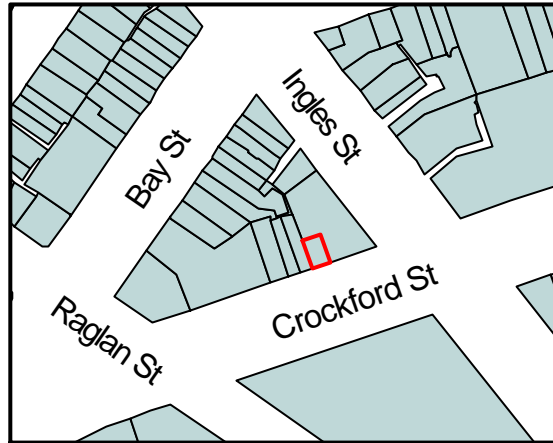
Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	25 Crockford St PORT MELBOURNE	**Category**	Industrial
Constructed	c1880	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Port Melbourne Coach and Lorry Factory is of local historical and architectural significance. It was the site of one of the earliest manufacturers of motor vehicles in Port Melbourne, having been established as a horse-drawn vehicle manufactory. The largely intact exterior and interior of the buildings demonstrate the scale of the manufacturing process used. One of a relatively small number of surviving nineteenth century manufacturing buildings in Port Melbourne, the form and design of the buildings and combination of brick, timber-framing and corrugated iron are representative of industrial building in the late nineteenth century.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description

PRINCIPAL THEME: Industry
SUB-THEME: Carriage and wagon workshop
ORIGINAL OWNER: Samuel and Jeremiah Grant
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Workshop
ORIGINAL RESIDENTIAL na
USE TYPE:
ARCHITECTURAL STYLE: Victorian Industrial
                    Victorian Free Classical (25 Crockford Street)
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
This group of brick and corrugated iron industrial buildings appears to have been constructed at various dates in the late nineteenth century.

The building on the corner of Crockford and Ingles Streets is single storey with brick parapet walls and a corrugated iron saw tooth roof. The windows and vehicle entrances have wide segmental arched openings. The Crockford Street entrance and the single doorway in the splayed corner have been built up. The string course at the base of the parapet is continuous with that on the probably contemporary two storey building at the west end of the Ingles Street side. This building has a double gabled roof and is brick walled to the front and part of the west side facing the adjoining property, but otherwise is clad with corrugated iron. There is an external covered stair attached to the west elevation, also covered with corrugated iron. The front elevation has wide arched windows to the ground floor similar to those on the corner building, and a central first floor loading door and flanking windows. The ground floor vehicle entrance off Ingles Street appears to be a later alteration.

The two storey building facing Crockford Street has a relatively narrow facade with wide central door and upper floor window and narrow flanking windows and door. All of the openings have segmental arches, similar to those on the other buildings. There is a moulded rendered cornice at roof level, with console blocks to the ends, and a section of parapet to the centre in front of the upper part of the gabled roof. The ground floor entrance appears originally to have been a vehicle entrance, and has been altered by construction of a glazed screen within the opening.

COMPARATIVE ANALYSIS
This former coach works is one of a relatively small number of surviving nineteenth century industrial buildings in Port Melbourne, and is representative of a formerly common local building type. Apart from the very large industrial sites, such as the Swallow and Ariell site (q.v.), comparable local examples include the R. Knight Pty Ltd stables, 97 Cruikshank Street (q.v.), the warehouse in Dow Street, north of Rouse Street (q.v.), and the former stables to the rear of 50 Derham Street. While these examples share typical aspects of nineteenth century industrial buildings such as masonry walls and heavy timber trussed roof structures, they are all single buildings and smaller in size than the former coach works complex.

History

A coachworks was established on this site in 1880 by brothers Samuel and Jeremiah Grant. (1) When first rated, the buildings were valued at £44, but were not specifically described. (2) Descriptions of the complex in the 1880s and 1890s include 'Coach factory and Blacks shop' (1885-6) (3) and 'factory showrooms and smithy' (1890-91). It is not clear when each of the buildings on the site was constructed.

The complex was taken over (initially leased, later purchased) by Richard and Alfred Wearne in 1892-3.(4) It was known as Wearne Bros. Port Melbourne Coach and Lorry Factory.

Unspecified alterations and additions were made to the complex in 1931, at which time it was still operated by Wearne Bros. (5) By the late 1940s, however, the complex had been taken over by tool manufacturers, the Consolidated Pneumatic Tool Co. (6) In recent years the complex has been converted to a garage.

Thematic Context

Established originally as a coachworks, this enterprise and complex were later adapted to suit changes in transport technology. In the nineteenth and early twentieth centuries, under the ownership first of Grant Bros. and later of Wearne Bros, the company manufactured drays and coaches, but in the twentieth century it moved into the assembly of Ford motor car bodies. (7) Photographs exist showing aspects of both phases of the business's history. One shows a decorated dray advertising the Port Melbourne Coach Works of A.E. Wearne, while a later view of the inside of one of the workshop buildings shows a line-up of Ford motor bodies. (8) Wearne Bros was one of Port Melbourne's more significant smaller scale industrial enterprises in the late nineteenth and early twentieth centuries.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1880-1, no. 1062.
2. ibid.
3. Port Melbourne rate book, 1885-6, no. 1159.

4. Port Melbourne rate book, 1892-3, no. 1231.
5. Port Melbourne Building Register. Factory Alts for A Wearne, 21 August 1931, S13.
6. Sands & McDougall Melbourne Directory, 1947.
7. N Turnbull and N U'Ren.   A History of Port Melbourne. pp. 142-143.
8. Both photographs are reproduced in A History of Port Melbourne.

Identifier	Wilkinson house
Formerly	Unknown
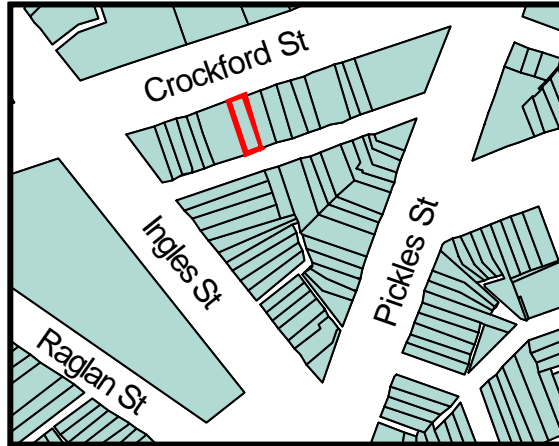
Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	58 Crockford St PORT MELBOURNE	**Category**	Residential:row
Constructed	1902	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

House at 58 Crockford Street, Pt Melbourne is significant because:
- it is a well preserved and highly ornamented early row house, with its dichrome brickwork, cast-iron verandah detailing, window and door joinery such as the barley sugar spiralled colonettes, quarry mosaic tile verandah paving, and the iron palisade front fence (Criterion D2, F1);
- for its close links with a local business figure, Wilkinson, who was linked with the important cartage trade which developed around the transport hubs represented by the Port Melbourne or Sandridge piers and railway terminus (Criterion H1).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

This is a two storey row house with: dichrome brickwork (cream painted over) and cast-iron verandah detailing, 3 light double-hung window at ground level with barley sugar spiralled colonettes, double-hung windows upstairs with a French door replacement in one, quarry mosaic tile verandah paving, and an iron palisade fence. The cemented parapet is in the Italian Renaissance revival manner with detail including urns and pediment. The side walls are in red brick in a Colonial bond. The style of the house is late for the construction date.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

Context: One of three Victorian-era row houses isolated in this location.

History

This site was vacant land (25x84 feet) in 1900 owned by Frederick Wilkinson. By mid 1902 it was a 6 room brick houses with an annual value of 32 pounds, owned and occupier by Wilkinson, a wheelwright. Wilkinson was also termed as a blacksmith and a coach smith. By the 1930s, he had moved to Caulfield and was leasing this house to Catherine McRedman { RB}.

The cartage trade was an important one in this area, having developed around the transport hubs represented by the Port Melbourne or Sandridge piers and railway terminus.

Thematic Context

Making suburbs

Recommendations

G Butler, Port Phillip Heritage Review, Version 3, 2001
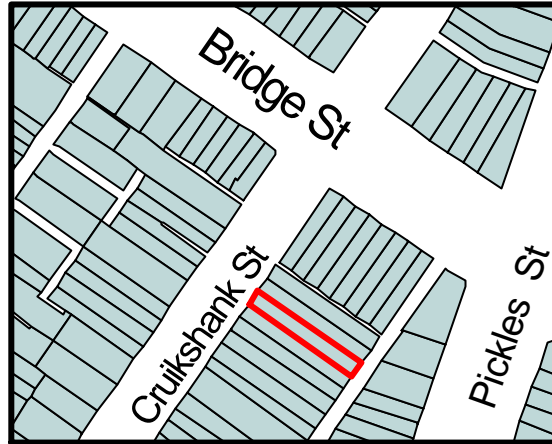recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

VPRO Pt Melbourne Municipal Rate Book (RB) VPRS 586/P;
Uren & Turnbull, 1983, `A History of Port Melbourne' MUP: no index entry

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address   64 Cruickshank St
PORT MELBOURNE

Category   Residential:detached

Constructed   1890-91

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

64 Cruikshank Street is of local significance. It is the most intact of the three surviving two-storey timber residences in Port Melbourne, and is representative of a relatively rare building type in the metropolitan area generally.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century weatherboard freestanding houses, two-storey
ORIGINAL OWNER: Thomas Clements
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Nineteenth century weatherboard freestanding houses, two-storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION
64 Cruikshank Street is a two-storey single-fronted timber-framed house with timber block fronted cladding to the facade. The facade features a timber parapet covering the end of the gabled roof, also with timber block front in imitation of ashlar. The parapet has a moulded timber cornice, with console blocks to the ends,

supporting a raised triangular pediment with keystone. The house has a verandah and first floor balcony, with timber wing walls containing small round-headed windows. The verandah and balcony have timber centre posts and cast iron frieze panels, brackets and balcony balustrading. The double-hung sash windows have moulded timber architraves.

The original cladding to the side walls has been replaced with wide fibro-cement boards. The modern high timber fence obscures most of the ground floor façade.

COMPARATIVE ANALYSIS
While single-storey timber houses continued to be built in large numbers in Port Melbourne and elsewhere through the nineteenth century and into the twentieth century, two-storey timber houses appear to be relatively rare after the 1870s. 64 Cruikshank Street, built in 1887, can be compared with other two-storey timber houses such as the now considerably altered houses at 240 and 244-6 Nott Street (c. 1860-4), 347 Moray Street, South Melbourne (1861) and 9 Union Street, Richmond (c. 1879). The latter two houses are verandahed with timber block front in imitation of ashlar and french windows, and are representative of mid-nineteenth century residential style. By contrast, but for being of timber construction, 64 Cruikshank Street, is more typical of the contemporary style of 1880s balconied houses.

History

This two-storey timber house was constructed in 1887, probably by its original owner, South Melbourne builder, Thomas Clements. When first rated in 1887-8, the building was described as a four-roomed house, valued at £20. (1) In the same year, Clements also constructed the house to the north at 66 Cruikshank Street. (2)

Thematic Context

The pattern of ownership and occupancy of this house is typical of the period and the location. It was common for residences of this scale and type to be constructed by contractors, and then leased to tenants.

Recommendations

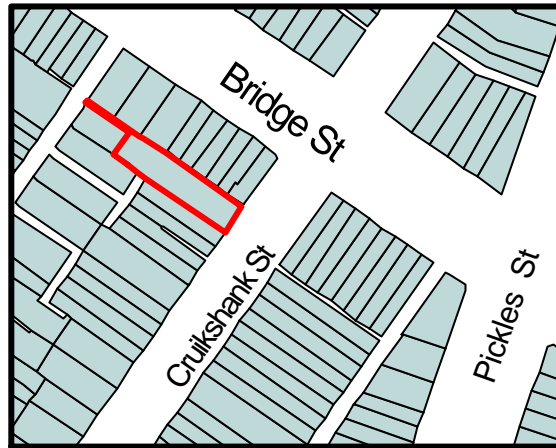A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1887-8, no. 1959.
2. Port Melbourne rate book, 1887-8, no. 1960.

Identifier   Cricketers' Arms Hotel

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 69 Cruickshank St PORT MELBOURNE	**Category** Commercial
Constructed 1876	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Cricketers' Arms Hotel is of local significance. The hotel is unusual for its streetbound rather than corner site and its relatively small facade. The facade is of distinctive design, notable features including the aedicule surround to the main door and the cast iron balconettes.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description

PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Hotels
ORIGINAL OWNER: Thomas McCormack
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Hotel
ORIGINAL RESIDENTIAL na
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Rendered brick

PHYSICAL/STYLISTIC DESCRIPTION
The Cricketers' Arms Hotel is a two-storey brick building with restrained Renaissance Revival detailing. The three-bay facade is rendered and has a narrow projecting centre bay containing the principal entrance door.

The arched door opening is set within an aedicule of Tuscan pilasters supporting an entablature with triglyphs and a segmental pediment with decorated centre. The first floor windows are round-headed to the centre and rectangular to each side, with moulded archivolt or architraves over, and cast iron balconnettes with moulded brackets and festoons under. There are a plain moulded intermediate cornice above ground floor level, and a dentilled principal cornice, both with end console blocks. The parapet is balustraded between intermediate pedestals, with a raised and panelled solid rendered brick central pedimented section. The pedestals originally would all have had ball finials, of which only some remain.

The large ground floor windows have been altered.

COMPARATIVE ANALYSIS
Nearly all nineteenth century hotels in Melbourne were built on corner sites and the Cricketers' Arms Hotel is unusual in being streetbound and presenting only one relatively narrow facade to the street. Among other examples of streetbound hotels are the former Clarendon Hotel, 231 Nelson Place, Williamstown (1859), the Rose and Crown Hotel, 309 Bay Street, Port Melbourne (original building c. 1879) and the later former Royal Hotel, 85 Nelson Place, Williamstown (1890). As well as being streetbound and having a relatively small facade, the architectural detail of the Cricketers' Arms contrasts with other hotels in Port Melbourne. Details such as the aedicule surround to the central entrance door and the cast iron balconettes, in particular, appear to derive from contemporary hotels in London, and were relatively unusual in Melbourne hotels.

History

The Cricketers' Arms Hotel was constructed in 1876 for its first owner, Thomas McCormack. (1) When first rated in 1877-8, the building was described as a brick hotel of eight rooms. The licensee was William Higham. (2) The exact origin of the name of the hotel is not clear, though it is thought that cricket matches were held on vacant land nearby. (3) The hotel was still in the same family in 1899. (4)

'Renovations and Additions' were made to the building in 1953, and bathroom accommodation was improved and other additions made in 1956. (5)

Thematic Context

By the 1860s, most areas of Port Melbourne were well-stocked with hotels, many of which catered to the passing shipping trade. Though the municipality's earliest hotels had been of timber, for the most part these were replaced by brick and/or stone in the 1860s and 1870s. Significantly fewer hotels were located east of the lagoon, and the Cricketer's Arms would have been an important element in the area, which was only beginning to develop fully in the mid 1870s. The original owner of the hotel, Thomas McCormack, was one of the first residents of Cruikshank Street, and was already active in agitating for better services and facilities in the area. In 1876, for example, he helped organise a petition requesting the erection of lamp pillars in the streets. (6)

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. R.K. Cole Collection.
2. Port Melbourne rate book, 1877-78, no. 1697.
3. P. Grainger. Pers. comm.
4. 'Sands and McDougall Melbourne Directory', 1899.
5. Port Melbourne Building Register, 8 June 1953, 449, 30 May 1956, 776, 9 November 1956, 1141.
6. N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p. 139.

City of Port Phillip Heritage Review

Identifier   R. Knight Pty Ltd

Formerly   unknown
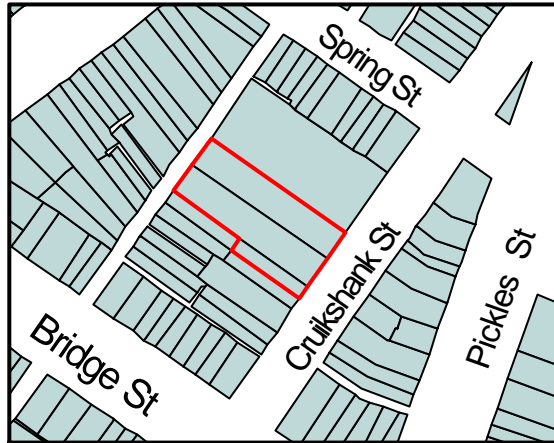
Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 95-107 Cruickshank St PORT MELBOURNE	**Category** Industrial
Constructed 1888-9	**Designer** unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

The R. Knight Pty Ltd brick stables building is of local significance. The site is of historical significance for its continuous association since the 1880s with the carriers R. Knight Pty Ltd, one of the few sites in Port Melbourne with such a long association. The building is one of the few such buildings to remain in residential areas of Port Melbourne, and demonstrates the previous diversity of activity and built form in the area. The detailing of the brick facade is representative of nineteenth century industrial construction, and contrasts with the adjacent corrugated iron buildings.

The house and corrugated iron sheds on the site, while not of individual significance, contribute to the significance of the site by demonstrating the scale of the activity on the site.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description

PRINCIPAL THEME: Commerce/Trade
SUB-THEME: Stables
             Transport buildings-road cartage
ORIGINAL OWNER:R. Knight
CURRENT OWNER:R. Knight Pty Ltd
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   70-90% original
different from adjacent)
BUILDING TYPE: Warehouse
ARCHITECTURAL STYLE: Victorian Industrial

PRINCIPAL MATERIA: Brick and timber

PHYSICAL/STYLISTIC DESCRIPTION
This single-storey stables building, now used for storage, has brick walls with a wide-span timber trussed hipped roof. The narrow end of the rectangular plan fronts directly onto Cruikshank Street, and has recessed brick panels in pairs on each side of the central door. The door and the small windows to each side have brick segmental arches, and the windows have basalt sills. The roof is clad with corrugated iron and has eaves gutters flush with the walls.

The site also includes a nineteenth century double-fronted single-storey weatherboarded house next to the brick stables and several large corrugated iron sheds probably dating from the late nineteenth and twentieth centuries.

COMPARATIVE ANALYSIS
The R. Knight Pty Ltd stables are the largest surviving commercial stables building in Port Melbourne and possibly among the largest such buildings in the metropolitan area. They can be compared with the smaller, although two storey, former stables building at the rear of 50 Derham Street, and with the former T.W. Swindley stables, 17 Dow Street, South Melbourne (1885). The latter building is comparable in size and has a large semicircular gable incorporating an oculus vent facing the street.

History

Robert Knight arrived in Australia from Ireland in 1853. He was in the timber trade for a brief period of time, before starting a carrying business in 1854. This was sold in 1864, and Knight established a new company in 1872. By the late 1880s, Knight's operation consisted of premises in Flinders Street west, at the corner of Queen Street and right on the wharf, accommodating 'about 100 horses and a number of lorries, drays and timber lorries'. (1) A contemporary source noted that in one year, Knight's business had 'dumped and carried 75,000 bales of wool.' (2)

The Port Melbourne stables of Robert Knight & Co. were constructed in 1888-9. (3) In 1889-90 the site consisted of the 64 stall brick and iron stables, as well as a four-roomed wood house occupied by Knight's foreman, John Symonds. Rated together, these structures were valued at £200. (4) The timber house still survives today. Ten years later, the collective value of the brick stables building and timber house had dropped to £105. (5)

In 1954, the site was being used for a number of purposes. Knight's stables were still listed at 95 Cruikshank Street, at 97-107 Cruikshank Street was the Oliver-Davey glass factory, while Knight's yard was at 107. (6)

Thematic Context

The construction of Robert Knight's stables complex in Cruikshank Street reflects the continuing importance of the shipping trade to Port Melbourne during this period.   The stables would have constituted a significant adjunct to Knight's principal premises down by the wharves in the city.   In the context of both Port Melbourne and the city premises, which were both still operating in the late 1940s, (7) the carting business of Robert Knight & Co. has constituted a relatively large-scale and long-term operation.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. A Sutherland. 'Victoria and its Metropolis'. Vol. IIB, p. 720.
2. ibid. p. 720.
3. 'Sands and McDougall Melbourne Directories', 1888-9.
4. Port Melbourne rate book, 1889-90, no. 2151.
5. Port Melbourne rate book, 1900-01, no. 333.
6. 'Sands and McDougall Melbourne Directory', 1954.
7. 'Sands and McDougall Melbourne Directory', 1947.

City of Port Phillip Heritage Review

Identifier   Electrical substation

Formerly   unknown
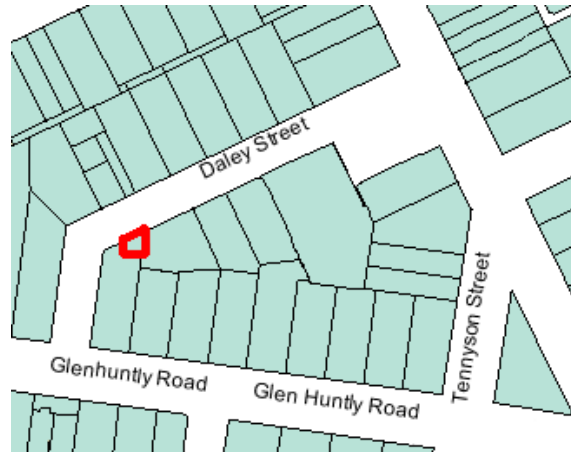
Heritage Precinct Overlay None
Heritage Overlay(s) 414

Address	13 Daley Street ELWOOD	**Category**	Public
Constructed	1910's?	**Designer**	unknown

Amendment   **C 54**

Comment   New citation

Significance   (Mapped as a Significant heritage property.)

What is significant?
The substation in Daley Street is a small single-storey red brick building with a gabled roof, and symmetrical street frontage with a central doorway flanked by a pair of downpipes with rainwater heads. Apparently dating from the 1910s, it is associated with the laying out of Elwood's domestic power supply at a time of intensive residential development.

How is it significant?
The substation is of historical and aesthetic significance to the City of Port Phillip.

Why is it significant?
Historically, the substation is significant for its associations with the laying out of Elwood's domestic power supply in the early twentieth century, which anticipated (or perhaps paralleled) a period of intensive residential development at that time. Probably dating from the 1910s, the small structure is one of few surviving non-residential/non-commercial buildings (cf the church at 31B Scott Street) that demonstrate the expansion of suburban services and infrastructure during this significant boom phase in Elwood's development.

Aesthetically, the substation is significant as an intact and representative example of an early twentieth century electrical substation, notable for a high level of architectural articulation including decorative brickwork to lintels and parapet, and interesting expression of rainwater heads. This small, sculptural building remains a distinctive element in the streetscape, which is otherwise overwhelmed by post-war redevelopment.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The substation is a small single-storey red brick building on a square plan, with an expressed plinth at the base and a gabled roof, concealed by a raked parapet with rendered coping. The street frontage has a central doorway, with ledged timber door and a soldier brick lintel with flanking stringcourses. The doorway is flanked by a pair of exposed rainwater heads, in the form of column capitals, with partly recessed downpipes.

History

Records of the Melbourne Electric Supply Limited (predecessor of the SEC) reveal that domestic power supply was laid out in St Kilda (as far south as Acland Street and the Esplanade) during 1900, and in Brighton (as far north as Cole Street) during 1910, but there is no reference of any works in what is now Elwood. The electric tramway, laid out through Elwood in 1907, had its own supply, for which a dedicated power house (since demolished) was built on the northwestern corner of St Kilda Street and Head Street. Elwood's domestic power supply probably dates from the 1910s, when the suburb underwent intensive residential development. The late Edwardian detailing of the substation in Daley Street also suggests that it dates from that time.

Daley Street was typical of early twentieth century residential development in Elwood. The street was created in 1908 as part of a 32-lot estate on north-western corner of Tennyson Street and Glenhuntly Road. As elsewhere, subsequent development was retarded for a few years, with Daley Street not appearing in the Sands & McDougall Directory until 1911, with only two listings on the north side of the street. Development burgeoned over the next few years: there were four residents listed there by 1913, six by 1915, eight by 1916 and ten by 1920.

Thematic Context

An exhaustive typological study of substations and other items of electricity supply infrastructure has not yet been undertaken. Within the City of Port Phillip, no substations were identified in any heritage studies prior to 2005, when an interesting example was documented at 52 Balston Street, East St Kilda (c.1929). Various other examples have been sighted across the municipality; there are some, probably dating from the 1930s, that are expressed as stark, cubic rendered brick volumes in a loosely Art Deco style (eg on the corner of Goldsmith and Byron Street in Elwood, and another at the intersection of Princes, Raglan & Nott Streets in Port Melbourne). There are others, probably dating from the 1920s, in the form of utilitarian red brick buildings (some with roughcast banding) with simple gabled roofs (some penetrated by vented bellcotes): examples survive in Johnson Street, Port Melbourne, in King's Way, South Melbourne and in Jacoby Reserve, Cowderoy Street, St Kilda West. The example in Daley Street is smaller and more compact, with a greater level of architectural enrichment, which suggests that it may be relatively early (c.1910s) in the broader context of substations across the municipality.

Recommendations

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

References

Orders-in-Council of the Melbourne Electric Supply Company, VPRS 9924/P1, Units 1-2. PRO.

Sands & McDougall Directory, various.

Lodged Plan No 4957, dated 22 May 1908.

Identifier   "Eden Terrace"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO100

Address   4-18 Dalgety St
ST. KILDA

Constructed 1858

Category   Residential:row

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

These terraces were an early development in St Kilda and also stand as one of the few examples of three storey terraces in Melbourne. The stairs up to the first level and the existence of a basement are unusual features.

Primary Source

Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Other Studies

Description

This row of eight nine-roomed residences were erected in 1858 for Thomas Eden as a leasehold development. The three storey terraces incorporate a semi-basement and stairs lead up to the middle floor level from street level. Verandahs and balconies which it appears were added later, display cast iron balustrading and valencing, urns above the party walls and small protruding gable roof sections. However the terraces remain austere in appearance, indicating that these additions were carried out before the more flamboyant 1880s.

Intactness
The entire row of eight terraces are substantially intact with only minor alterations to individual residences.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Davison, G (ed.),' Melbourne on Foot' p. 131 Melbourne, 1980.
Rates Books, City of St Kilda, 1858 (first book available): 135-142, Thomas Eden (owner), Thomas Eden, J. Trenchard, G. Watson, S. Davies, unoccupied, M. Sieveright, K. Herdman, S. Davies (occupiers), eight 10 room brick and stables, N.A.V. 212 pounds.

Identifier   Residences

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	15-17 Dalgety St ST. KILDA	**Category**	Residential:attached
Constructed	1860's	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

These residences were erected early in St Kilda.

Primary Source

Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Other Studies

Description

It appears that these two adjoining residences were erected by the early 1860s in Dalgety Street, St Kilda. The simple, symmetrical two-storey facade contains four rectangular windows at first floor level, set simply into the wall and outlined with bead moulding. Small centrally placed entrances below are flanked by shallow protruding bays. A bullnose verandah at ground level only, is supported on turned timber columns and quoining at the corners of the facade is vermiculated at this level. An unusual parapet detail incorporates angled elements on a plain cornice with dentils under.

Intactness
These residences appear to be reasonably intact although the verandah and bay windows appear to be later additions.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
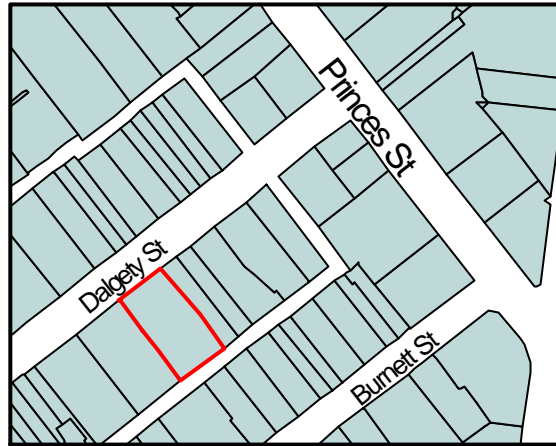
References

Conservation Study of St Kilda, Investigation Project, Department of Architecture, University of
    Melbourne, 1979.
Vardy, Plan of the Borough of St Kilda, 1873.

Identifier   "St Margaret"

Formerly   Terrace

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address   25 Dalgety St
                   ST. KILDA

Category   Residential:apartment

Constructed 1870's,1920's

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This pair of very fine three storey Victorian terraces was converted into flats in the 1920s. The conversion works involved the demolition of the earlier balcony structure and the construction of a series of low arched balconies on each floor flanking an enclosed staircase. The staircase forms a projecting wing and incorporates a pilastered entrance doorway on the ground floor. The detailing is somewhat crude, nevertheless the complex as a whole is a visually prominent example of the distinctive St Kilda building type of a Victorian terrace converted to flats. The side of the Victorian building is intact and this makes visible the conversion.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Walk-up flats, former three storey terrace

History

see Description

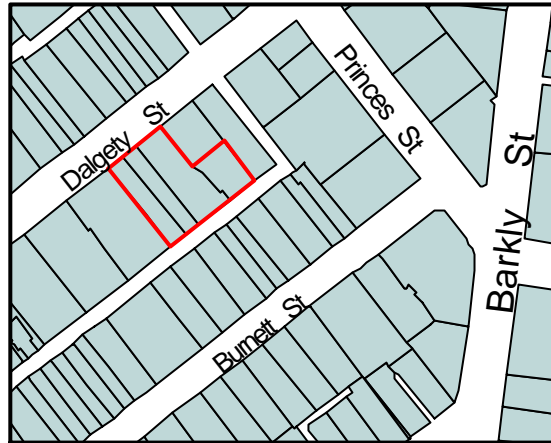**Thematic Context**

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   "Lansdowne Terrace" and Stable

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	33-37 and rear 39 Dalgety St ST. KILDA	**Category**	Residential:row
Constructed	1858	**Designer**	unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

Although only three of the original six terraced remain in Dalgety Street, their importance lies in their early date or erection. The stables at the rear are particularly important due to their complex and intricate form and detail. Well known merchant, Mars Buckley was an early occupant of Lansdowne Terrace.

Primary Source

Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Other Studies

Description

The three two-storey residences at 33-37 Dalgety St Kilda were originally erected as 'Lansdowne Terrace', a terrace of six houses each of nine rooms. Erected by 1858, the three remaining residences formed the eastern end of the row with that at 37 Dalgety Street including a return verandah. The facades are extremely plain with timber and iron verandah valencing differing at both levels and simple door architraves featuring slender columns. The stable at the rear of 39 Dalgety Street was originally at the rear of the property at 37 Dalgety Street and was erected before 1873 and is possibly the 'Coach House' mentioned in the 1859 rate book. The red brick building features cream brick quoining and highlight courses below the eaves, between the two levels and on the chimney. The main slate roof is a gabled hip and a protruding front gable features half timbering, a finial and curved cream brick courses. A corner tower has a slate pyramid roof and is a prominent element in the composition.

Intactness
The remaining residences are in poor condition and No. 35 has been extensively renovated. Sections of verandahs and balconies have been filled in and balustrading replaced. The stables are substantially intact at the rear of the property but a residence has been erected at No. 39, early in the twentieth century.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

J.E.S. Vrady, Plan of the Borough of St Kilda, 1873.
'Conservation Study of St Kilda' Investigation Project, Department of Architecture, University of Melbourne, 1979.
Rate Books, City of St. Kilda, 1858 (earliest book available) shows six 9 brick dwellings and stables, N.A.V. 212 pounds, Thomas G. James (owner) John de Pass, Mars Buckley, Alfred Karis, Henry Hart, David Prophet, Edward Harley (occupiers).

Identifier   "Lansdowne Terrace" and Stable

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	33-37 and rear 39 Dalgety St ST. KILDA	**Category**	Residential:row
Constructed	1858	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Although only three of the original six terraced remain in Dalgety Street, their importance lies in their early date or erection. The stables at the rear are particularly important due to their complex and intricate form and detail. Well known merchant, Mars Buckley was an early occupant of Lansdowne Terrace.

Primary Source

Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Other Studies

Description

The three two-storey residences at 33-37 Dalgety St Kilda were originally erected as 'Lansdowne Terrace', a terrace of six houses each of nine rooms. Erected by 1858, the three remaining residences formed the eastern end of the row with that at 37 Dalgety Street including a return verandah. The facades are extremely plain with timber and iron verandah valencing differing at both levels and simple door architraves featuring slender columns. The stable at the rear of 39 Dalgety Street was originally at the rear of the property at 37 Dalgety Street and was erected before 1873 and is possibly the 'Coach House' mentioned in the 1859 rate book. The red brick building features cream brick quoining and highlight courses below the eaves, between the two levels and on the chimney. The main slate roof is a gabled hip and a protruding front gable features half timbering, a finial and curved cream brick courses. A corner tower has a slate pyramid roof and is a prominent element in the composition.

Intactness
The remaining residences are in poor condition and No. 35 has been extensively renovated. Sections of verandahs and balconies have been filled in and balustrading replaced. The stables are substantially intact at the rear of the property but a residence has been erected at No. 39, early in the twentieth century.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme
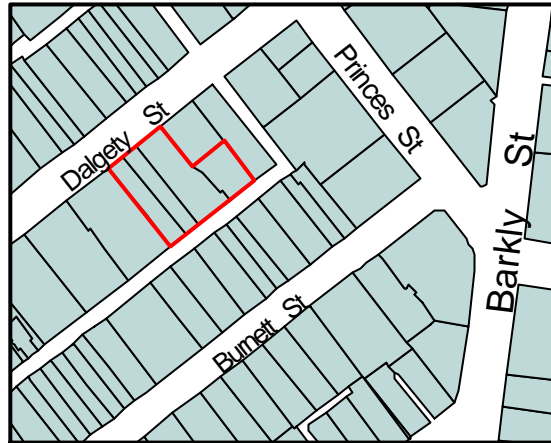
References

J.E.S. Vrady, Plan of the Borough of St Kilda, 1873.
'Conservation Study of St Kilda' Investigation Project, Department of Architecture, University of Melbourne, 1979.
Rate Books, City of St. Kilda, 1858 (earliest book available) shows six 9 brick dwellings and stables, N.A.V. 212 pounds, Thomas G. James (owner) John de Pass, Mars Buckley, Alfred Karis, Henry Hart, David Prophet, Edward Harley (occupiers).

Identifier   Residence, Coach House & Stables

Formerly   unknown
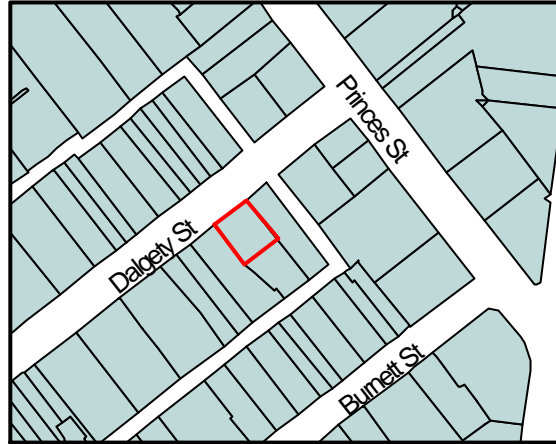
Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	39 Dalgety St ST. KILDA	**Category**	Residential:detached
Constructed	c. 1914	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A good example of late Federation period villa design in the Arts and Crafts style and in relatively intact condition. The simple rendered chimney shafts, restrained decoration and flat roofed dormer windows are indicative of the style. The mitred hips of the slate roof create a crisp visual effect and enhance the restrained decorative treatment. The timber front fence is a recent addition to the complex. Its elaborate character and excessive height are out of character with the house. Refer to Lewis, p.108 for the description and statement of significance for rear stable block.
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

"Significance……the stables at the rear are particularly important due to their complex and intricate form and detail….."
(Nigel Lewis & Associates, St Kilda Conservation Study, Area One, Final report, 1982)

Primary Source

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

Other Studies

Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Description

Style : Arts and Crafts
One storey residence, coach house and stables

History

see Significance

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
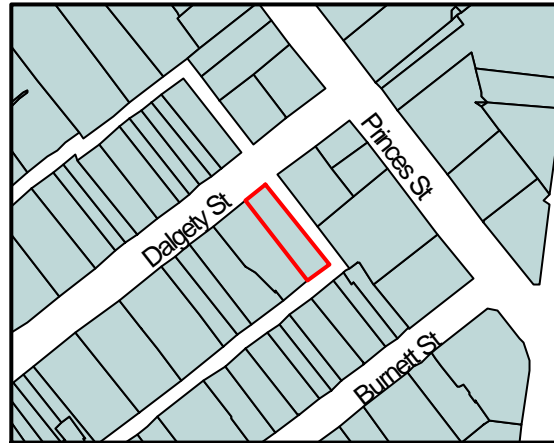recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   "Alverno"

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address   41-41a Dalgety St
ST. KILDA

Category   Residential:apartment

Constructed late 1910's

Designer   unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

`Alverno' is a notable and relatively early example of apartment design. The building is important primarily for the distinctive facade composition with its central recessed porch and first floor balcony flanked by parapeted projecting bays. This street elevation is complemented by the detailing of the render trim to the casement windows, the bold panelled effect to the balcony balustrade and the signage below, and the contrast of the render and red brick surfaces. The front fence is a fine early iron and basalt structure surviving from an earlier building on the site, and the formal garden is complementary to the present building.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey walk-up flats

`Alverno' comprises two apartments erected one on top of the other. The ground floor apartment is entered from a porch centrally located on the front of the building. The entrance to the first floor apartment is located on the western side of the building with the front door located on the ground floor and leading onto an internal staircase. The solid brick structure dates from c.1914 and judging by the surviving cast iron fence replaced an earlier single residence.

History

see Description

Thematic Context

unknown

Recommendations

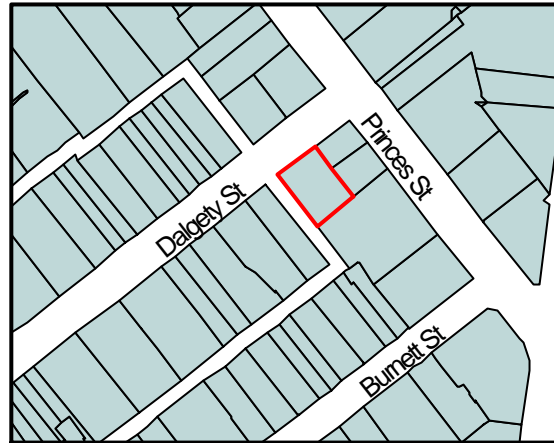A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   "Dalgety Court"

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 43 Dalgety St ST. KILDA	**Category** Residential:apartment
Constructed 1920-1936	**Designer** Howard R. Lawson

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The St Kilda City Council building permit records dating from the late 1910s show that Howard R. Lawson, architect and developer, prepared a large number of designs for flat developments in various parts of St Kilda, all in a similar Arts and Crafts style. This spate of building applications, often with a number of applications made on the same day, is of particular historical interest, as it marks one of the earliest concerted moves to flat development in St Kilda and heralds trends in the later development of the city. Furthermore, the resulting buildings are among St Kilda's earliest flat buildings and form a cohesive corpus of work. 43 Dalgety Street of 1919 is among these works, and is a three storey complex of two bedroom apartments. The complex is of additional interest for the fact that only six of the proposed nine apartments were initially completed on the western section of the site. A further three apartments were constructed to a different design in c.1936. As such the buildings are a notable example of staged apartment construction. The earlier flats are good examples of this period of Lawson's work, and adopt a fine facade composition with a tall piered balcony projecting from and contrasted against (with its deep shadows and slender lines) a taller and more robust solid masonry wall. Other similar contemporary examples include 29 to 33 Robe Street and 11 Wimmera Place, (1917, also by H R Lawson). In this example the complex is enlivened by a striking single storey projecting entrance porch with massive brick piers buttressed by the entrance stairs and a deeply projecting roof. The vivid leadlighting decorating the porch's side lights, depicting lake scenes, contributes to the character of the building. With its projecting balcony wing the 1936 addition respectfully adopts the general composition of the earlier building, and this similarity of form makes all the more apparent the stylistic development that had occurred in the intervening years. The new building substitutes square corner windows for the picturesque bays of the earlier design, reflecting in a stylistic sense the characteristics of the Functionalist style, while continuing the parapet line of the earlier building. `Dalgety Court' relates in scale design and detail to its two nearest neighbours `San Diego' to the east (a more extreme example of modern movement style) and `Alverno' to the west with its twin towers mimicked shallowly in the skyline of `Dalgety Court' to form a distinctive group of apartments. The building complex has not been dramatically altered since completion. The balconies have been glazed spoiling the open shadowed effect of the verandahs on the top floor.

Description

Style : Arts and Crafts
Three storey walk-up flats
Original owner: Swinburn

Drawings in the St Kilda City Council collection indicate that Howard R. Lawson, architect, prepared drawings in November 1919 for a three storey complex of two bedroom apartments on this site. Only six of the proposed apartments were initially completed on the western section of the site. A further three apartments to a different design were constructed on the remaining site area c. 1936. As such the buildings are notable examples of staged apartment construction. The earlier flats adopt a fine facade composition. Other similar contemporary examples include 23-33 Robe Street and 11 Wimmera Place (1917, also by H. Lawson). In this example, the complex is enlivened by a striking single storey projecting entrance porch with massive brick piers buttressed by the entrance stairs and a deeply projecting roof. Interesting leadlight schemes decorate the porch's side lights. With its projecting balcony, the 1936 addition respectfully adopts the general composition of the earlier building, cleverly substituting the picturesque bay windows of the earlier section with square corner windows which, in a stylistic sense, reflect the characteristics of modern movement and continue the original parapet line. `Dalgety Court' relates well to its two nearest neighbours `San Diego' to the east (a more extreme example of modern movement style) and `Alverno' to the west with its twin towers mimicked shallowly in the skyline of `Dalgety Court') to form a distinctive group of apartments. The building complex has not been drastically altered since completion. The balconies, as in so many flat examples, have been glazed, spoiling the open shadowed effect of the verandahs on the top floor.

Dalgety Court is a notable example of staged construction.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K.C.C. building approval No. 4032 (or 4039?), St Kilda C.C. building approval No. 9414 (no architect named)

Identifier   "Lurnea"

Formerly   unknown
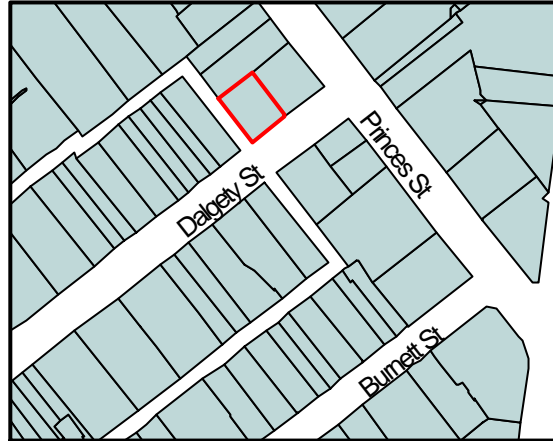
Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	50(ex 48a) Dalgety St ST. KILDA	**Category**	Residential:apartment
Constructed	c1920	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A representative example of an early walk up flat block. This building is significant primarily for the articulation of its form, with strongly projecting bays enclosing a small courtyard and further broken up visually by a series of stairs, verandahs and porches. The building is detailed in a simplified arts and crafts style, with deep overhanging eaves, bell cast timber shingle work and multi pane sash windows. The complex is substantially intact.

Primary Source

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

Other Studies

Description

Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
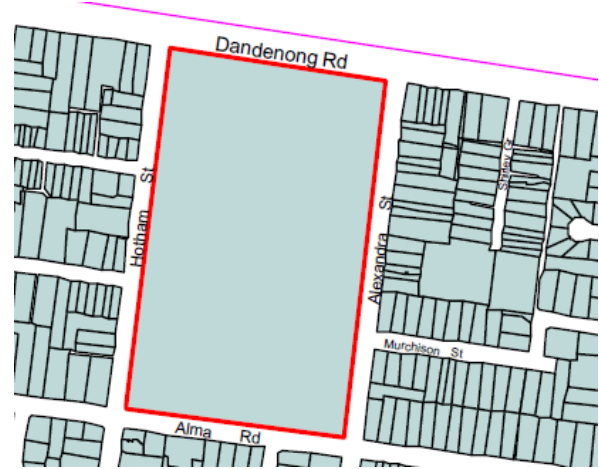Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

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

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

-

City of Port Phillip Heritage Review

Place name:	Ardoch	Citation No:
Other names:	'Dulquhurn', 'Cliefden'	**403**

Address:	220-238 Dandenong Road, St Kilda East	Heritage Precinct: St Kilda East
Category:	Residential: Flats	Heritage Overlay: HO104
Style:	Victorian: Italianate, Interwar: Arts & Crafts Bungalow	Graded as: Significant
		Victorian Heritage Register: Yes, H969
Constructed:	c.1864, 1920-1938	
Designer:	Unknown	
Amendment:	C29, C142	
Comment:	Revised citation	

Significance

'Ardoch' is included on the Victorian Heritage Register (VHR H969) 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?

'Ardoch' at 220-238 Dandenong Road, St Kilda East is significant. 'Ardoch' comprises the 1864 mansion originally known as 'Dulquhurn', converted by A.M. Younger into apartments in 1920 and the surrounding blocks of flats built on the surrounding land from 1922 to 1938 by Younger, and for Dr. George Armstrong who purchased the adjoining property known as 'Cliefden'. The complex comprises the plain rendered Victorian mansion with its extensions toward Dandenong Road to the right of the entrance driveway and series of two storey rendered flat blocks arranged around an attractive open grassed common surrounded by mature trees. The buildings have roughcast rendered walls with hip and gable terracotta tiled roofs, and feature rustic Arts & Crafts style detailing such as clinker brick banding and sills, timber shingles, projecting rafters and leadlights. Most incorporate large porches or sleepouts and first floor flats are accessed by semi-enclosed external stairwells. Windows are timber framed multi-pane sash, often arranged in banks of three and chimneys are rendered. To the left of the main entrance facing Dandenong Road is a large red brick and roughcast render building that is distinguished by the bay windows and octagonal towers, symmetrically placed on each corner. Another important feature is the rendered fence that extends along the once of the Dandenong Road boundary and retains for part of the frontage to Pilley Street. The broad driveway entrance is marked by four tall capped pillars with wrought iron palisade fence and gates.

Non-original alterations and additions including all buildings constructed after 1950 are not significant.

How is it significant?

'Ardoch' flats at 220-238 Dandenong Road, St Kilda East are of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant as evidence of two important phases in the historic residential development in St Kilda during the nineteenth and twentieth centuries. The former mansion is significant as one of the oldest buildings in this part of St Kilda and is a rare surviving example of one of the mansions that once lined Dandenong Road. The apartment buildings provide evidence of the boom in higher density development in St Kilda during the inter-war period. As a whole, the complex is representative of a distinctive St Kilda land use type, that of a nineteenth century mansion adapted and developed for higher density housing in the twentieth century. The entry gates have interpretive value as they may be early or original gates associated with the mansion. It also has historic significance for its use as the Ardoch School from 1977 to 1992 (Criterion A)

It is of architectural and aesthetic significance as an innovative flat development influenced by the English Arts and Crafts 'garden suburb' movement. Where other mansion grounds were so often simply subdivided for speculative development on an ad hoc basis, this development shows a sophisticated approach to creating a coherent residential environment. Central to the concept is the highly legible placement of individual buildings around an expansive central green. Its roots in the Arts and Crafts Movement are clearly expressed in the distinguished Arts and Crafts style architecture of its nine individual buildings. Largely because the design requires that the buildings be seen as three dimensional objects picturesquely placed within the overall setting, a rich variety of variants within a walk up flat type has been developed to suit particular siting conditions. Of these, the large pavilion-like flat block placed to terminate the visual axis of the central green is particularly noteworthy for its scale and form of its bold roof and spreading symmetry. On the other hand, as the four smaller blocks are not tied to any formal axis and are sited to be viewed obliquely, their massing is compact, asymmetrical and picturesque. This conception of flat buildings as free standing pavilions in open space sets 'Ardoch' apart from similar flats of the period. The contrast of red brick and roughcast is skilfully employed throughout the complex and has great visual impact. The intactness of all its building materials and finishes, and the front fence and gates further enhances its aesthetic appeal. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements 5.3 The late nineteenth century boom, 5.4 Depression and recovery: the inter-war years

History

Flat development in St Kilda

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and

continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

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

The building of flats accelerated during the 1920s:

> In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

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

Dulquhurn & Cliefden (1864-1920)

This property was part of Crown Allotments 148B and 154A, which in 1857 were sold to John Cook and W. Jones, respectively. In 1864 a 13-roomed Italianate mansion was erected. Known as 'Dulquhurn' the first owner was the important architect William Wilkinson Wardell who moved here from Powlett Street, East Melbourne. It is not known whether Wardell was involved in the design of the building (Peterson).

Wardell's period of occupancy coincided with his most influential years in Victoria's public works development. His prolific private architectural commissions for the Catholic Church included the nearby St Mary's Church, which was built in stages from 1859 to 1869.

Wardell lived at 'Dulquhurn' until 1869 when it was sold to Edward Keep and four years later it was extended to 16 rooms by its next owner, William Wilson. That same year, another mansion known as 'Cliefden' was constructed immediately to the east for John Spence, a merchant. The 1897 MMBW Detail Plan shows both houses, surrounded by extensive gardens.

Wilson's widow, Amy, sold 'Dulquhurn to George Buchanan in 1907. Then, in 1920, Alexander M. Younger, a builder and developer from Caulfield, purchased 'Dulquhurn'.

Ardoch (1920-)

In 1920 the new owner A.M. Younger obtained a permit to convert 'Dulquhurn' to six flats, each with separate entries. He inserted Ardoch Avenue and constructed the first two new blocks of flats in 1922. These are the flats identified by Heritage Victoria as 'B6' and 'B7' (see Figure 1, below) (Peterson).

In 1924 'Cliefden' was purchased by Sydney surgeon Dr George Armstrong and demolished. It was replaced with the building at the west corner of Pilley Street ('B1'), with two large and a small flat on each floor, built in accordance with plans drawn by R. McDonald of 145 Collins Street. The site plan showed a proposed tennis court and laundry building. In the following year Armstrong acquired Younger's entire property and by 1928, A. Clissold had designed another two blocks of flats ('B8' and 'B9'), which were similar to 'B6' and 'B7', but with the addition of maids' rooms. The other buildings 'B2, 'B3', 'B4' & 'B5' also appear to date from 1928-38. Until 1938, 'B3' even had a restaurant and until 1949, a billiards hall. But in 1938, 'B3' became flats also. The 1938 work is said to be by architect Harry N. Winbush (Peterson).

In 1951-54 a caretaker's flat was added, with garages. By this time, the CML Assurance Society Limited had purchased 'Ardoch' as well as the three separately owned bungalows in Pilley Street, renaming the estate 'Ardoch Village'.

In June 1977, the property was purchased by the Victorian Education Department as a secondary school for 350 pupils. The stables and four bungalows along Pilley Street were demolished and replaced with temporary classrooms. The Department's intention was for a 'homely' domestic atmosphere for the school, particularly for disadvantaged children, including a homeless children's programme. One building was retained as flats, the Department Regional Office occupied three buildings and the school occupied the rest. The school was praised as 'reaching out to disadvantaged and ... difficult children' (Peterson).

In 1992 the school was closed and the pupils relocated to Windsor Secondary College Campus. 'Ardoch' was subsequently added to the Victorian Heritage Register in 1993. It was later converted back into residential apartments. Five new apartment blocks of sympathetic design were constructed in the grounds.

References

Allom Lovell & Associates, *Ardoch Village East St Kilda Conservation Management Plan*, 1994

Heritage Victoria, 'Former Ardoch Educational Centre', Place ID 3774

Melbourne & Metropolitan Board of Works Detail Plan No. 1408, dated 1897

O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University

Peterson, Richard, 'Ardoch (formerly Dulquhurn, later Ardoch Education Centre)' in *A place of sensuous resort. Buildings of St Kilda and their people*, 2nd edition, 2009, viewed online at http://www.skhs.org.au/SKHSbuildings/ on 23 October 2016

'Plan of the Borough of St Kilda Surveyed and Complied under the direction of the Borough Council by J.E.S. Vardy', 1873

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

St Kilda Building Permit (BP) no.4309 issued March 1920 (alterations to mansion); no.4990 25 September 1922 (flats built by A.M. Younger); no.7127, 1928 (flats for Dr. A

Sawyer, Terry, (1982) 'Residential flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne

Description

'Ardoch' comprises a complex of 10 apartment buildings on a large site at the west corner of Dandenong Road and Pilley Street. Access to the site is by a private cul-de-sac, Ardoch Avenue, and the buildings are

clustered around this road and the central lawn to the south. As shown on Figure 1 they comprise the plain rendered Victorian mansion with its extensions toward Dandenong Road (B10) to the right of the entrance driveway, the large red brick and roughcast rendered block (B1) on the opposite side, and series of roughcast rendered blocks arranged in a broad arc, ranging in size from eight apartment units (B5), six units (B2), four units (B4), to two units (B6, B7, B8 and B9), and a central red brick block originally of six units. Apart from Buildings 1, 2 and 10 along the north boundary, which face Dandenong Road, the buildings face inwards towards the lawns and gardens and are surrounded by mature trees.
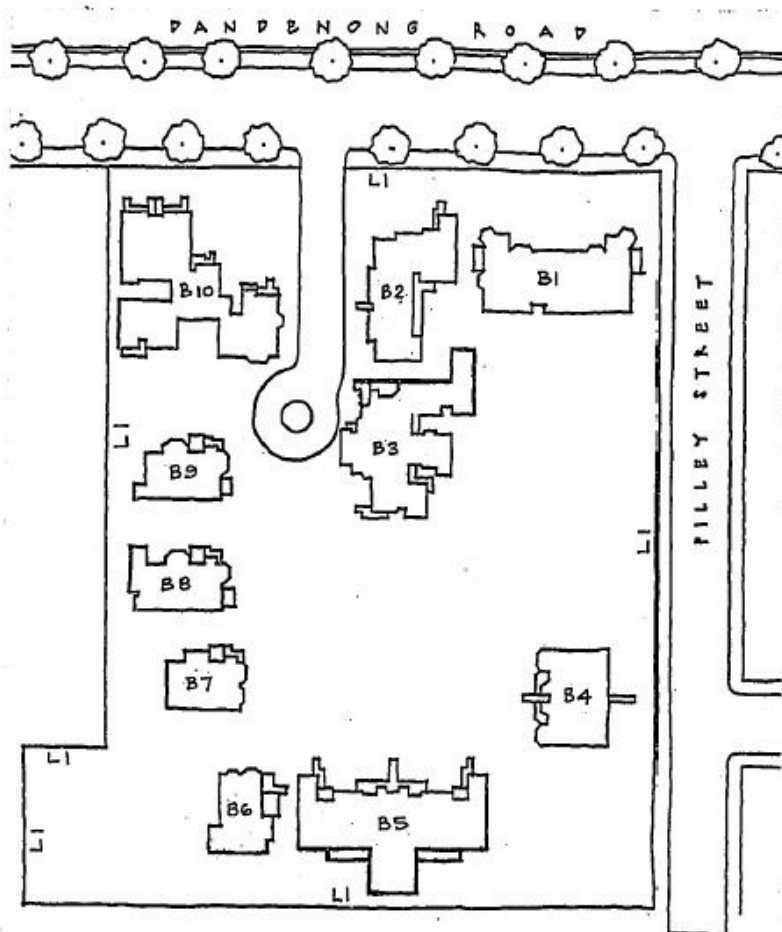

Figure 1 - Heritage Victoria plan of 'Ardoch' showing significant buildings

The 1920s buildings are in the California Bungalow style and have roughcast rendered walls (with a three-course patterned red brick string course at first floor level) with hip and gable terracotta tiled roofs, and feature rustic Arts & Crafts detailing such as clinker brick banding and sills, timber shingles, exposed rafters and leadlights. Most incorporate large porches or sleepouts and first floor flats are accessed by semi-enclosed external stairwells. Balcony and stair parapets have inset rectangular decorative motifs formed in smooth render. Windows are timber framed multi-pane sash, often arranged in banks of three. Chimneys are rendered.

The exceptions are Buildings 1, 3 and 10. Building B1 is a large red brick and roughcast render building with two large and one small flat on each floor, and is distinguished by the bay windows and octagonal towers, symmetrically placed on each corner. Building 3 is distinctive for its use of red brick rather than roughcast and by the Moderne styling of the flat roofed front wing and other alterations carried out in 1938. The east wing of Building 10, which incorporate the original 1863-64 mansion, retains many of the original Italianate features included hipped roofs with bracketed eaves and the projecting arched entrance porch. Most windows retain the original six-pane sashes. The 1920s additions to Building 10 are similar to the 1920s

building in their planning (external stairs and balconies) but integrated with the original building by the use of smooth render and hipped roofs (Allom Lovell 1994:20).

Another important feature is the rendered fence that extends along the once of the Dandenong Road boundary and retains for part of the frontage to Pilley Street. The square piers have plain caps with simple bracket details and the broad driveway entrance is marked by four tall capped pillars with wrought iron palisade fence and gates (the gates are possibly the original gates to 'Dulquhurn').

Comparative analysis

The first purpose-built flats in Victoria were the 'Melbourne Mansions' constructed in 1906 in Collins Street, Melbourne (they were demolished in the 1950s). 'Fawkner Mansions', built in 1910 at the southeast corner of Commercial and Punt roads in Prahran, was the first purpose-built flats outside of the city and is now the oldest surviving block of flats in Melbourne.

In Port Phillip, the 'Majestic Mansions', opened in 1913 in Fitzroy Street, St Kilda was the first new building to contain self-contained flats. This was followed soon afterward by 'The Canterbury', built in two stages in 1914 and 1919, at 236 Canterbury Road, St Kilda. The latter is sometimes referred to as the first true purpose-built residential flats in Port Phillip, as the 'Majestic' mostly contained rooms that shared amenities such as bathrooms and kitchens in the manner of a boarding house or residential hotel. Either way, these two buildings represent the beginning of the boom in flat development that was to occur in St Kilda and, later, in Elwood during the interwar period.

Stylistically, early flats in Port Phillip (c.1915 to c.1925) broadly fit into one of two styles: Arts & Crafts Bungalows, and Edwardian Freestyle (which incorporated elements of various styles such as Queen Anne).

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

There are several examples of Arts & Crafts style flats in St Kilda, several of which were designed by the prominent designer/builder Howard R. Lawson such as 'Wimmera' (1917) at 11 Wimmera Place, while 'Biltmore' (1922-23) at 36 Eildon Road is another fine Arts & Crafts design with Oriental influences, and the nearby 'Belmont' (1923) at 86 Alma Road is an intact example of the English Arts & Crafts tradition.

While these are all single buildings 'Ardoch' is notable complex of flats influenced by the English Arts and Crafts 'garden suburb' movement. Its importance lies in the application of the garden suburb concept to a flat development. It is lent further significance by its size and the intactness of its buildings. Where other mansion grounds were so often simply subdivided for speculative development on an ad hoc basis, this development shows a sophisticated approach to creating a coherent residential environment. Central to the concept is the highly legible placement of individual buildings around an expansive central green. Its roots in the Arts & Crafts Movement are clearly expressed in the distinguished Arts & Crafts style architecture of its nine individual buildings. Largely because the design requires that the buildings be seen as three dimensional objects picturesquely placed within the overall setting, a rich variety of variants within a walk up flat type has been developed to suit particular siting conditions. Of these, the large pavilion- like flat block placed to terminate the visual axis of the central green is particularly noteworthy for its scale and form of its bold roof and spreading symmetry. On the other hand, as the four smaller blocks are not tied to any formal axis and are sited to be viewed obliquely, their massing is compact, asymmetrical and picturesque.

This conception of flat buildings as free standing pavilions in open space sets the 'Ardoch' flats apart from similar flats of the period. The contrast of red brick and roughcast is skilfully employed throughout the

complex and has great visual impact. The intactness of all its building materials and finishes further enhances its aesthetic appeal.

Assessment

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

Recommendations

2016: Retain in HO104 as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

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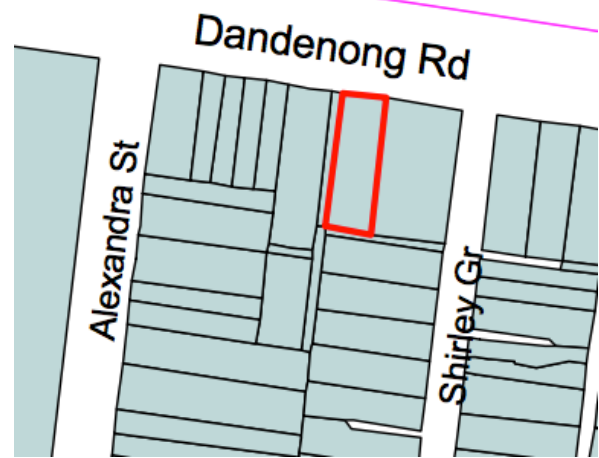
Other images

Building 4

City of Port Phillip Heritage Review

Address:	304 Dandenong Road, St Kilda East	Heritage Precinct:	St Kilda East
Category:	Residential: Flats	Heritage Overlay:	HO6
Style:	Interwar: Georgian Revival	Graded as:	Significant
Constructed:	1939	Victorian Heritage Register:	No
Designer:	Arthur Plaisted		
Amendment:	C29, C142		
Comment:	Revised citation		

Significance

What is significant?

'Corio' flats, designed by Arthur Plaisted and constructed in 1939, at 304 Dandenong Road, St Kilda East are significant. It is a three storey block of flats in the late interwar Georgian Revival style. The elevation to Dandenong Road is asymmetrical with a projecting bay containing three sided bay windows to the first two levels with a balcony above. Similar bay windows flank the entrance, which is centrally located in the east wall, and comprises small portico resting on Ionic/Composite columns with a raking pediment. The tall windows are multi-paned. Decorative brickwork includes shallow brick corbelling to the beneath the eaves suggesting modillions and heavy quoins at the wall corners, and corbelling and cornices to the brick chimneys. There is a tier of three corner balconies on the east side of the building, set back just behind the façade. They also adopt a classical vocabulary, with heavy rusticated piers at ground floor level, executed in brick, and Ionic (or Composite?) columns to the two upper levels. The mild-steel balustrades to these balconies and at the base of some windows, is in an elegant Adamesque shield pattern. The building is complemented by the low brick retaining walls and front steps, and some early garden remnants such as the privet hedge.

Non-original alterations and additions are not significant.

How is it significant?

'Corio' flats at 304 Dandenong Road, St Kilda East are of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a finely detailed example of flats in the late interwar Georgian Revival style by the noted architect, Arthur Plaisted. It is of note for the elegant details such as the iron balustrade and fine brickwork and the significance is enhanced by the high degree of intactness, which includes features such as the original front fence and steps and some early landscaping. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

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

The building of flats accelerated during the 1920s:

> *In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)*

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164

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

'Corio' flats, 304 Dandenong Road

The opening in 1911 of the electric tramway along Dandenong Road encouraged the building of flats. In Port Phillip, it appears the first flats in Dandenong Road were those built in 1918 by the prominent 'architect who builds' Howard R. Lawson at the east corner of Pilley Street. Two years later, A.M. Younger would undertake the conversion into flats of the 'Ardoch' mansion, which was situated on the opposite side of Pilley Street, and commenced building the first of what would eventually number 10 blocks of flats within the grounds.

'Corio', a three storey building containing six flats, was built by E. & G. Gallagher for Mrs. Holdsworth in 1940. The architect was Arthur Plaisted (BP). The main elevation of the flats faced east to Shirley Grove. The view to this elevation was lost when the present flats at the west corner of Shirley Grove were built in the 1960s.

Arthur Plaisted, architect

Noted as a versatile designer capable of working in all modes, Arthur Plaisted (1890-1965) was also a very fine architect who designed in a variety of styles from the early interwar to post-war periods. His father was a builder/developer and this doubtless this accounted for his prolific output. His earliest houses were generally bungalow influenced attic villas, exemplified by the Blaikie house, Union Street, Surrey Hills (c.1916) and the Love house, St Kilda (c.1916). Later works tended toward the Tudor Revival/Old English and Spanish Mission. In St Kilda he designed some notable early flats including 'Hampden', 74 Barkly Street, St Kilda (Tudor Revival, 1919, HO5), and 'Hartpury Mansions', 11 Milton Street, St Kilda (Tudor Revival, 1923, included on the Victorian Heritage Register, H767).

Perhaps the most surprising building in Plaisted's oeuvre is the Functionalist style flats at 45 Acland Street, St Kilda (1939), which may be seen as an important forerunner of the cream brick, three storey blocks of walk up flats which were to proliferate in the post-war period. That this was designed only one year before 'Corio' demonstrates his versatility as an architect. In the same year as 'Corio' Plaisted also designed the Georgian Revival style flat complex 'Clyde' and 'Castle Village' at 39-41 Kensington Road, South Yarra (Individual HO443 in Stonnington Planning Scheme).

Around 1941 his practice became Plaisted & Warner, following the elevation of Lawrence Warner into full partnership. In 1945 it became Plaisted, Warner and Brendel after Norman Brendel, who had worked at the firm for a number of years, was similarly promoted. According to Reeves 'well into the 1950s, a proportion of the firms' output was designed in old-fashioned revivalist modes that represented the preferred modes of the two elder partners …. The younger Norman Brendel, however, was responsible for steering the firm's output towards the more progressive modernist style' (Built Heritage).

References

Built Heritage Pty Ltd, 'Norman Brendel' and 'Lawrence E. Warner', Dictionary of Unsung Architects, www.builtheritage.com.au

O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University

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

St Kilda Building Permit (BP) No. 10437 issued 20 December 1939

Sawyer, Terry, (1982) 'Residential flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne

Description

'Corio' is a three storey block of flats in the late interwar Georgian Revival style. The elevation to Dandenong Road is asymmetrical with a projecting bay containing three sided bay windows to the first two levels with a balcony above. Similar bay windows flank the entrance, which is centrally located in the east wall, and comprises small portico resting on Ionic/Composite columns with a raking pediment. The tall windows are multi-paned. Decorative brickwork includes shallow brick corbelling to the beneath the eaves suggesting modillions and heavy quoins at the wall corners, and corbelling and cornices to the brick chimneys. There is a tier of three corner balconies on the east side of the building, set back just behind the façade. They also adopt a classical vocabulary, with heavy rusticated piers at ground floor level, executed in brick, and Ionic (or Composite?) columns to the two upper levels. The mild-steel balustrades to these balconies and at the base of some windows, is in an elegant Adamesque shield pattern.

The building is very intact, and is complemented by the low brick retaining walls and front steps, which are original, and some early garden remnants such as the privet hedge.

Comparative analysis

No information.

Assessment

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

Recommendations

Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

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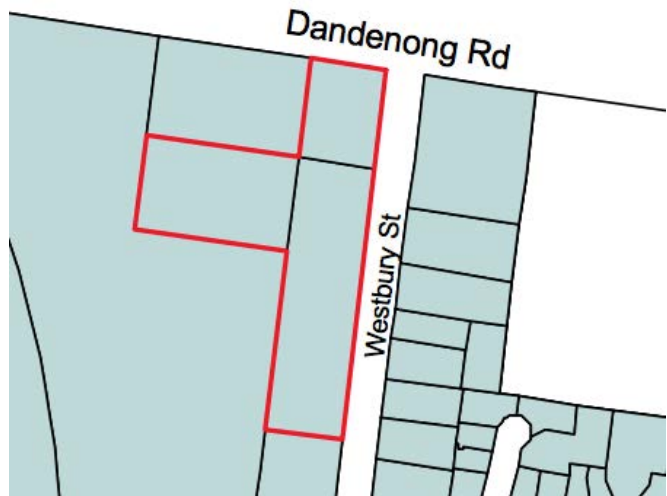
Other images

City of Port Phillip Heritage Review

Place name:	**St Mary's Catholic Church &**	Citation No:
	Christian Brothers' College	**2104**
Other names:	**St Mary's Boys' School**	

Address:	**206-212 Dandenong Road & 11-37 Westbury Street, St Kilda East**
Category:	**Religion: Church, Hall, Presbytery, School**
Style:	**Victorian: Gothic, Italianate, Interwar, Postwar**
Constructed:	**1858-1966**
Designer:	**William Wardell (1859-1871), John Rigg, Godfrey & Spowers (1900-02), Kempson & Connelly (1907), Frank Moriarty (1938-42), O'Connor & Brophy (1951), John McCarthy (1960-65)**
Amendment:	**C29, C142**
Comment:	**Revised citation**

Heritage Precinct: St Kilda East

Heritage Overlay: HO6 & HO103

Graded as: Significant

Victorian Heritage Register: Yes, H750

Significance

St Mary's Catholic Church is included on the Victorian Heritage Register (VHR H750) 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?

St Mary's Catholic Church complex and Christian Brothers' College at 206-212 Dandenong Road and 11-37 Westbury Street, St Kilda East are significant. The following buildings and features contribute to the significance of the place:

- The church, designed by William Wardell, and constructed in 1858-64 with additions in 1869 in 1871. The interior, including the organ installed in 1873, is also significant.

- The presbytery, designed by J.B. Denny and constructed in 1867 and the 1908-10 additions.

- The School Hall and Club rooms, designed by John Rigg in association with Godfrey & Spowers, and constructed in 1902 and extended in 1908-10.

- Christian Brothers' College at 11-37 Westbury Street. The former St Mary's Boys' School constructed in 1879 and extended in 1938-39, the Westbury Street building constructed in stages from 1900 to 1951 including the former Brothers' residence are of primary significance. Logue Hall and the McCartney Wing are of secondary significance.

- Mature trees, particularly in the grounds surrounding the presbytery.

- Brick and render front fences along the Dandenong Road and Westbury Street boundaries including the fence to the former St Mary's Girls' School (now St Mary's Primary School).

How is it significant?

St Mary's Catholic Church complex and Christian Brothers' College are of local historic, social, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

St Mary's Church is of architectural and aesthetic significance as an important Victorian church in the Gothic Revival manner and as one of the most important works of the noted architect, William Wardell. It was Wardell's first church in Victoria and has been described as his most complete Australian Parish church. The quality of the internal design features and detailing is of note. (Criteria D, E & H)

The church forms part of a notable complex of buildings including the presbytery and the adjacent hall and clubrooms, which are complemented by the mature landscaping and boundary fence. The hall and clubrooms is also notable as an imposing public building and as a sophisticated expression of the Queen Anne style, which is notable for the bold massing, form and ornamentation. Together, the buildings form a landmark complex that complement the adjoining Alma Park and enhance the boulevard qualities of Dandenong Road. Similarly, the Christian Brothers' College buildings form an impressive grouping along Westbury Street. (Criterion E)

The complex as a whole demonstrates the historical importance of St Mary's as a Parish centre, which has played an important role in the establishment and development of the Catholic faith in the south east of Melbourne from the time of first settlement. St Mary's was one of the foundation Catholic parishes in Port Phillip, and the church is the oldest Catholic Church south of the Yarra River in Melbourne and the first to be consecrated in Victoria. (Criteria A & D)

Christian Brother's College is historically significant for its associations the establishment and early development of the Catholic education system in Victoria in the period following the passing of the *Education Act* 1872, and demonstrates the importance placed upon education by the Catholic Diocese in Melbourne. It is of particular significance as the second school established by the Christian Brothers in Victoria and demonstrates the important role they have played in the development of Catholic education in Victoria. It also has important associations with the Parish Priest, Dr Corbett who was instrumental in securing the Christian Brothers' to assume control of the school. The post-war buildings demonstrate the significant growth of Catholic education due to migration after World War II. The front fence at St Mary's Primary school provides a tangible reminder of the establishment of St Mary's Girls' School in the early twentieth century. (Criteria A, D & H)

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.1 Maintaining spiritual life, 8.2 Educating people

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, 5.4 Depression and recovery: the inter-war years

6. Education: 6.3 Other schools

History

Contextual history

The status of St Kilda as a desirable residential area in the late nineteenth century led to the establishment of several private schools and in 1891 St Kilda and Hawthorn contained nearly thirty private schools between them, the highest proportion per head of population in Melbourne (Peel 1999:47). Several of these were within St Kilda East including All Saints' Grammar School, Alma Road Grammar School, Faireleight Ladies' College, The Priory Ladies' College, Wattle House School and Cumloden College. Most, however, were relatively short-lived and some were closed during the economic depression of the 1890s when enrolments in private schools fell dramatically. Further closures followed the introduction of the *Education Act* in 1910, which saw the opening of new State secondary schools and imposed new costly regulations upon private schools, leading to the number of independent schools falling from 945 in 1898 to almost half that number in 1912 (Peel 1999:60).

For example, at The Priory Girls School, established by Miss Hatchell Brown in 1887 on the site of the Alma Road Grammar School at 59 & 61 Alma Road, numbers plummeted from 66 to just 27 in 1893 and the school eventually closed in December 1913 (Peel 1999:36, SKHS).

The Catholic Church continued to provide its own schools alongside the State system. Included amongst them were St. Mary's, St. Kilda (1854), St. Peter and St. Pauls, Emerald Hill (1854), St. Vincent de Paul's orphanage, Emerald Hill (1857) and St. Joseph's, Sandridge (1857). By 1940, Catholic sponsored education in South Melbourne was making an important contribution to secondary schooling with the Christian Brothers' College in Park Street, the Brigidene Convent High School for girls in Beaconsfield Parade and the Loreto Convent in Albert Park. A technical school was founded in Bank Street in 1924 and a Domestic Arts school at St. Peter and Paul's orphanage in 1937. A women teachers' college was also in operation at Albert Park (PPHR, Volume 1, p.39).

As noted by Bourke (1988:160) education was the cornerstone of policy enacted by Archbishop Carr who served from 1839 to 1899. Bourke concludes that:

There was no future for the Catholic Church, or indeed for any other religion, unless the children were given a thorough religious education not only in the home and in the church, but at school.

According to Bourke (1988:160) Carr constantly stressed that religious instruction 'could not be done sufficiently at home, nor in one hour on Sunday; it had to be given daily at school'. Between 1887 and 1907 the Catholic Church spent over £500,000 on parish schools and other educational buildings and as Bourke concludes 'even if all the records should be lost, the bricks and mortar which remain of his schools and of their extensions would bear mute and lasting witness to his policy' (Bourke, 1988:161-2).

St Mary's Catholic Church

According to Ebsworth (1973) the first St. Mary's church was 'in the early English style of Gothic architecture', designed by Dowden and Ross. The foundation stone was laid on 22 January 1854 and the church opened on 4 June 1854. No description of it remains, however Cooper (1931) describes the erection of a 'small brick church, which was used also as a Roman Catholic school, in Dandenong Road, capable of seating 250 persons at a cost of over 4000 pounds'. The resident clergyman Rev. P.W. Niall described the building as a 'schoolhouse and master's dwelling', perhaps to muster financial aid from the Denominational Schools Board. The building is shown on James Kearney's 1855 plan, set at the rear of the block that was the church reserve, there being ample room for future development closer to Dandenong Road.

Within a few years, the defective materials and workmanship of the church/school necessitated its replacement. By then, a larger church was also required so Patrick Scanlan was commissioned to design a new building. In 1858, Scanlan called for tenders, a separate tender being put out for the nave in November of that year. However, according to Ebsworth (1973) 'the great architect, W.W. Wardell arrived in the Colony and was invited to submit an alternative design'. It was adopted and on 28 February 1859, the foundation stone was laid. Wardell's design was for a bluestone chapel with freestone dressings, the nave was 64 feet long and 44 feet wide and the chancel was 20 feet deep with side chapels and sacristy. Due to lack of funds, the building however was not completed until 1864, the dedication service taking place on 31 July.

Meanwhile, a presbytery had been built beside the new church, completed in 1867 and duly occupied by Fr. James Francis Corbett who had been at St. Mary's since September 1863. The architect was J.B. Denny (*Advocate* 15 October 1947, p.16).

St Mary's was the first Catholic Parish in St Kilda and Prahran and established at the same time as those in South Melbourne/Emerald Hill (St. Peter and St. Pauls, 1854) and Port Melbourne/Sandridge (St. Joseph's, 1857). In 1869 the Brighton Mission was attached to St Kilda which then took in all the land south to Port Phillip Heads and east to the Bunyip River on the borders of Gippsland. In 1887, a new mission was created from St Mary's at 'West St Kilda' (this became the Sacred Heart Parish), whilst at the same time South Yarra was also separated from St Mary's (ibid).

The steady development of the 'aristocratic neighbourhood' about St. Mary's soon made extension of the new church a necessity and work resumed in 1869, again to the design of Wardell, which extended the nave to 136 feet and added the Sacred Heart chapel off the west aisle, together with two sacristies. Bishop Goold blessed the extended church in November 1871, and a large pipe organ, constructed by Fincham of Richmond, was subsequently installed in May 1873. In October 1887 St Mary's was solemnly consecrated under the title of the Immaculate Conception. It was the first parish church consecrated in Victoria and the only the second in Australia (ibid).

Fr. Corbett played an important role in the development of St Mary's during the nineteenth century. The completion of St Mary's Church was a great achievement, but a history of the church describes his greatest contribution to the district as the 'splendid gift of Catholic education' (see below) (ibid).

In 1902 the Hall and Club Rooms was built to the east of the church at the corner of Westbury Street. Designed by John Rigg (a former student of the Boys' School) in association with Godfrey & Spowers. Mr Rigg had previously designed the building erected in 1900 for the Christian Brothers' school (see below).

In 1908-10 the presbytery was altered and extended to a design prepared by Grainger, Kennedy and Little. The hall and clubrooms were extended at the same time (Bomford).

St Mary's Girls' School

Following the opening of the new church in 1864 the old church continued in use as the school. Attendance figures fell somewhat in the 1860s and difficulty was experienced in maintaining sufficient numbers to warrant the boys' and girls' sections to be conducted separately. However, it was the passing of the *Education Act* in 1872 that posed the greatest threat to the school. The Act established the 'free, compulsory and secular' education system, which would result in the phasing out of the financial assistance

formerly given to denominational schools run by parishes such as St Mary's that also faced competition from the newly established government schools.

Accordingly, in 1873 with the permission of Bishop Goold Fr. Corbett wrote to the Head House of the Presentation Sisters in Limerick asking the Superior to send out Sisters to take over the girls' school. In December 1873 seven Presentation Sisters duly arrived in Melbourne and in 1874 they took charge of St Mary's Girls' school and started a high school of 23 pupils, which was initially housed in the presbytery. In February 1875 the new convent and school, on a site on the north side of Dandenong Road diagonally opposite St Mary's Church, was blessed by Archbishop Goold. By 1879 the number of female students had more than doubled (*Advocate*, 15 October 1947, p.16).

With the growth of the school run by the Presentation Sisters the need for a new primary school became evident and in 1912 the Very. Rev. T. Lynch P.P. purchased the property at the east corner of Westbury Street and Dandenong Road (directly opposite St Mary's Hall), which had been used as a private school known as L'eviner College run by Mdlle. Pignolet. The building and grounds were described as 'admirably suited for scholastic purposes' and the new school would complete 'all the religious and educational requirements of St Mary's parish, which is one of the best equipped in the Archdiocese'. In June 1913 His Grace Thomas Joseph Carr D.D., Archbishop of Melbourne blessed and opened the 'fine, imposing and commodious' new St Mary's Girls' School. Archbishop Carr laid the foundation stone, according to the 'beautiful formulary prescribed by the Roman Ritual', which was a gift of Mr J.P. O'Rourke (*Advocate* 20 January 1912, p.25, 21 June 1913, p.20).

In 1962 a new two storey school was constructed and the 1913 school was subsequently demolished in 1964 (BP).

The involvement of the Presentation Sisters, with the assistance of dedicated lay people, continued until 1994. In 1986 the school was combined with St Mary's Boys' school and St Mary's Primary School as it is now known continues today offering education from Prep to Grade 6.

St Mary's Boys' School & Christian Brothers College

With the future of St Mary's Girls' School secured Fr. Corbett took action to ensure the continuation of the Boys' School. Several years earlier at the behest of the Archbishop, Dr Goold, the first four Christian Brothers had arrived in Melbourne in 1868 and in January 1869 they began to teach at a building in Elizabeth Street, Melbourne. With the arrival of additional Brothers the first school in Victoria Parade known as 'The Parade' was commenced in 1871.

The arrival in July 1878 of additional Christian Brothers in Melbourne followed an invitation by Fr Corbett to take over St Mary's Boys' school. After speaking to Brother Ambrose Treacy, who agreed that the Brothers would do well in colonial St Kilda, Fr Corbett wrote to his half-brother John Patrick Corbett, a Christian Brother in Ireland, to secure for him a couple of Brothers for St Mary's Boys' School. Br John Patrick Corbett, who would become the school's first Headmaster, and seven companions left Plymouth on the SS Kent on the 17th of May 1878. On the night of their arrival the Brothers accepted the hospitality of Fr Corbett who immediately called a meeting of the men of the Parish to invite the Brothers to take over St Mary's Boys' School. The offer was accepted and within three weeks of their arrival the Brothers opened the Christian Brothers' School on the feast day of St Anne the 26th of July 1878. Like the Presentation Sisters before them they saw a remarkable increase in students also, rising from 145 in 1876 to 292 three years later (Kane 1972:22).

St Mary's Boys' School at St Kilda was the second Christian Brothers' school established in Melbourne, however, it would be more than twenty years before the next school was opened, in 1903, at North Melbourne. This was followed two years later by the college at South Melbourne, which was later converted to a technical school. In 1918 St Kevin's College was found to provide education for the senior boys of all of the Christian Brothers' secondary schools of Melbourne (*Advocate*, 13 December 1934, p.15).

The increase in enrolments at St Mary's Boys' School resulted in the need for an improved school building and so the old church/school was demolished and replaced by a new building. Designed by architects Reed & Barnes and constructed by a Mr. Hewitt at a cost of £2,000 the new building contained three

'schoolrooms' for primary age students and two 'classrooms' for secondary students. The building (see below) was Gothic in style with red brick walls on a bluestone base with dressing of white brick. The façade was flanked with gables surmounted by crosses and the ends had truncated gables. His Grace, the Archbishop laid the cornerstone of the new building in October 1879 and the completed building was blessed and opened on 25 January 1880 (Kane 1972:26-7).
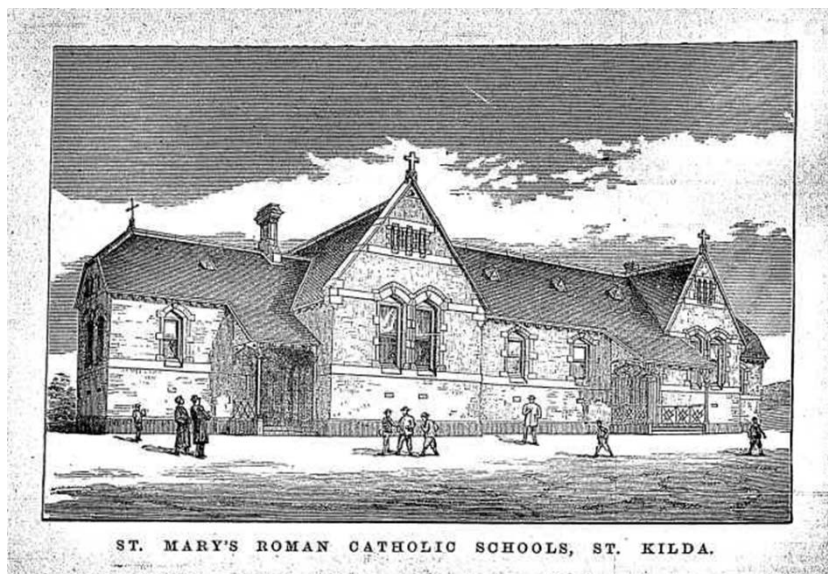
Source: Australasian Sketcher with Pen and Pencil, 9 October 1880, p.268

The Christian Brothers were originally housed in a building in nearby Wellington Street before moving into a single storey villa in Westbury Street that adjoined the church and school, which was owned by a Mr Vale who lived in an adjoining house. The brothers moved into the villa in Westbury Street in late 1878 and four years later moved to another house a couple of doors to the north. In 1885 a second storey was added to the Brothers' home (Kane 1972:26, 29).

Meanwhile, with future expansion in mind, the Brothers began to acquire adjoining sites on the west side of Westbury Street and by 1890 held sites that would have been numbered today as 9-17 (Kane 1972:48).

In 1895 the Brothers added a class for junior boys to the secondary school. This began the process of division between the two schools, which was achieved in both a formal and physical sense in 1899 when the second school building was constructed on a site facing Westbury Street. With this building, Christian Brothers' College, East St Kilda, became separate from St Mary's Boys' School (Kane 1972:64, 72).

The new school, comprising three classrooms, was blessed and opened in March 1900. Senior classes were transferred to the new building, while junior classes remained for the time being in the 1879 St Mary's Boys' School building. An article in the 3 March 1900 edition of the *Advocate* provided a detailed description of the building and the modern ventilation system:

They are in the Gothic Style of architecture, having been designed to harmonise with those of the old school. The walls are of brick with stone and cement dressings. The external walls have been built hollow and the space is thoroughly ventilated. … The induction and extraction of air are performed by natural means, no mechanical contrivance between resorted to. The main air supply is introduced at a height of about 6' from the floor through iron box tubes constructed so as to give the incoming air an upward tendency. The vitiated air is carried off from the building through the ceiling by means of iron tubes opening direct into the open air above the ridge of the roof.

The article appears to describe the 'Tobin Tube' system of ventilation, which was developed in England in the 1870s and used in many Victorian government schools during the late nineteenth and early twentieth centuries. John Rigg, an 'Old Boy' or former student of the College, was the architect for the new school and James Seccull was the contractor.

By December 1903 the number of students at the high school had increased to 180 from 52 at the end of 1900 and the new classrooms were filled. In 1904 the Brothers purchased 19 Westbury Street and in that

same year the residence of the Brothers was renovated. Three years later, a further building was constructed just to the south of the 1900 building. Designed by Kempson & Connelly, this two-storey building comprised a gymnasium on the ground level and two classrooms on the first floor (Kane 1972:84-7, 97).

Following this period of expansion no further extensions to the school or property acquisitions would be made until the 1930s. Despite enrolments reaching a record high of 300 in 1925 it would be over a decade until the next major building programme would commence. The only building works in the 1920s were alterations and additions to the Brothers' residence, carried out in 1927-28 to the design of another 'Old Boy', Charles Rose, architect (BP, Kane 1972:154).

Finally, in 1936 when enrolments had reached 342 planning began for extensions that would coincide with the Diamond Jubilee Year. The plans were approved in November 1937 and the additions were completed and ready to move into soon after the start of the 1938 school year, however, it was only on 19 June that Archbishop Mannix formally blessed and opened the building. Designed by architect Frank Moriarty, the works included raising the roof of the 1900 building to accommodate a second storey (reputedly, the walls were already so high they were increased only slightly, if at all) that was connected to the 1907 building just to the south with reinforced concrete girders. The new upper floor contained three classrooms. Most of the east wall of the 1900 building was removed to allow insertion of new windows and a concrete verandah along the full length of the west side connected it to the Brothers' residence to the north. This left a gap between the 1900 and 1907 buildings at ground floor level that was finally filled in during 1943 when the Army was in occupation (see below). Like John Rigg and Charles Rose before him, the architect Frank Moriarty was an 'Old Boy' of the College (Kane 1972:176-78, 191).

Soon afterward, over the 1938-39 school vacation period, the 1879 St Mary's Boys' School building was remodelled and an additional storey added (Kane 1972:179).

In 1940, as enrolments at the College reached 400 two further adjoining properties at 21-25 Westbury Street (immediately to the south of the 1907 building) were purchased and in 1941 approval was given to extend the school onto part of this land. With Frank Moriarty again the architect, the 1907 block was remodelled and extended on the south side to provide extra classrooms including science rooms at a cost of £4,000. Work commenced in July 1941, but was delayed due to the war and was not completed until 1942 (Kane 1972).

In 1943 part of school was taken over by the Royal Australian Air Force who established the R.A.A.F. Air Training Corps, 106 Squadron. The Corps occupied the ground floor of the 1907 building and also constructed an additional room in the gap on the ground floor that had been left when it was extended in 1938 (Kane 1972:191). It was during the time of the occupation by the Corps that the old fence along Westbury Street was taken down and replaced with the first stage of the present brick fence. According to Kane (1972:191) Br. Coghlan (Superior of the school from 1942-44) saw the design in an American magazine and the sloping bricks at the top were intended to prevent anyone from sitting, standing or walking on it. The first section he had built has been added to as the school has expanded.

The new fence was paid for with funds raised by the Ladies' Committee that had been established some years earlier. Money raised by the Committee was used to improve facilities and reduce debt and by 1945 the school's bursar was able to report the financial situation of the school was sound and this was due in large measure to the substantial help given by the Committee (Kane 1972:199).

The post Second World War era brought a huge influx of European immigrants to Victoria, many of them Catholic, thus boosting Victoria's Catholic communities. Between 1947 and 1961 the number of Catholics in Melbourne more than doubled from 254,050 to 518,305 (Bourke, 1988:297). It is said that:

In expanding Melbourne, new streets of houses and whole new suburbs rose from the ground as if by magic. Old parishes were divided, and new parishes were divided again. Churches, schools, presbyteries and convents were built or enlarged. (Bourke, 1988:296)

In the late 1940s the school purchased 27 Westbury Street, but further rebuilding was curtailed by post-war building restrictions that prevented demolition of houses. In 1949, however, the restoration of the

Matriculation class to the College raised enrolments to 540 and further extensions became necessary. In 1951 the Westbury Street building was extended to the north across the front of the Brother's residence, which was also extended. Designed by architects O'Connor & Brophy the additions included a new main entrance, principal's office, chapel and other rooms. The chapel was dedicated as a memorial to Old Collegians who died in service during the two world wars (*Advocate*, 14 August 1952, p.8)

As enrolments climbed further in the 1950s one of the former mansions houses purchased by the Brothers at 23-25 Westbury Street was converted into four classrooms and a tuck shop. However, as enrolments reached 1,000 in 1960 a major building programme – the largest in the school's history - was finally enacted under the headmastership of Br. R.G. McCartney. Carried out over four years from 1961 to 1965 the overall expenditure was £250,000, all of which was raised by the school community. All of the new buildings were designed by architect, Joseph McCarthy, another 'Old Boy' (Kane 1972:245).

The first building to be completed was the new assembly hall complex, which also included toilets, teacher's common room, lunch shelter, library and classrooms. Named 'Logue Hall' in honour of Paddy Logue, who started at the College as a pupil in 1888 and died in 1927 after forty years' service as a lay teacher, the Coadjutor Archbishop of Melbourne, Dr Simmonds, laid the foundation stone on 17 September 1961 and it was blessed and opened by Archbishop Tweedy on 15 July 1962. In 1961 it was discovered that the College was originally been dedicated to St Joseph and so it was decided to install a statue of St Joseph and the Child on the façade of the Hall. Leonard Cunningham, a Geelong-based sculptor, was commissioned and created the statue using Gosford sandstone. The first honour boards were placed in Logue Hall in 1967 and in 1971 a new grille and matching gates was installed, as well as new wrought iron gates at the main entrance. The grille and gates were installed by Sam Nathan and made possible by a benefaction (Kane 1972:245-257).

Building continued during 1963 when a three-roomed brick caretaker's flat was constructed at the north end of the school yard and in 1964 work commenced on a new block containing seven classrooms, as well as sporting facilities. This new building was later named the 'McCartney Wing', a name bestowed by the Brother's successor. In addition a new tuck shop was built under Logue Hall and in 1966 the classroom block along Westbury Street was extended with the addition of a new science wing at the south end, which was financed with a £16,000 Commonwealth Government grant (Kane 1972 245-247).

In 1968 the house at 31 Westbury Street was purchased to become the caretaker's residence, leaving the flat at the north end of the schoolyard to be converted into study rooms for senior masters. That same year, the phasing out of the junior school began and was completed in 1969 (Kane 1972:258, 263).

St Mary's Boys' School continued on this site until 1986 when it was combined with St Mary's Girls' School to form St Mary's Primary School on the opposite side of Westbury Street.

In 2004 the last Christian Brother completed his term as Principal of the College. Br. Roger Cripps had taken up leadership of the College in 1993 and during his term the College facilities were refurbished and upgraded. This included the establishment of a major Music Centre with an outdoor concert stage, which was complemented by the extension of the three storey Creative Arts Centre (CBC website).

References

Australian Heritage Database (AHD), 'St Mary's Catholic Church, School Hall and Presbytery, 208-214 Dandenong Rd, St Kilda East', Place ID 14701

Bomford, Janette, *The spirit of St Kilda. Places of worship in St Kilda*, 2003, viewed online http://skhs.org.au/spirit_of_st_kilda.htm on 22 May 2016

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Christian Brothers College (CBC) website, http://www.cbcstkilda.com/index.php?option=com_content&view=article&id=21&Itemid=6 viewed 15 January 2016

Cooper, J.B., *The History of St Kilda. From its settlement to a city and after. 1840 to 1930*, Volume 2, 1931

Ebsworth, Walter, *Pioneer Catholic Victoria*, 1973

Kane, Kathleen Dunlop, *The history of Christian Brothers' College, East St Kilda*, CBC, 1972

'Plan of the Borough of St Kilda Surveyed and Complied under the direction of the Borough Council by J.E.S. Vardy', 1873

Port Phillip Heritage Review (PPHR) Volume 1, Version 19, October 2016

St Kilda Building Permit (BP) no. 2335, issued 19 July 1962 (Construction of two storey school at St Mary's Girls' School), no. 459, issued 15 September 1964 (Demolition of old St Mary's Girls' School)

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Description

The elements of this complex include St. Mary's Church, presbytery, clubrooms and hall, and the Christian Brothers' College. The church is a Gothic Revival building in bluestone with freestone dressings and is distinguished by the emphasis given to the vertical in the proportions of its façade and as a consequence the nave. The façade gable end is surmounted by a bellcote and there are flanking aisles that visually strengthen the dominance of the nave. There is an absence of excessive ornamentation characteristic of both the work of William Wardell and the period. There is an apsidal chancel under an unbroken roof ridge with side chapels and sacristies. The exterior is very intact and includes the original cast iron guttering and downpipes.

Internally, the church is also very intact. The sanctuary roof is coffered with painted horizontal boarding, while the nave and aisle roofs are lined with diagonal boarding and remain unpainted. The interior is plastered and stencilled, richly in the sanctuary and more simply elsewhere. Gilding is used judiciously in both areas. This is said to reflect 'the ancient separation between the sanctuary which belonged to the Church of Rome and the nave which belonged to the congregation' (AHD). The fittings of the interior remain remarkably intact. The Caen stone altar, rich in symbolism and necessary for the Church to be consecrated, still has its original fixtures and curtains and the stone statues, possibly designed by Wardell, survive. The altar of the Sacred Heart Chapel, designed by Wardell, is the only non-Gothic element within the Church. The stained glass windows, which date from various periods, are all richly symbolic and of very high quality. The stained glass windows are the work of Mayer, Zettler, and Mathieson and Gibson with chancel stencils and guilding by Lyon, Cottier and Wells. Also of note are the spherical lights fixed above the southern porches. These were relocated in the later nineteenth century from the school (AHD).

The presbytery, situated to the west of the church is a conservative stuccoed two storeyed mid Victorian building adopting Gothic Revival proportions. Asymmetrical in plan, it has a three sided two level bay window and a gabled roof, clad in slate, which extends to form a return two level verandah. There are also verandahs at the side and rear overlooking the school and Alma Park. The garden to the front of the presbytery contains a number of mature trees and the remnants of a Bhutan Cypress hedge along the front and side boundaries, which provide a related setting.

The 1902 hall and clubrooms at the corner of Westbury Street is a prominent two storeyed Queen Anne building in red brick with cement dressings with Art Nouveau decorative details and terra cotta spandrels to the archway over the recessed central porch. The symmetrical front block has arched door and windows openings, faceted buttresses demonstrating its link with the Gothic Revival and Dutch Renaissance influenced gables with octagonal corner caps in the Queen Anne manner with emphasis given to the central bay. The gabled hall at the rear has Art Nouveau spandrels and panels and a side entrance to Westbury Street and the prominent metal roof vents are a notable element.

Along the street frontages in front of the above buildings is a low rendered fence with dwarf piers and taller piers with pyramidal caps and mild steel gates at the entries. There is a similar fence on the opposite side of Westbury Street along the front and side boundaries of St Mary's Primary School (formerly St Mary's Girls' School).

Christian Brothers' College comprises the following buildings and features:

- The former St Mary's Boys' School. This is the two storey brick building with a hipped tile roof immediately to the south of the church. Constructed in 1938-39 this is believed to incorporate the original 1879 school building, which is remembered by plaque on the west wall at the north corner.

- The former Christian Brothers' residence. This is the two storey building situated between the former Boys' School and the northern wing of the Westbury Street block. The original building is defined by the hipped roof, which retains some original chimneys, but is obscured by additions on the north, south and east sides.

- The Westbury Street block. As noted in the history, this was built in stages from 1900 to 1966. The oldest section, constructed in 1900, is now incorporated into the section between the tower and the gable front. The gable front section, which extends through to the rear courtyard is the building of 1907, while the upper floors and part of the ground floor between this building and the tower were constructed in 1937-38 and 1943. To the south of the gable front is the addition of 1941-42 with the 1966 gable-front addition at the south end. The tower and the section to the north date from 1951. Although built in stages, an attempt has been made by the successive architects to ensure visual unity between the buildings through the use of materials (brick with rendered dressings around window openings and under the eaves) and the gabled and tiled roof forms. Windows include tall pairs of timber sash with toplights, and pointed windows and openings to the tower and below the projecting gable. The pointed windows to the ground floor of the 1907 building appear to be original as is the rendered cross at the gable and the gable vent. There is another rendered cross at the roof apex of the tower.

- Logue Hall is fan-shaped in plan with a barrel-vaulted roof, and is attached to the rear to the three storey McCartney wing. The façade of Logue Hall features a tiled central section with the sandstone statue of St Joseph and the Child and the school coat of arms.

- Along the Westbury Street in front the above buildings is a brick fence with a gabled top and gabled piers marking the entries.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016
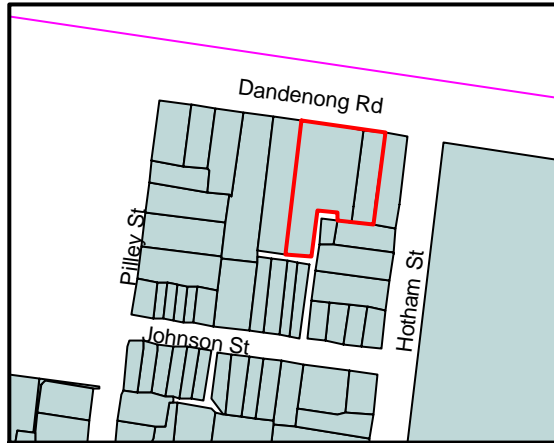
Other studies

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

Other images

Identifier   Shops and Flats

Formerly   unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address   254-256 Dandenong Rd
ST. KILDA EAST

Constructed   c. 1870, c. 1920

Category   Commercial: residential

Designer   unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Three storey shops and flats

History

see Significance

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Place name: **Broxted**
Other names: **-**

Address:	**342 Dandenong Road, St Kilda East**
Category:	**Residential: House, Flats**
Style:	**Federation/Edwardian: Arts & Crafts**
Constructed:	**1918**
Designer:	**Howard R. Lawson**
Amendment:	**C29, C142**
Comment:	**Revised citation**

Heritage Precinct: **St Kilda East**

Heritage Overlay: **HO6**

Graded as: **Significant**

Victorian Heritage Register: **No**

Significance

What is significant?

'Broxted', designed and built by Howard R. Lawson in 1918 and later converted to flats, at 342 Dandenong Road, St Kilda East is significant. 'Broxted' is a late Arts & Crafts house, which was later converted to flats. T-shaped in plan and set on an angle on the block, it has a low-pitch tiled gabled roof with very wide eaves, supported by large curved latticed brackets, that run continuously around the edge of the roof creating floating gables with latticed ends. One of the gables faces toward the corner entry and has the name 'Broxted' in Art Nouveau lettering just below the eaves. Below this is the hipped verandah, which is supported on square, rendered piers. The walls are of roughcast render with clinker bricks used at the base and as the piers to the balconies, which have flat roofs with very deep bracketed eaves, and cartouches to the balustrades. Windows are timber framed with timber shingles and hood to one window facing Wando Grove. The house is complemented by the original front fence along Dandenong Road and Wando Grove, which comprises rendered piers with a projecting header bricks in a square pattern and capped with plates, which are connected by stepped clinker brick walls also capped with plates. Rendered chimneys are positioned on the ridge at either end of the gabled roof.

Non-original alterations and additions are not significant.

How is it significant?

'Broxted' at 342 Dandenong Road, St Kilda East is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

'Broxted' is historically important for its associations with the prominent architect and developer, Howard R. Lawson. Lawson built 'Broxted' as his own residence and the association is demonstrated by the distinctive features that characterized Lawson's houses and flats, which has been described as the 'Manhattan Bungalow' style. It is also of historic and social significance for its associations with the Port Phillip Housing Association (former St Kilda Housing Association) as one of the first properties purchased by the Association and demonstrates the long-standing commitment of the Council and local community to providing affordable housing. (Criteria A, G & H)

'Broxted' is of architectural and aesthetic significance as a house that illustrates the transition in architectural style from the Edwardian era to the bungalows of the 1920s with details such as the leadlight windows, outside light, lettering and timber brackets are more reminiscent of the earlier decades whilst the materials and overall form and mass of the building relates more to that of 1920s houses. Internally, the divided stair with two lower flights is an unusual feature for a building of this time. It is notable as an example of the 'Manhattan Bungalow' style developed by Lawson that displays aspects of American, or, more specifically, Prairie influence in the sweep of eaves, simple horizontal window treatments and fence design. The building is also notable for its diagonal siting and is complemented by Lawson-designed houses and flats at numbers 344 and 346 Dandenong Road, which form a notable grouping. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

There was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century St Kilda's population grew rapidly and almost doubled between 1901 and 1921 rising from 20,500 to 38,500. Whole new streets of neat brick cottages and villas appeared, however, in St Kilda East this largely remained a period of consolidation and infill on vacant land within the established residential areas, rather than expansion into the undeveloped areas east of Hotham Street.

Development east of Hotham Street was encouraged by the opening in 1911 by the Prahran and Malvern Tramways Trust of the electric tram to Windsor along Dandenong Road, and by 1918 houses were being built as far to the east as Orrong Road. The construction of the tram coincided with major streetscape improvements carried out by municipalities of St Kilda and Prahran including the planting of trees along the tramway median and the nature strip.

The electric tram encouraged the prominent architect/developer Howard R. Lawson in 1917 to build the first purpose-built flats in St Kilda East at the east corner of Pilley Street and Dandenong Road (1 Pilley Street). This was the first of several flats or houses that Lawson would build along Dandenong Road toward the end of World War I and by 1919 there were at least twelve examples of Lawson's work along this road. In 1918 Lawson built his new residence 'Broxted' in Dandenong Road at the east corner of Wando Grove, which he followed in 1919 with the adjoining houses at nos. 344 and 346. He also designed and built several houses in Wando Grove.

Broxted, 342 Dandenong Road

Architect and developer Howard R. Lawson built 'Broxted' in 1918 as his own house. Previously, Lawson had lived in a house in Shirley Grove. The building permit application drawing shows that the overall massing was resolved then, but the detailing as built is quite different, providing an interesting insight into Lawson's development of the design. In 1920 Lawson added a billiard room to the house (BP).

Lawson, however, did not remain in the house for long and by 1925 the occupant was Jack (or Jacob) Nettleberg. He remained for several years (SM).

In 1935 a permit was granted to W. Naden for additions and by 1940 the building was listed in the Directory as the 'Broxted Guest House' (BP, SM). It later became a rooming house.

In 1987 'Broxted' was purchased by the then St Kilda Housing Association and became the first rooming house managed by the Association. The St Kilda Housing Association was created in 1986 after community pressure was applied to the former City of St Kilda to stop the loss of affordable housing and followed the successful establishment of the St Kilda Community Housing Program in the previous year. The purpose was to provide secure and affordable community rental housing for local residents with long-term links to the area and who were eligible for public housing. The program became 'a tangible expression of a community culture supportive of social diversity and inclusiveness' (PPHA website).

The Association's role was to undertake property and tenancy management of the housing program projects, which grew steadily in number and included existing taking over existing rooming or boarding houses as well as purpose built facilities. When St Kilda became part of the City of Port Phillip in 1994 the Council resolved to continue its direct provision and development of community housing. Subsequently, the St Kilda Housing Association changed its name to the Port Phillip Housing Association in 2001. 'Broxted' is now managed by the PPHA and in 2016 was one of 1146 properties in the Association's portfolio (PPHA website).

References

Peterson, Richard, *A place of sensuous resort. Buildings of St Kilda and their people. 12 Wimmera, 11 Wimmera Place, St Kilda*, 2009, viewed online at http://www.skhs.org.au/buildings.htm 18 January 2017

Port Phillip Housing Association (PPHA) website 'Our history' http://www.ppha.org.au/about-us/history [viewed 15 January 2017]

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

Real Property Annual, 1919, p.64, 'Modern flats and bungalows. From the specialist's point of view. An interview with Mr Howard R. Lawson'

St Kilda Council building permit (BP) No. 3563 issued 4 April 1918. No. 4190 issued 2 June 1920, No. 8792 issued 6 February 1935

Sands & McDougall Directories (SM), 1920-1940

Description

'Broxted' is a late Arts & Crafts house, which was later converted to flats. T-shaped in plan and set on an angle on the block, it has a low-pitch tiled gabled roof with very wide eaves, supported by large curved latticed brackets, that run continuously around the edge of the roof creating floating gables with latticed ends. One of the gables faces toward the corner entry and has the name 'Broxted' in Art Nouveau lettering just below the eaves. Below this is the hipped verandah, which is supported on square, rendered piers. The walls are of roughcast render with clinker bricks used at the base and as the piers to the balconies, which have flat roofs with very deep bracketed eaves, and cartouches to the balustrades. Windows are timber framed with timber shingles and hood to one window facing Wando Grove. The house is complemented by the original front fence along Dandenong Road and Wando Grove, which comprises rendered piers with a projecting header bricks in a square pattern (a typical Arts & Crafts detail used by Lawson at some of his

other buildings, e.g., the chimney at the 'Wimmera' flats) capped with plates, which are connected by stepped clinker brick walls also capped with plates. Rendered chimneys are positioned on the ridge at either end of the gabled roof.

The house is relatively intact. Two of the balconies have been enclosed and there are additions at the rear.

Comparative analysis

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

Howard R. Lawson, who promoted himself as the 'architect who builds', was a prominent and prolific builder of houses and flats in St Kilda in the late 1910s and early 1920s. His early projects in St Kilda include two blocks of flats - 'Wimmera' at 11 Wimmera Place and 'Chirvaux' at 44 Blessington Street (both 1917) – and 'Grosvenor Mansions' the conversion of a terrace row of eight houses into sixteen flats at 74-88 William Street, Balaclava (1918-19). As noted above he had designed and built at least twelve houses or flats in Dandenong Road alone by 1919 including 'Broxted' and the two adjoining houses at nos. 344 and 346. By the early 1920s he had turned his attention to South Yarra where he designed and built several large, highly visible blocks of flats that occupy much of the entire large block of Alexandra Avenue, Darling Street, Domain Road and Punt Road. The earlier blocks were in the Arts & Crafts/Bungalow style, while the later blocks are Spanish Mission-influenced including what is perhaps his best-known work, 'Beverley Hills'.

Lawson's houses and flats in St Kilda are characterised by Arts & Crafts and Bungalow materials, form and detailing including roughcast and shingled walls and low-pitched gabled roofs with wide eaves. Lawson also developed what he termed his own distinctive 'Manhattan Bungalow' style, which is characterised by features such as shingled curved bay windows (often extending up to three levels as at 'Wimmera'), bracketed eaves and recessed sleepout balconies. These features are all used in the in house at 346 Dandenong Road, an illustration of which was featured in an article about Mr Lawson in the 1919 edition of *Real Property Annual* as an 'Example of Manhattan Bungalow typical of Mr Howard R Lawson's work'.

While some of these qualities are also evident at 'Broxted', it is also of note for displaying aspects of American, or, more specifically, Prairie influence in the sweep of eaves, window treatments and fence design. The building is also notable for its diagonal siting and is complemented by the Lawson-designed houses at 344 and 346 Dandenong Road, which form a notable and related group.

Assessment

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

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

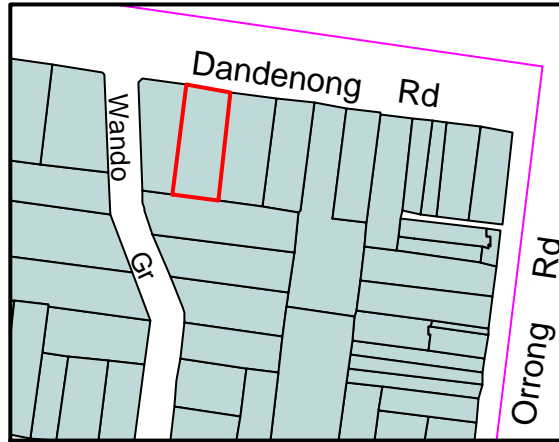Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

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

Other images

City of Port Phillip Heritage Review

Identifier   Residence (Wando Grove Group)

Formerly   unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address	344 Dandenong Rd ST. KILDA EAST	**Category** Residential:detached
Constructed	1919	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Part of the Wando Grove group of substantial houses built during the same period and of varied form and detail, this building is also of note for its external design and internal features. Most distinctive of the latter is the fireplace with its carved aboriginal figures, kookaburra and motto, dated 1919. Other internal features are the hall leadlight window and the first floor bedroom cupboard with a leadlight window to outside set in it.

Primary Source

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

Other Studies

Description

see Significance

History

see Significance

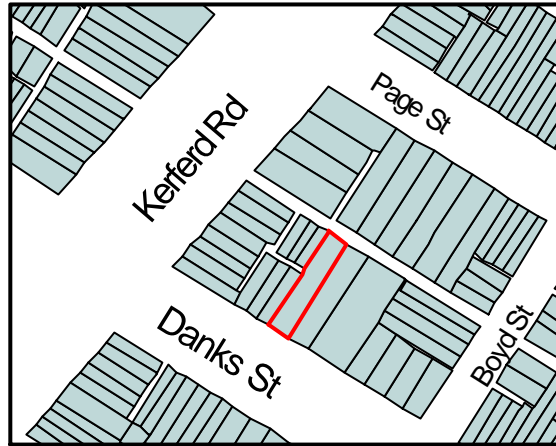**Thematic Context**

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   "Montalto"

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	197 Danks St SOUTH MELBOURNE	**Category**	Residential:detached
Constructed	1876	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

'Montalto' is of significance as the house built by T.S. Mouatt, an influential resident in the establishment of Emerald Hill. It is also of significance as the predominant residence in the area south-east of Kerferd Road and Beaconsfield Parade, standing in contrast to the age and scale of the surrounding housing stock. Its design has an opulence that could have been expected a decade later.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residence
Date of Construction: 1876 (1)

By 1876 Thomas and Alfred Ford, a local doctor and a dentist, had sold sixty-six feet of vacant land on Allotment 15 to Thomas Abercrombie Mouatt (2), a 'gentleman'. Mouatt soon erected a ten-roomed brick mansion, known as 'Montalto' having an initial N.A.V. the following year of £80 (3).

Mouatt's involvement with the district, through his association with the Emerald Hill municipality, was considerable. In 1854 he helped form the Emerald Hill Local Committee, whose aim was to 'watch over the general interests of the locality' (4), and he acted as its first chairman (5). In 1855 he was listed as a Justice of the Peace (6) and although he still owned 197 Danks Street (7) his 'private residence' was given as 107 Collins Street East (8). Mouatt was last listed as the owner of 'Montalto' in 1898 (9) and in the following year, James Alston, a manufacturer (10) was listed in the Rate Books as the owner and occupier of the property, by then described as being of eight rooms (11).

In 1917 the Carmelites established their Mount Carmel Boys' School in Middle Park, staffed by the Christian Brothers and beginning in the former 'Alston' mansion (12). By 1925 more spacious premises were acquired (13) and the school moved out (14). The building is now owned by the Hare Krishna movement.

'Montalto' is one of the few substantial Victorian houses in South Melbourne outside the main boulevards such as St Kilda, Queens or Albert Roads. In Danks Street it is not only far larger than the surrounding buildings but also earlier than most. It is an opulent two storeyed rendered mansion. The front façade is asymmetrical, having a first floor colonnade set above a ground floor loggia that is countered by a projecting window unit housing a cluster of three windows at each level. These windows are flanked by pilasters and at each level they are surmounted by a pediment: a treatment repeated above each window within the colonnade. The house has a parapet decorated with an Italianate balustrade and appears, externally, to be substantially intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1875-1877
2 ibid.
3 ibid., 1876/77
4 'Report of the Emerald Hill Local Committee, 7 July 1854', quoted in C. Daley, 'History of South Melbourne', p.42
5 ibid., p.44
6 Melbourne Directory 1855, p. 293
7 City of South Melbourne Rate Books, 1884/85
8 Melbourne Directory, op.cit., p.1086
9 City of South Melbourne Rate Books, 1897/98
10 P. Milner, Some Significant Industrial Sites in South Melbourne, October 1986, prepared for the National Trust of Australia (Victoria)
11 City of South Melbourne Rate Books, 1899/1900
12 P. Chandler, 'The Carmelites in Australia: A Brief History', 1981, p.22
13 ibid., 1931-32
14 Christian Brothers Archives

Identifier   House

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	370 Danks St SOUTH MELBOURNE
Constructed	c. 1905

Category	Residential:detached
Designer	unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

370 Danks Street is of significance as the most extensively and finely detailed and decorated small Edwardian house in South Melbourne. Located in an area recognised for its concentration of small Edwardian buildings, this house is very much in keeping with the surrounding building stock, however its degree of embellishment, unusual porch arrangement and outstandingly intact state, set it apart.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: House

Built within an area that has predominantly Edwardian houses, 370 Danks Street stands apart, with particularly fine and intact detailing. It is a small, single storeyed tuckpointed brick house with a terracotta tile roof with decorative ridge tiles and finials in a manner typical of the period. The front façade is dominated by a projecting window unit under which is a facetted bay window, while the front entrance has an unusual deep, narrow, gabled entrance porch. One of the outstanding features of the house is the extent and intact nature of the leadlight glazing that spans over the bay window, front porch, front door and three of the side windows (two double hung and one a fixed oculus window). In addition, the sinuous timber brackets to the front porch, the fretwork in its gable, the intact black and white tessellated floor to the porch, the original fence with red brick combined with cast iron panels, and the original timber gate, all add greatly to the whole. While the front façade is intact, one opening along the north side has been altered and so too the rear of the house.

History

see Description

Thematic Context

unknown

Recommendations

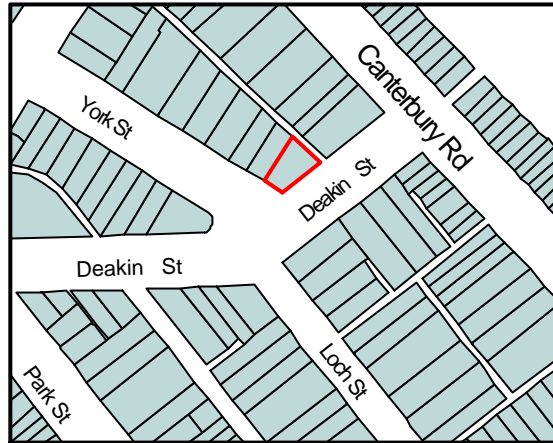A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	3 Deakin St ST. KILDA	**Category**	Residential:detached
Constructed	c.1910	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This intact example of Australian Federation architecture is particularly significant due to the unusual belvedere which crowns the composition.

Primary Source

Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Other Studies

Description

The residence, 3 Deakin Street, St Kilda was erected c.1910 and is an exuberant example of an Australian Federation style one-storey house. The red brick building incorporates bays of windows, both curved and octagonal, and the slate roof displays terracotta ridging and finials. Subsidiary gables are half timbered, one forming the entrance porch incorporating lattice fretwork, curved timber and turned timber supports. Tall red brick chimneys rise above roof level and the feature of the residence is a square belvedere which is situated at roof level. This accessible open-sided tower has a pyramidal roof, timber balustrading and fretwork identical in design to that on the entrance porch below. The complex, asymmetrical form of the building is typical of the period.

Intactness
This residence is substantially intact, with minor alterations including the replacement of some panes of leaded glass.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Identifier   Residence:"Hereford"

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	4 Deakin St ST. KILDA	**Category**	Residential:detached
Constructed	1883	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

"Hereford" at no. 4 Deakin Street, St. Kilda, was built in 1883 for Maria Little. It is historically and aesthetically representative of the earliest phase in the subdivision and settlement of the coastal margin bounded on its east side by the Albert Park reserve. It is important (Criteria A and E) in these respects for its contribution to the cultural values of the Area.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A representative asymmetrical timber late Victorian cottage having rusticated boards to the façade, bullnosed verandah with turned timber posts and later frieze. The frieze to the eaves is bracketed and there is a corrugated iron clad hipped roof and lean to section at the rear. There is a bracketed hood to the main front window and metal hoods to the side windows.

Condition: Sound.   Integrity: Medium to High, recent front fence, crimped wire side fence to right of way.

History

In 1875 Council was supportive of the subdivision of the vacant land south-west of the St. Kilda railway line. Ferrars Street had been extended as Canterbury Road to St. Kilda in 1876 with land sales following soon afterwards. With the departure of the Army from the Middle Park area in 1879 the beach became available as a recreational rersort leading to the development of housing blocks in the locale during the 1880s and up until the Depression of 1892. Park Street and Cowderoy streets had been laid outin the 1870s with Deakin Street being formed c.1882.

By February 1883, no.4 Deakin Street had been built . It was described as a 4 roomed house with kitchen and was rated to Cowderoy Street, that part being identified as Deakin Street the following year. It was a timber house owned by its occupier Maria Little who continued there in 1890.

By the turn of the century, the railway employee William McAvoy had bought the house for his residence. By then it had been extended to six rooms and was named "Hereford" . McAvoy was not the occupant in 1910, there being a George Hoare in residence at that time however by 1920, McAvoy had returned, continuing there in 1930 .

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (St. Kilda).   Nineteenth century suburban expansion.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

St.Kilda Rate Books (West Ward): 1855-65, 1870-73, 1880-81, 1900-01.
Sands and McDougall directories: 1890, 1910, 1920, 1930.
MMBW litho plan no.35, dated c.1896 and 1935.
Com.H.L.Cox R.N. surveyor, Hobson Bay and River Yarra, 1866. SLV Maps, 821.09 A.J. 1866, Cox.
J.Noone, Building Allotments West St.Kilda & Emerald Hill, 18 August 1873, Department of Lands and Survey, Melbourne. SLV Maps, Vale Collection, Book 4A, p.131.

Identifier   Residence

Formerly   unknown
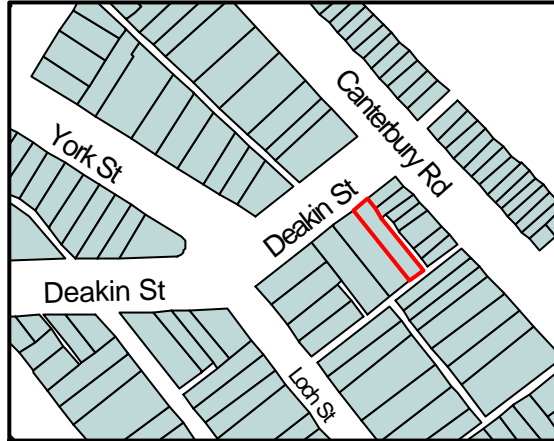
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   16 Deakin St
ST. KILDA

Constructed   1890s-c1920

Category   Residential:detached

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Contributory heritage property.)

A small Victorian house notable for its extraordinary street facade, probably altered to its present form around 1920. A semi cylindrical bay window with a bizarre conical hat of bell cast timber shingling is superimposed on a flat front wall, cut off crisply at the top in Jacobean curves. The strength of the composition is compounded by the overscaled proportions of its elements, and their close proximity to the footpath. As such, the building has a presence in the streetscape that belies its small size.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
One storey residence

History
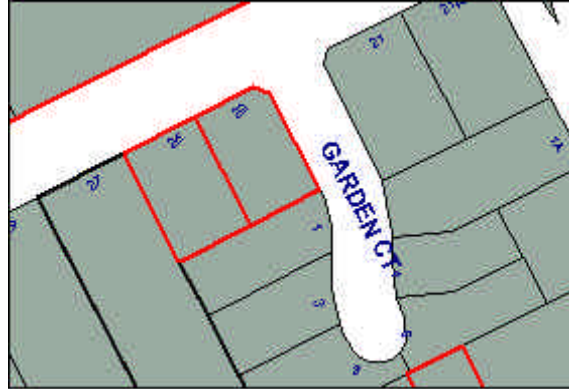
see Description

Thematic Context

unknown

Recommendations

Nil

References

unknown

City of Port Phillip Heritage Review

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	23 Dickens St ST. KILDA	**Category** Residential:apartment
Constructed	1938	**Designer** I.G. Anderson

Amendment   **C 32**

Comment   Map corrected

Significance   (Mapped as a Significant heritage property.)

Number 23 Dickens Street is significant as a powerfully composed example of the Interwar Mediterranean style. The impact of the design is enhanced by the play of solid and void across the facade of the building, though this has been compromised by the infilling of the upper north-west loggia. The original front fence and the complementary hedge contribute to the building's significance, and it forms a pair with the strong forms of the contemporary Functionalist flat block at number 25.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Two storey walk-up flats

History

see Description

Thematic Context

unknown

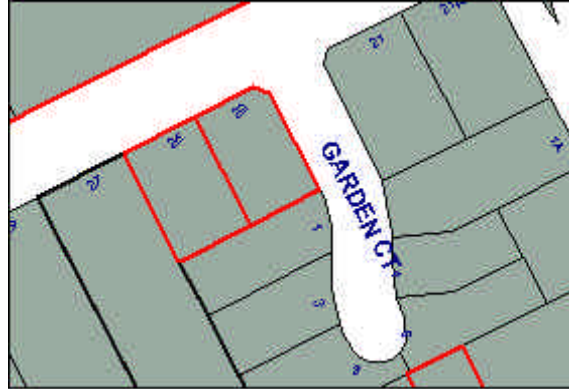**Recommendations**

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address   25 Dickens St
ST. KILDA

Category   Residential:apartment

Constructed   c. 1930

Designer   unknown

Amendment   **C 32**

Comment   Map corrected

Significance

A stylish and powerful example of the Interwar Functionalist style, this flat block is significant for the vigour of its massing, and fine brickwork detailing. The strong interplay between the horizontally banded curved corners of the building, executed in render finishes, and the deeply modelled vertically striated brickwork of the chimney to the north facade make for a convincing composition that tends towards the stylism of Art Deco. The original front fence contributes to the significance of the building, which forms a pair with number 23.

Primary Source

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

Other Studies

Description

Style : Functionalist
Residential, Flats

History

see Description

Thematic Context

unknown

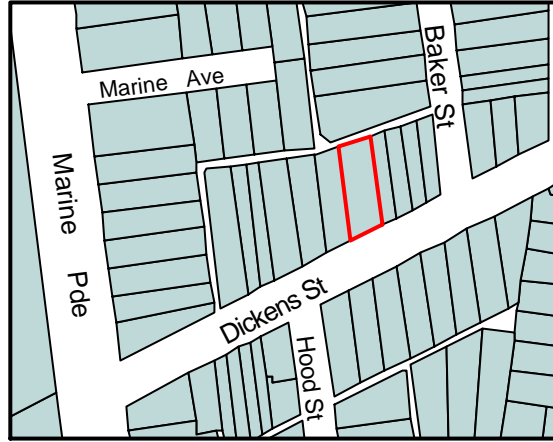## Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Identifier   House

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO105

Address	70 Dickens St ELWOOD	**Category**	Residential:detached
Constructed	1939	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The house at no. 70 Dickens Street, Elwood is aesthetically important (Criterion E) as a locally unusual (Criterion B) house designed in the Streamlined Moderne manner, exhibiting the hall marks of the style and being in the vanguard of its development.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A double fronted villa World War 2 era showing the influence of the Streamlined Moderne in its "waterfall front" treatment, emphasis on horizontality in the use of cement facings in conjunction with dark bricks and the arrangement of glazing bars. The port hole window is also a characteristic motif.   Condition: Sound. Integrity: High, including low front fence and gates.

History

Dickens Street extended west as far as Mitford Street in 1866. From Mitford Street it became a fair weather track across the northern stretches of the Elwood Swamp. By 1879, the street extended to the Bay, however the area remained relatively undeveloped until the twentieth century.

In 1915, Charles Herschell, a commercial traveller, owned a six roomed wood house on the north side of Dickens Street between Marine Parade and Baker Street. The street number at the time was 76.

The house was subsequently owned by Emily Vincent who sold it to Rudolf and Clarissa Dettmer in 1938. The Dettmers demolished the house and in 1939, erected a brick house on the site. It had five rooms and an NAV of 105 pounds. By then, the street number had been changed to 70.

The Dettmers continued as owner/occupants in 1960 at which time the house was described as "brick, five rooms, population 4, NAV 325 pounds".

Thematic Context

4. Building settlements, towns and cities. 4.1.2 Making suburbs.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.
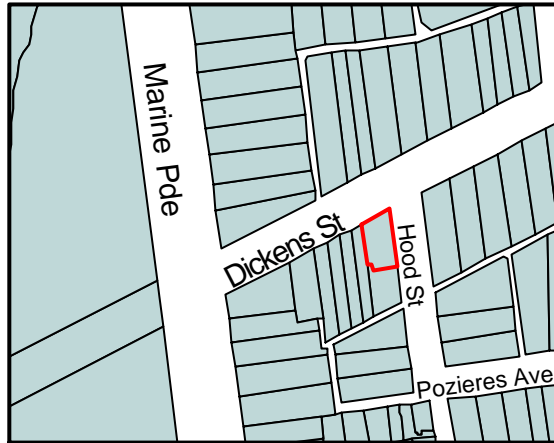
References

St. Kilda Rate Books: 1915-17, 1920-21, 1930-31, 1935-41, 1945-46,
  1960-61. VPRS 8816/P1, PROV.
MMBW litho plan no.48, undated.
H.L.Cox, "Hobson Bay and River Yarra", 1866. SLV, Map Section.

City of Port Phillip Heritage Review

Identifier   "Glenronald"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO106

Address   75 Dickens St
ELWOOD

Category   Residential:apartment

Constructed late 1920's

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A small two storey block of flats significant primarily because of its prominence in this area of recessive single storey buildings. The contrast of scale with the adjacent building stock and its siting hard upon the corner makes Glenronald a `sentinel' building in the area. It is notable for its Spanish Mission motifs, accentuated by the contrast of the white painted render against its crisp decorative brickwork and its external staircases abutting the footpath. It is in an excellent state of intactness.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

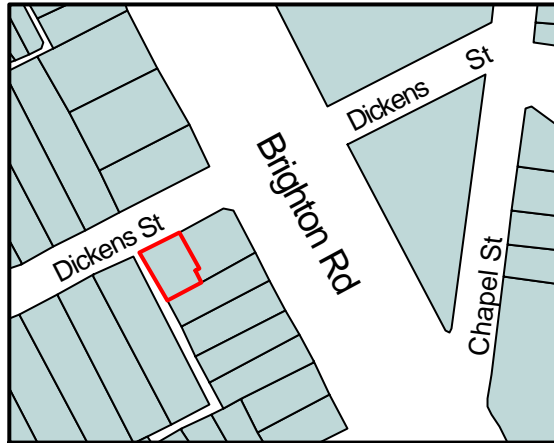A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 1a Dickens St ST. KILDA	**Category** Residential:apartment
Constructed early 1930's	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This building is of significance as a good example of the exuberant Art Deco style applied to a 1930s block of flats. The elements of the building that contribute to this character are the cantilevered curvilinear concrete balconies and canopies, slim steel windows with horizontal mullions creating banded effects, and the contrast of smooth rendered finishes and the narrow Roman brickwork of the entrance stair tower. These narrow bricks are part of a play of balance of horizontal and vertical elements in the composition of the building. The horizontal aspects of the composition are reinforced by the curved corner of the building, in conjunction with the balconies and corner windows, while significant vertical elements of the design are the chimney to the east wall and the entrance stair tower. The low existing hedge is appropriate to the period and style of the building, and though the bluestone pitcher fence is appropriate in scale, the materials used detract from the building. The building forms part of a complimentary group of three flat blocks of similar scale which mark the entrance to Dickens Street from Brighton Road which includes 47A Brighton Road and 2 Dickens Street.

Primary Source

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

Other Studies

Description

Style : Art Deco
Three storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

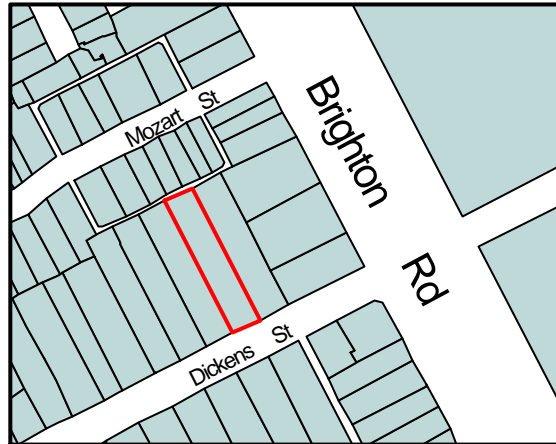A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Residence
Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	6 Dickens St ST. KILDA	**Category**	Residential:detached
Constructed	1891-1892	**Designer**	Ernest W.M. Crouch

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
The residence at 6 Dickens Street is architecturally significant for its cast iron verandah columns and frieze panels, whilst otherwise it exemplifies domestic architecture of the early 1890's. The design of the columns is typical of that time and the nature of mouldings used then invariably meant that timber was used instead of cast iron. The frieze spindles are timber. Timber external blind boxes remain and the cast iron cresting is a feature. Internally the hallway is in three sections, the main one being wider and having a coved ceiling. Original or early embossed wallpaper lines the hall, now painted. The elaborate plasterwork to the ceilings is a feature of the interior.

EXTENT OF SIGNIFICANCE
Entire building, not including recent modernisation at the rear of the house.

SURROUNDING ELEMENTS OF SIGNIFICANCE
None. Mozart Street group (q.v.) is to the rear.

Primary Source

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

Other Studies

Description

DATE OF CONSTRUCTION
1891/92 (most probably in the last months of 1891)(1).
ORIGINAL OWNER
Mrs. Margaret McCutcheon(1)(2).
ARCHITECT

Ernest W.M. Crouch very probably(2).
BUILDER/ ARTISANS
Not known.
LATER OCCUPANTS
Owners (2) - 1895 G.F. Lynch; 1895-1903 J.R. Rippon; 1903-19 S.W. Smith (Jnr.); 1919-20 F. Lorry; 1920-36 J.B. Martin; 1936-42 E.K. and F.B. Martin; 1941-51 L.W. Boyce; 1951-76 P. and C. Martret; 1976-78 C. Martret.
Occupants(7) - 1899, 1900 Ernest Kornblum; 1901/02-04 Charles Crosby.
LATER ALTERATIONS/ ADDITIONS
Changes have been made to the rear service rooms, including demolition of some internal walls.
DESCRIPTION
Construction of this single storey house is in brick with a slate roof. The front rooms are cement rendered, but otherwise the walls externally are face brickwork, now painted. A hall in three sections bisects the house, the first section, the length of the front rooms, being narrower than the main hall with its coved ceiling. The front two rooms, unlike the rest of the house, have a bluestone plinth and the side walls do not align with those of the main part of the house. The projecting bay windowed room roof has iron cresting forming an ornamental enclosure. Internally the front rooms and the hall have elaborate ceiling plasterwork. The ceiling rose in the front bay windowed room is unusual. The doors from the hall into each room have acid etched glass toplights.
INTACTNESS (April, 1984)
This building has a high level of intactness generally. Previously it was a rooming house and with a period of disuse, fittings such as mantelpieces and main door toplights were removed. There have been extensive changes in the rear service rooms in recent times.
CONDITION
This building is in very good condition.
ORIGINAL USE
Private residence
PRESENT USE
The same.

History

Margaret McCutcheon commissioned the construction of this house in 1891/92, probably late in 1891 as she paid rates in January, 1892 equal to building(1). The land was acquired in November, 1890(3) and was part of the grounds of prominent early Melbourne Architect T.J. Crouch's house (died 4/12/1889)(2). Margaret McCutcheon is reputed to have been related to Crouch's widow, Mary Emma Bloor Crouch and in January, 1892 the land was reconveyed back to Mrs. Crouch and then back to Mrs. McCutcheon, at the same time on the same day, with slightly amended boundaries(4),(5). Ernest William Marston Crouch Architect inherited the property of Mary Crouch in 1904(2) and there is every likelihood that he designed this house. George Frederick Lynch acquired the property in 1895(6). Architect Sydney Wigham Smith (Jnr.) purchased the property in 1903 and owned it until 1919(2).

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

BIBLIOGRAPHY
1. City of St. Kilda Rate Books, various years: 1890/91 no. 1952 50 ft. land.,1891/92 8 rooms brick (N.A.V £120).
   M.M.B.W. Detail Plan no. 1382-Appendix.

2 Titles Office, Victoria, complete title search:

3. Vol. 2314, Fol. 462648, 1890.

4. Vol. 2408, Fol. 481474, 1892.

5. Vol. 2408, Fol. 481478, 1892.

6. Vol. 2592, Fol. 518300, 1895.

7. Sands and McDougalls Melbourne Directories', various years.

City of Port Phillip Heritage Review

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	6a Dickens St ST. KILDA	**Category**	Residential:detached
Constructed	1950'2	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building is significant for its extraordinary plan form, expressed in the facade as a series of swelling volumes piled one in front of the other, reinforced by the interpenetrating planes of the balcony, canopies and entrance steps. The spindly wrought iron balcony railings feature floral and wave motifs typical of the post-war art deco survival, and the building is enhanced by the curved glass, steel framed windows. The building is intact and the formal landscaping with its random rock edging and specimen trees is complementary.

Primary Source

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

Other Studies

Description

Style : Functionalist, Art Deco
Two storey residence

History

see Significance

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier	"Antigone" Flats		
Formerly	unknown		

Heritage Precinct Overlay None
Heritage Overlay(s) 415

Address	34 Docker Street ELWOOD	**Category**	Residential:apartment
Constructed	1937	**Designer**	J.H. Esmond Dorney
Amendment	**C 54**		
Comment	New citation		

Significance (Mapped as a Significant heritage property.)

What is Significant?
The Antigone flats at 34 Docker Street are a three-storey flat-roofed rendered brick building in the Functionalist style, enlivened by curved balconies and windows. Erected c.1937, the flats were one of a number of speculative apartment projects commissioned by local resident Mrs Marie Louise Dorney, and designed by her son, notable architect J H Esmond Dorney.

How is it Significant?
The Antigone flats are of architectural and aesthetic significance to the City of Port Phillip.

Why is it Significant?
Aesthetically, the Antigone flats are significant as a fine and intact example of a substantial block of flats in the inter-war Functionalist style, characterised in this instance by flat roof, curved window bays and balconies, ribbon windows and a vertical emphasis.Architecturally, the Antigone flats are significant as one of the best examples in Elwood of the work of J H Esmond Dorney, a prolific local architect and one-time employee of Walter Burley Griffin who became a leading exponent of the Functionalist style in Melbourne in the 1930s and, after the War, a highly regarded modern architect in Tasmania.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

Antigone at 34 Docker Street comprises six flats in a three-storey flat-roofed rendered brick Functionalist-style building. The triple-fronted asymmetrical façade has a projecting off-centre wing, with central painted brick spandrel flanked by curving metal-framed multi-paned windows. To the left is a row of curved balconies with

rendered balustrade walls and simple steel railings. Here, each flat has a vertical ribbon window; those to first two floors retain original opaque glazing. At the right side of the façade, each flat has a wide tripartite metal-framed window, with painted brick spandrels between; the balconies for these flats project from the side elevation. The central main entry has a doorway with distinctive panelled timber door and cantilevered concrete slab sunhood. Above, the stairwell is indicated by two ribbon windows; originally open, these now contain blue Perspex. The flat roof, encircled by a parapet with low steel railing, has a small structure forming a partial fourth storey, added in 1999. This has its own flat roof, with narrow eaves and timber fascia, and a row of small square windows above the stairwell bay. The latter, part of the original 1937 fabric, were formerly decorative openings in the parapet.

History

This building was first recorded in the Sands & McDougall Directory in 1938, listed as "flats being built". From 1939, they are listed simply as Antigone Flats, with no individual occupants. The flats were a speculative venture commissioned by Mrs Marie Louise Dorney, local resident and Classical scholar (hence the name of the flats, an allusion to the heroine of a Greek drama by Sophocles). She initiated several apartment projects in Elwood in the late 1930s, all designed by her son, prolific local architect J H Esmond Dorney. This association began when Dorney converted his former family home, Chenier, into flats in 1934, which prompted his mother to engage him to design the Antigone flats at 34 Docker Street (1937), the St Kiernan's Flats at 51 Ormond Esplanade (1940) and another block at 57 Ormond Esplanade.

James Henry Esmond Dorney (1906-91) trained in the office of Walter Burley Griffin in the mid-1920s but, unlike Griffin's other employees, entirely rejected the Prairie School aesthetic and, on commencing his own practice in 1930, designed in conventional styles such as Tudor Revival before developing his own variation of the Functionalist style in the later 1930s. A resident of Elwood since a teenager, Dorney designed numerous buildings in the area, including several speculative apartment projects for his mother and his father-in-law. After the War, Dorney moved to Tasmania, where he became an innovative and highly-regarded modern architect.

Thematic Context

As epicentres for inter-war flat development, Elwood and St Kilda are well represented by examples in the Functionalist style, popular in the second half of the 1930s. While the idiom was characterised by pure expression of function, with flat roofs and ribbon windows, there was still variety among local manifestations: at one end of the spectrum were those buildings realised as stark volumes (often face brick), and, at the other, those buildings (often rendered) in a less severe style, enlivened with curving corners or balconies and stylised ornament. Antigone falls into the latter group. Elwood's best example is the Windermere Flats at 49 Broadway (1939), another Dorney design, included on the Victorian Heritage Register for its superlative Functionalist style. Antigone compares well to lesser local examples such as 229 Brighton Road (1936), 4 Leonards Avenue (1938) and 17 Victoria Street (1936), all with similar asymmetrical facades but somewhat starker detailing. Flats at 1a Dickens Street have similar detailing, (viz a central stairwell/entry bay and flanking curved balconies) but with a symmetrical façade. Devon Court flats at 45-47 Chapel Street (1936) are similar in form, but closer in detailing to the more decorative Art Deco idiom, while flats at 13 Hughenden Road (c.1940) are similar in detailing, but otherwise quite different in form, with hipped roof and a U-shaped footprint.

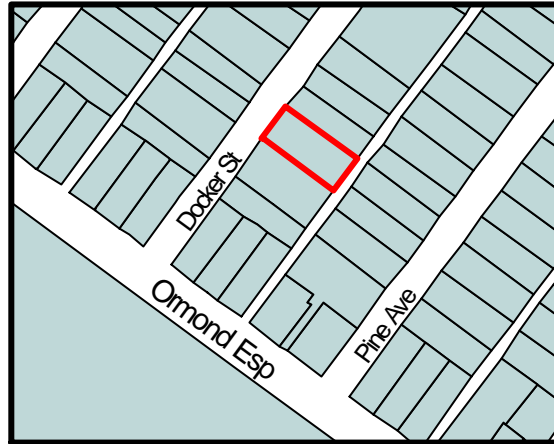## Recommendations

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

References

Sands & McDougall Directory. Various.

Information provided by Helen Graham, resident of 34 Docker Street

Identifier   "Monterey Flats"

Formerly   unknown

Heritage Precinct Overlay None

Heritage Overlay(s) HO107

Address	35 Docker St ELWOOD
Constructed	1928

Category	Residential:apartment
Designer	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The "Monterey Flats" at 35 Docker Street, Elwood are historically and aesthetically important (Criteria A and E) for their capacity to epitomise the halcyon years of apartment building in Elwood, comparing in this respect with "Glenronald" (75 Dickens Street, Elwood), 23 Dickens Street, Elwood, 41 Milton Street, Elwood, "Santa Fe" (45 Mitford Street, Elwood) and the "Los Angeles Court" apartments (81A Spenser Street, St. Kilda).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A substantial two storeyed apartment block in the American West Coast Mission style being symmetrically arranged with hip roofed pavilions either side of a central porch with curved roof and Tuscan order columns. The pavilions have round arched windows, the upper level openings having originally been unglazed. The walls are of rough cast and fair faced cement work with visual interest achieved by the use of clinker bricks in panels of varying sizes. There is a large clinker brick panel enclosing a Palladian window above the central porch, given further emphasis by twin chimneys above.   Condition: Sound.   Integrity: High.

History

At Crown land sales J.G.Vautier purchased portions 12 and 13 in North Elwood. Each portion had an area of eight acres and ran from Ormond Road to Ormond Esplanade.

The land was subsequently subdivided to be sold as the "Elwood Hill Estate" and two streets were formed, North Elwood and South Elwood (Vautier and Docker Streets respectively). Parallel with the streets were lanes that provided rear access to each allotment.

This area was quite isolated due to swamps to the east and north (Elwood Swamp) and was sparsely populated prior to the drainage and filling works of the early twentieth century. However when development resumed, apartment living had become popular by the Bay.

In 1920, Mrs. Annie Hansen owned a house with land at 37 Docker Street. By 1926, it had been subdivided and was rated separately from the house. It had a frontage of 60 feet and an NAV of 54 pounds. In 1927, Mrs. Hansen sold the land to Elsie Julia Levy of Elwood.

In 1928, Elsie Levy built this block of flats. The building was of brick and contained eight flats, each with four rooms. At the end of 1918, six of the flats were occupied, one of them by the owner. The NAVs ranged from 78 to 110 pounds.

The building was named "Monterey Flats" by 1936. They were fully let at that time to Charles Tomkins (manager), Robert Green (clerk), John Flintoff (investor), Walter Balleine (salesman), Norman Potts (manager), George Barrow (theatre employee), Peter Nisbet (sales organiser) and Arthur Barrows (engraver). Between two and three people lived in each flat and the NAV ranged from 70 to 80 pounds.

Thematic Context

4. Building settlements, towns and cities. 4.1.2 Making suburbs.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.
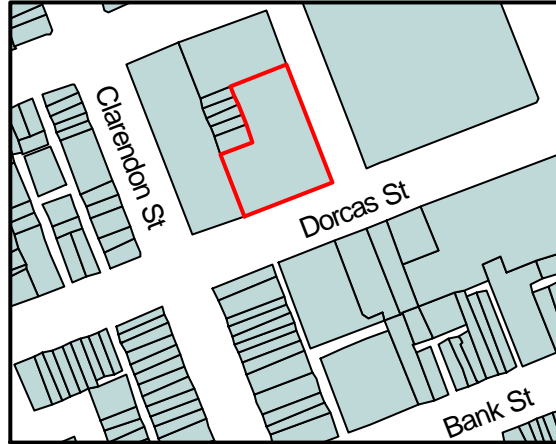
References

St. Kilda Rate Books: 1920-21, 1925-31, 1935-6. VPRS 8816/P1, PROV.
MMBW litho plan no.84, undated.
Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.

Identifier   St Lukes Church and Vicarage

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO108

Address	210-218 Dorcas St SOUTH MELBOURNE	**Category**	Church
Constructed	1857, 1874	**Designer**	Francis Maloney White

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

St Luke's Church is of significance as one of the first buildings to have been built in South Melbourne and for its substantial nature and the scholarly design of the original church and its subsequent additions. The vicarage is of significance as an intact and quite early example of Charles Webb's use of polychromatic brickwork. The interior of the church is integral to the significance. The commercial developments to the north and the multistoreyed housing that overshadows the church and vicarage detract greatly from their significance.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Church and Vicarage
Date of Construction: Church 1857 (1) Vicarage 1874 (2)
Architect: Church – Francis Maloney White (3)
              Vicarage – Charles Webb (4)

In the original 1852 township plan for Emerald Hill a reserve was set aside on part of Crown Section 8 for the Church of England (5). Represented in Emerald Hill as early as 1854, church services were held in various temporary sites (6), until January 1856, when a meeting of subscribers of the Church was held to discuss the erection of an Anglican Church (7).

In March the following year the foundation stone of the basalt building was laid by the Governor, Sir Henry Barkley (8). Francis Maloney White was the architect of the cruciform plan church (9) and the first portion, the nave, was built at a cost of £1,700 by Abraham Linacre. Services at the new building were conducted by the

Rev. Rivers Beachcroft Dickinson (10), while in 1859 the church was enlarged and extended (11). In 1875 the two-roomed iron house that was used as the residence of the vicar was demolished and all materials were removed (12) while in the previous year the noted Melbourne architect, Charles Webb, called tenders for the construction of the two-storey parsonage (13). Webb later designed the South Melbourne Town Hall and the polychrome brick School No. 1253 in Dorcas Street (q.q.v.). In 1862 he had added transepts (14) and in 1867 made additions further (15) to St Luke's.

In 1881, inspired by the subdivision that occurred on the former Orphanage site, the trustees of St Luke's constructed a development of shops, including the now demolished Chamber of Commerce, on their Clarendon Street frontage (16). A cedar pulpit was constructed by Nathaniel Billing and Son (17) in 1883 and the same boundary wall and picket fencing for the church in 1885 (18).

St Luke's is built in basalt with some quite finely tooled freestone and basalt dressings. It is a scholarly design, particularly in the light of its very early date of construction and is a very fine example of the work of the early Melbourne architect, F.M. White. The interior is also of distinction, with its hammer beam ceiling and ecclesiastical fittings intact. The vicarage, while stylistically very different is a confident and quite early use of polychromatic brickwork and stands in a very intact state. The use of contrasting brickwork is restrained across its façade and the closely set timber eaves brackets embellish the building and remain intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 Architects' Index, University of Melbourne
2 ibid.
3 ibid.
4 ibid.
5 C. Daley, 'History of South Melbourne', p. 372
6 ibid., p.176
7 National Trust of Aust. (Vic.), 'Research into St Lukes …', 28 February 1978
8 ibid.
9 ibid.
10 Daley, loc.cit
11 National Trust of Aust. (Vic.), loc.cit
12 Architects' Index
13 ibid.
14 ibid.
15 ibid.
16 Daley, loc.cit.
17 Architects' Index
18 ibid.

Identifier   Former Presbyterian Church

Formerly   unknown
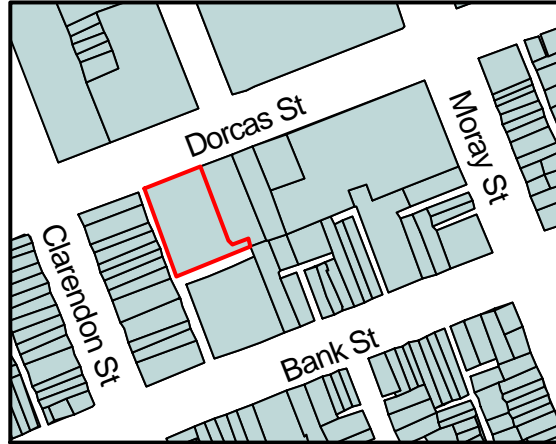
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	223 Dorcas St SOUTH MELBOURNE	**Category**	Church
Constructed	c. 1909	**Designer**	Inskip and Butler

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The former Presbyterian Church is of significance as a substantially intact church by the leading firm of architects, Inskip and Butler, and as one of the few churches built in the area during the Edwardian period. The obscured state of the polychrome facade detracts from the significance of the whole.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Church
Construction: circa 1909(1)
Architect: Inskip and Butler(2)

This Presbyterian Congregation was formed by 1855, the first services being held in the 'Great Iron Store' in Cecil Street(3), however by 1864 a temple-like Greek Revival church building had been erected on the corner of Clarendon and Dorcas Streets(4) which served the congregation for almost half a century; the congregation becoming synonymous with Clarendon Street.

The present building was constructed on land in Dorcas Street, adjoining the Clarendon Street Church site; retaining its original Clarendon Street name until 1956(5) .   In 1929, with much hesitation from the Clarendon street congregation, the church was amalgamated with the Dorcas Street congregation(6) and from then on the Dorcas Street building was used for worship(7) .

A photograph of the Church, taken not long after its completion, shows the building as being faced with horizontal striped polychrome brickwork over its entire surface(8).   As it stands, the polychrome effect of the

facade has been covered, the whole having been rendered over, although the church does remain intact in its overall form.   As may be expected of its Edwardian date, the church displays a simplicity and boldness of form rarely found in the late-Victorian period. It is hall-like in its form, with a simple slate roof ending in a gabled end facing the street. This is embellished with corner turrets and coupled windows to the centre and the sides. A sculptural quality was added to the facade through the entrance porch; the wing walls of which are swagged back to the main facade. It is unfortunate that the polychrome effect of the facade is no longer visible as the fluidity of its forms and vibrance of design have been obscured. The church does however remain an interesting example of the work of the leading firm Inskip and Butler. The building has since been purchased by the Greek Orthodox Church and is now known as St Eustathious.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. HPBC, file 5/14/74, October 1983, 'Recommendations to the Minister for Planning…..'
2. Ibid.
3. G. Butler, 'South Bank Architectural and Historical Study, Vol. I,' September 1982, P.4
4. National Trust of Australia (Victoria), Architectural and Historic Importance of St John's Lutheran Church, 7 June 1984.
5. G. Butler, loc. cit
6. National Trust of Australia (Vic), citation, F.N.4634
7. Ibid.

Identifier   Former Salvation Army Citadel

Formerly   unknown
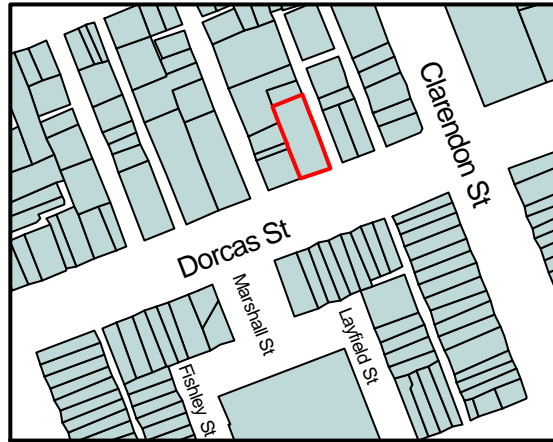
Heritage Precinct Overlay None
Heritage Overlay(s) HO109

Address 232 Dorcas St SOUTH MELBOURNE	**Category** Church
Constructed 1911	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The former Salvation Army Citadel is of significance as a fine example of Edwardian public architecture and in its castellated styling was designed to evoke the cause of the Salvation Army. Located near the Town Hall, it reinforces this area as the administrative heart of South Melbourne. The pressed metal ceiling is integral to the significance of the whole.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Salvation Army Citadel(1)
Construction: 1911(2)

In June 1883 the Salvation Army was established in South Melbourne, operating from the 'Academy of Music Hall' in Coventry Street(30) . Captain Rolfe was the first commanding officer(4) .   After twenty-eight years of operations from that building, the Army purchased a site in Dorcas Street and constructed this citadel where they continued another sixty-five years of service(5) . Open-air meetings were held at the local market nearby and the Army made a significant contribution to the welfare of South Melbourne's needy population. The South Melbourne Salvation Army subsequently vacated their Dorcas Street premises and now operates jointly with that of Port Melbourne.

The citadel remains substantially intact despite its changed usage. The exterior is built in a hall-like form with a boldly decorated facade with castellated ornamentation above the door and to the turrets rising above parapet level. The architectural strength of these, now sadly obscured by paintwork, was originally heightened by the play of their render against the (presumably red) tuckpointed brick walls. The interior has

been partitioned off to house offices, however the very fine pressed metal ceiling is extant. The window and door openings to Dorcas Street facade are original, however their joinery has been replaced. Plaques on the facade read: 'This building was opened to the Glory of God and for the Salvation of the People by Comm' James Hay on Feb 18th 1911', 'Lieut. Col Edward Saunders, Architect'

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

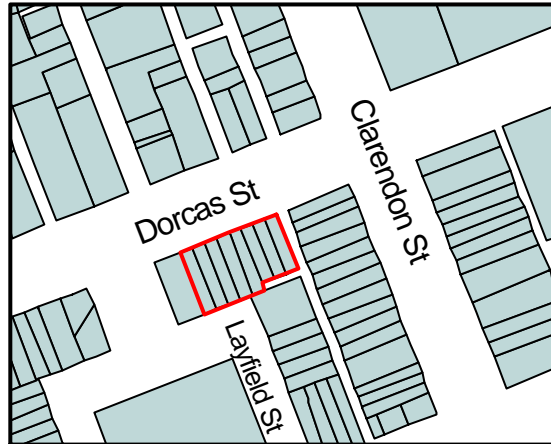1 'The Salvation Army : A brief History', held in South Melbourne Local History Collection, LH 354
2 ibid.
3 ibid. Refer Citation for 288 Coventry Street
4 ibid.
5 ibid.

Identifier   Terraces

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address	239-253 Dorcas St SOUTH MELBOURNE	**Category** Residential:row
Constructed	1885, c.1920	**Designer** Sydney W. Smith

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The terrace houses at 239-253 Dorcas Street are of significance as one of the largest and most complete essays of the Spanish Mission style in Melbourne and as an atypical application of the style, in it having been applied to a terrace row. The rear facades are not integral to the significance of the row.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Residences (1)
Date of Construction: originally 1885, reclad c1920
Architect: original buildings attributed to Sydney W. Smith (2)

Up until 1885 vacant land in Dorcas Street, Crown Section 14, was owned by the Melbourne Orphanage Trustees at which time the government came under increasing pressure to make the site available for subdivision. Sydney W. Smith, the Town Surveyor at that time, was the architect responsible for the Emerald Hill Estate development, preparing the necessary plans and designing some of its buildings (3). This row of seven shops and dwellings is attributed to Smith and tenders for its construction were first advertised in 1884 (4). The building at the eastern end of the row (No. 239), although not part of Smith row, is included in this citation as it now forms a coherent unit with the remainder of the row. All the buildings date from 1885, the original owner of No. 239 being Thomas Smith, a hotelier, and occupiers W. Willis and John Wood, printers. This was first described as five rooms of brick and a shop, with a N.A.V. of £70 (5).

Nos. 241 to 253 were purchased from the Orphan Asylum by the Brown Brothers, grocers, and first tenanted by John Jewell, a draper; Clifton Hughes, a tailor; Alfred Ericson, a pastrycook; Augustus Kenman, a

photographer; and Thomas Cooke, a stationer. Nos. 249 and 251 initially standing vacant. These seven five-roomed brick shops and residences had a first N.A.V. of £64 per building (6). By 1905 the row of seven shops was used as Patrick McCawley's Furniture Stores (7).

The row as it stands is in striking contrast, having been refurbished c.1920 to a unified row of Spanish Mission style terrace houses. The recessed trabeated ground floors hint at their having originally housed shop facades, but otherwise the row was transformed. The row is an essay in the style, with worked render to the walls, false projecting beam ends, pantiles to the parapet, a central rendered escutcheon panel, candy twist columns and wrought iron balustrades. The window joinery was replaced at ground floor level and remains intact, while some of the Victorian joinery appears to have been reused at first floor level. In a similar manner to the Spanish Mission terrace houses at 235-237 Bank Street (q.v.), the decoration does not extend beyond the front façade.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1884-1886
2 Architects' Index, University of Melbourne
3 Allom Lovell and Associates, 'The Emerald Hill Estate Conservation Study and Policy', June 1983,
   prepared for the Ministry of Housing
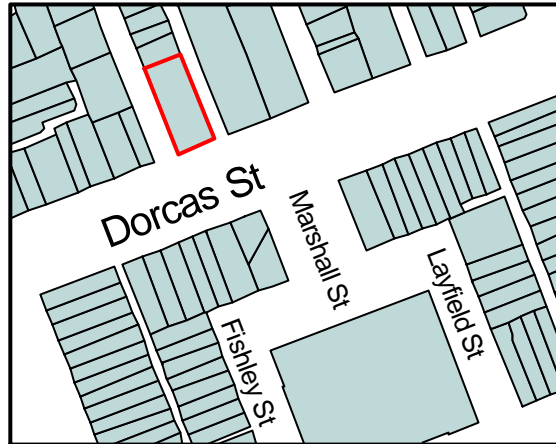4 Architects' Index
5 City of South Melbourne Rate Books, 1885/86
6 ibid
7 Jubilee History of South Melbourne, p.139

Identifier   Former Baptist Church

Formerly   unknown

Heritage Precinct Overlay None

Heritage Overlay(s) HO110

Address   250 Dorcas St
SOUTH MELBOURNE

Category   Church

Constructed   1877

Designer   Thomas Watts

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

The former Baptist Church is of significance as the first substantial church built for the Baptist congregation in South Melbourne. It is also of significance for its contribution to the administrative heart of South Melbourne, being located near the Town Hall and the Emerald Hill estate. Both the internal and external fabric of the church are integral to the reflection of its historical significance.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Church
Date of Construction:1877(1)
Architect: Thomas Watts (2)

The Baptist Church in South Melbourne was formed in 1856 led by a William Ferguson and the congregation gathered for services in a meeting house in York Street(3). In 1862 the congregation constructed a wooden church building in Howe Crescent(4) (since demolished). Subsequently the Trustees of the Baptist Church acquired land in Dorcas Street in 1874(5) and three years later, in 1877, the foundation stone for a new church was laid(6). The church was designed by Thomas Watts, the Contractor being R. Ekins(7) while later that year tenders for slating and tuckpointing were also advertised(8). The cost of the land and the church totalled £4,000(9). The Rev. William Poole(10) was the first pastor and organisations connected with the church have included the Young Men's Mutual Improvement Guild and the Boys' Naval Brigade(11).

The building has since been deconsecrated and is used for commercial purposes. It is a simple hall-like building that has detailing that adds decorative and spatial effect. The church is built in bichromatic

tuckpointed brickwork, the contrasting cream bricks having been restricted to the corners of the building and the openings.   The front facade, has a loggia with three cream brick arches supported by cast iron Corinthian columns.   Above this, a tripartite window and oculus vent break the sweep of brickwork in the gable end. The slate roof is decorated with bands of contrasting slates and its line broken by a series of dormer vents. The cast iron fence and the cream and terracotta tiles to the loggia are intact. Internally the fine timber ceiling and the choir loft are substantially intact. The walls to the loggia have however been defaced through sandblasting.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 Architects' Index, University of Melbourne
2 ibid.
3 'Jubilee History of South Melbourne', p. 75
4 C. Daley,' History of South Melbourne'. pp. 178-79
5 City of South Melbourne Rate books, 1874/75
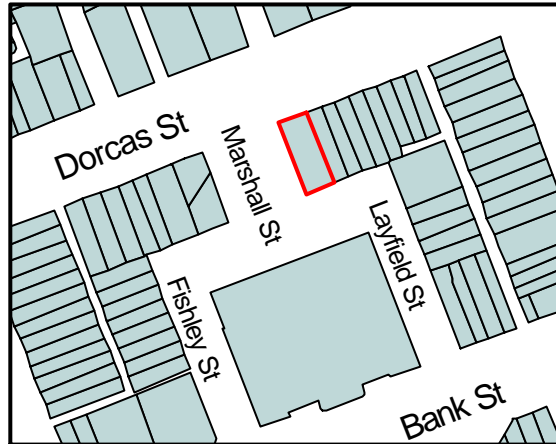6 Architects Index, University of Melbourne
7 ibid.
8 ibid. No architects name was associated with those later tenders
9 'Jubilee History of South Melbourne', loc.cit.
10 ibid.
11 ibid.

Identifier   Former Shop

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address 255-257 Dorcas St SOUTH MELBOURNE	**Category** Commercial
Constructed 1889	**Designer** unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The former 'McCauley's furniture store is of significance as a large and substantially intact shop built soon after the subdivision of the Emerald Hill Estate. The interior and the shop window are integral to the significance, while the painted sign to the Marshall Street façade enhances the significance as a reflection of the building's original occupant.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Shop
Date of Construction: 1889 (1)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1842 (2). Following the removal of the Orphanage in 1877 (3) the site was developed and in the following year Daniel Gibson, a 'providore' constructed cellars to store his stock on this site (4).

In 1889 Patrick McCauley, described as a 'financier', purchased the property and erected his new ten-roomed brick building with a shop, having an initial N.A.V. of £140. By 1884 McCauley had established his furniture stores in Clarendon Street and his expansion of operations to Dorcas Street included departments specialising in pianos, organs, carpets, crockery, ironmongery and bedsteads. A branch of the business was later established at 468 Bridge Road, Richmond (5). A photograph of the Dorcas Street establishment in 1905 shows that the adjoining seven terrace houses (Nos. 239-253 q.v.) (6) were at one time used as McCauley's Furniture Stores (7).

Unlike the shops to the east, this building has not been refurbished and has remained substantially intact as built. It no longer has the cast iron verandah illustrated in 1905, however this was not originally on the building, as an earlier illustration taken by David wood in c.1889 (8), shows the building without a verandah. The building is two-storeyed and clad in polychromatic brickwork set in contrast with plain render banding and parapet ornamentation. The timber shop window and the panelled front doors remain intact, while internally the building retains its cast iron columns supporting the beaded lining board ceiling. The side façade retains a faded painted sign that states 'McCauley's. Furnish at McCauley's'.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

'McCauley's Furniture Stores, Dorcas Street' (Detail) Jubilee History

1 City of South Melbourne Rate Books, 1888-1891
2 Allom Lovell and Associates, 'The Emerald Hill Estate: Conservation Study and Policy', June 1983
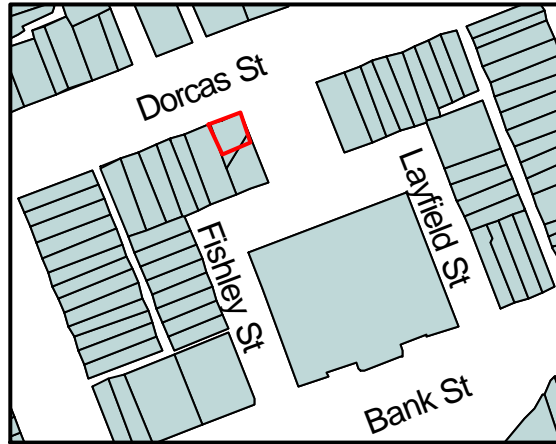3 ibid.
4 City of South Melbourne Rate Books, 1888/89
5 'Jubilee History' …, loc.cit.
6 Refer to Citation No. ?? for 239-253 Dorcas Street
7 'Jubilee History' …, op.cit., p.39
8 City of South Melbourne Library, History Collection

Identifier   Former "Record" Office, South Melbourne

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address	259 Dorcas St SOUTH MELBOURNE	**Category**	Commercial
Constructed	1882	**Designer**	Sydney William Smith

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The former 'Record' office is of significance as a landmark in South Melbourne and as one of the most distinctive buildings built early in the development of the Emerald Hill Estate. It is also of significance for its historical associations with 'The Record' and 'Courier' newspapers.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Publishing Offices
Date of Construction: 1882(1)
Architect: Sydney William Smith(2)

On 6 August 1868 William Marshall commenced publication of 'The Record'; a newspaper for distribution in Emerald Hill(3). During its early years the newspaper was printed at Marshalls 'Machine Printing Office and Stationery Warehouse' on the corner of Wynyard and Clarendon Streets(4).   At the end of December 1882 it was reported that 'The Record' had moved to its 'newly erected and handsome general printing and publishing offices'(5) at the corner of Dorcas and Marshall Sreets. The official opening, in the following January, was celebrated by a grand dinner, the guests including the Mayor Cr Mackay, Baron Ferdinand von Mueller and the new editor of the paper the Rev. William Potter(6) who occupied the residence adjoining the offices at No. 2 Marshall Street (q.v.)(7).

In 1881 an auction notice appeared for 'The Record' office(8) and the newspaper's rival 'The Courier', moved into the Dorcas Street premises(9). Potter subsequently moved 'The Record' to new premises in Bank Street East, the site now occupied by the South Melbourne Police Station,(10) and by the closing years of the

century 'The Record' was established as the official organ for the South Melbourne Council(11). The paper is continued by Meehan & Co Pty Ltd.(12), and serves the two suburban municipalities, South and Port Melbourne.

The former 'Record' office is one of the most distinctive commercial buildings in the area and with its tall narrow form and fine detailing is a local landmark. The building is set on a rendered rusticated ground floor, the two upper floors having a system of giant order corinthian pilasters extending over the exposed bichromatic bricks of the walls. The lettering across the parapet was replaced with change of occupant.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 Architects' Index, University of Melbourne.
2 ibid.
3 'The Record', 'A Brief History 1868 to 1968', held in South Melbourne Local History Collection.
4 ibid
5 'The Record', 29 December 1882, quoted in National Trust of Aust. (Vic), `Research into The Record Newspaper Office..,'27 July 1979.
6 National Trust of Australia (Vic), loc.cit.
7 Refer to Citation for 2 Marshall Street.
8 Architects' Index
9 'The Record', A Brief History...', loc.cit
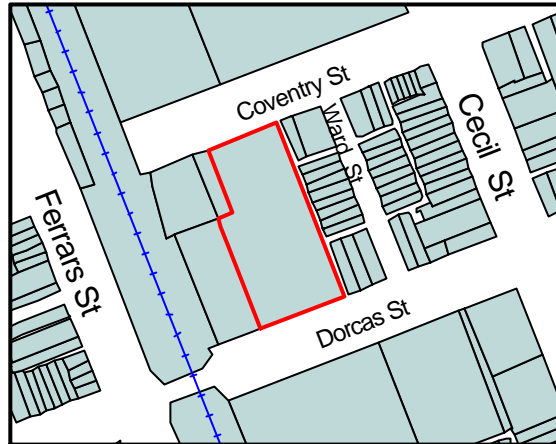10 ibid. Refer Citation for 211-213 Bank Street
11 The Record, 'A Brief History...', loc.cit.
12 ibid.

Identifier Primary School (no. 1253)

Formerly unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO111

Address 286 Dorcas St
SOUTH MELBOURNE

Category School

Constructed 1880

Designer Charles Webb

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

State School No. 1253 is of significance as one of the most intact and successful essays in Tudor Gothic applied to a school and executed in polychromatic brickwork, in Melbourne. It is also of significance as a major work of the leading architect, Charles Webb.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: State School No. 1253
Construction: 1880(1)
Architect. Charles Webb(2)

In 1873 following the introduction of the Education Act(3), two Emerald Hill schools (Presbyterian, No.225 and Wesleyan, No.233) combined to become State School No.1253(4). Subsequently in l877, the Town Clerk of Emerald Hill wrote to the Minister of Public Instruction '... requesting him to direct the Architect's attention to the desirability of designing a pretty and tasteful building for the State School to be erected in Dorcas Street West...'(5). In May the following year Charles Webb, architect of the South Melbourne Town Hall (q.v.)(6), completed the drawings(7), but it was not until 1880 that tenders were advertised for the stone foundations of the school(8). The building was erected by James Treeby(9) and was completed at the beginning of the following school year.

The original building was slightly modified by the removal of galleries from some class rooms in 1906(10) and in 1924 alterations and additions were carried out to the rear of the school. The school is also of interest in that Charles Daley, author of 'The History of South Melbourne', was head teacher from 1916 to 1924(11) .

Daley was well-known as an historian, teacher, naturalist and author of several books; serving as Secretary and later as President of the Royal Historical Society of Victoria(12).

The school building is most commanding, built in tuckpointed polychromatic brickwork and decorated predominantly in the Tudor vocabulary: a style so often applied to educational institutions in the nineteenth century. The form of the building is pavilioned with the end pavilions having steep gables projecting to the front while the shallower central pavilion also has a gable end but is heightened by the octagonal turrets that flank it. The Tudor is, typically, combined with Gothic motifs and the decoration across the exterior extends to elements such as the hood moulds over the square-headed multipaned windows, the capped corner buttresses and the false arrow slits and clustered colonettes below the castellated central turrets. The building remains substantially intact although the windows to the recessed wall planes have been replaced and the rear facade added to.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 Architects' Index, University of Melbourne
2 ibid.
3 C. Daley, 'History of South Melbourne' p. 243
4 ibid. p. 244
5 Education Department, School Building File 1253 Dorcas Street 77/34003, quoted in L. Burchell, Victorian Schools, p. 148
6 Refer Citation No. for 208-220 Bank Street
7 HBPC, 'Government Buildings Advisory Council...', held in File no. 84/3615
8 Architects Index
9 HBPC, loc.cit.
10 L.J. Blake (ed.), 'Vision and Realisation', Vol. 3, p.330, Education Department
11 ibid.
12 Blake, op.cit. Vol. 1, pp. 1317, 1318-9

City of Port Phillip Heritage Review

Place name:	Presbyterian Church (former)	Citation No:
Other names:	Fincham & Hobday Organ	**1116**

Address:	317-329 Dorcas Street, South Melbourne
Category:	Religion: Church & Organ
Style:	Victorian Gothic
Constructed:	1860-67 (Church), 1891 (Organ)
Designer:	Unknown
Amendment:	C29, C160
Comment:	Revised citation

Heritage Precinct:	Emerald Hill Residential
Heritage Overlay:	HO112
Graded as:	Significant
Victorian Heritage Register:	Yes, H2195 (Organ)

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
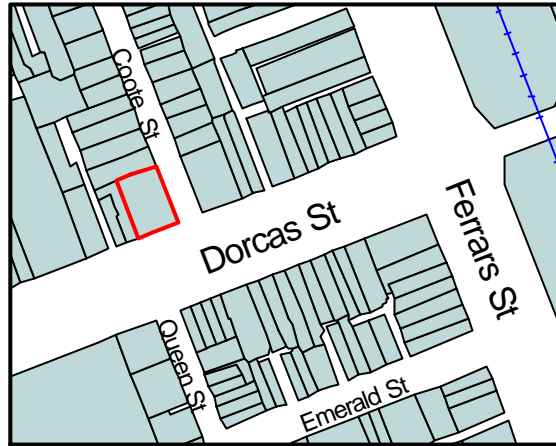
Other studies

Andrew Ward, *Port Phillip Heritage Review*, 1998

Other images

-

Identifier   Former Queen's Arms Hotel

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO113

Address 330-334 Dorcas St SOUTH MELBOURNE	**Category** Commercial
Constructed 1855	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The former Queen's Arms Hotel, is of significance as one of the first buildings to have been built in Emerald Hill and as one of the smaller buildings purpose-built as a hotel. As such it stands in contrast to the grand establishments of later years. It is also of significance for the rarity and outstandingly intact state of its original fabric including the cast iron decoration and the door and window joinery.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Hotel(1)
Construction: 1855(2)

By the turn of the century, South Melbourne had as many as eighty hotels, of which this building was one of the first to have been built(3). In 1854 a James O'Brien was granted a licence to operate his Queen's Arms Hotel(4) on the corner of Dorcas and Coote Streets. Described as a two-storeyed brick building with eight rooms and bars(5) , its initial N.A.V. was a high £280(6).   O'Brien owned and occupied the property until 1877(7) when Patrick Mornane, who was later involved with the 'Shannon and Shamrock Hotel' in Bank Street East (q.v.) became the owner of the buildings. At that date the property was listed in the Rate Books as two separate buildings: a three-roomed brick building and shop, with an N.A.V. of £20 and occupied by Bridget Burns, a grocer; and the seven-roomed brick hotel, by then with an N.A.V. of only £60, with a Thomas Davis as its 'licenced victualler'(9). In 1883 the hotel was de-licensed(10), its owner in that year being the Carlton Brewery(11) and the occupant William O'Shea, a 'hotel broker'. By 1893 the Carlton and West End Brewery Ltd. was the owner of both the properties, each described as having, respectively, five rooms and seven rooms and occupied respectively, by John Walker and Alfred Wilkinson, grocers(12).

The extant building appears to be that erected in 1855 and as such is one of the earliest buildings in South Melbourne. Its design clearly indicates an early date of construction as the facade is simple and rendered and built hard onto the line of the pavement, with little decoration relieving the box-like form. The render has ruling across it to represent ashlar blocks, however the most dominant decorative elements are the simple cast iron balconettes under each of the first floor windows. The three entrances add interest to the facade with arched fanlights with radiating glazing bars within each, while the joinery in general is of note as it appears to be in the main, original to the building. The first floor windows are multipaned casements, while on the ground floor there are three timber-framed shop windows, two multipaned double hung sash windows and two doorways substantially intact. The hipped roof has been clad in corrugated iron while the chimneys do not remain intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books,1855-1894
2 ibid., 1855/56
3 Personal Communication, Andrew Lemon
4 Cole Collection, Vol. 3, State Library of Victoria
5 City of South Melbourne Rate Books, loc. cit.
6 ibid. It is possible that this amount was incorrectly recorded in the Rate Books
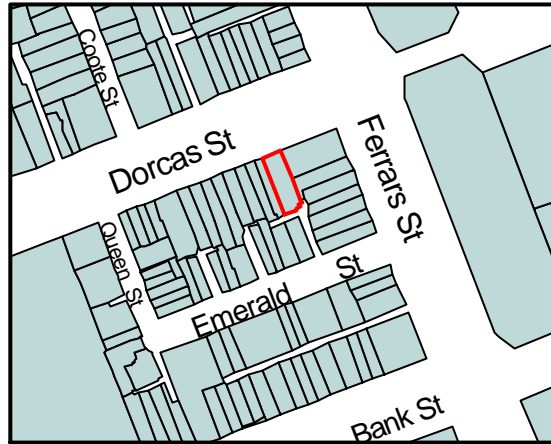7 City of South Melbourne Rate Books,1877/78
9 City of South Melbourne Rate Books, loc.cit.
10 A. Rowan, 'South Melbourne Hotels, 1983'. held in South Melbourne Local History Collection
11 City of South Melbourne Rate Books,1881/82
12 ibid. 1893/94

Identifier   James Services's House

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO114

Address	337 Dorcas St SOUTH MELBOURNE	**Category**	Residential:detached
Constructed	c.1857	**Designer**	unknown

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

337 Dorcas Street is of significance as a substantially intact two storeyed timber house of the 1850s and for having been the home of James Service during the years he was commencing his political career.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original use: Residence

This two storeyed weatherboard house appears to have been built in about 1857 and was occupied by James Service from 1858 (1) until 1862 (2). The weatherboards to the gable at the front appear to be original and are beaded, while the gable itself has a distinctive form, being stepped to form a parapet at each edge. The two storeyed verandah has been altered, having been filled in at first floor level and given new brackets and balustrade to the ground floor. A closer inspection of this house would be warranted to establish whether it was a prefabricated structure.

James Service was one of the most prominent citizens of South Melbourne. He arrived in Victoria in 1853 and spent his first few weeks living at Canvas Town. While settled in the Emerald Hill (South Melbourne) area, he pursued a political career as well as trading as a merchant. He was the leader of the campaign for the emancipation of Emerald Hill from the City of Melbourne and upon its creation, was the Municipality's first Chairman. Service's activities were many, both in the Emerald Hill area and in Victoria generally. In 1857 he was elected to the Legislative Assembly and his career culminated in his becoming Premier in 1880 (3). A thorough biography of Service is contained in Volume 6 of the 'Australian Dictionary of Biography'.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

337 Dorcas Street in c.1920 (South Melbourne Library)
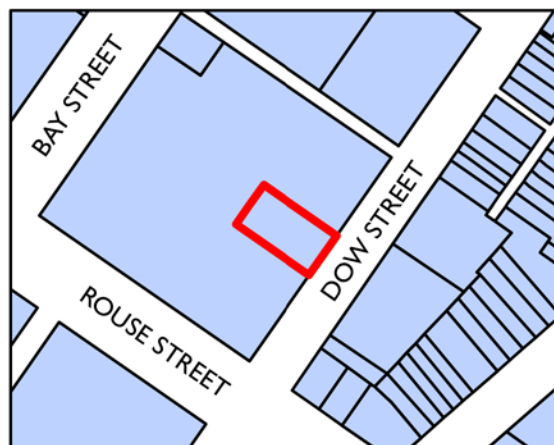
1 'Sands and Kenny Melbourne Directory', 1858
2 'Sands and McDougall Melbourne Directory', 1862
3 'Australian Dictionary of Biography', Vol.6, pp.106-111

City of Port Phillip Heritage Review

Address: 93 Dow St, PORT MELBOURNE

Category: Industrial

Constructed: c. 1865

Designer: Unknown

Amendment: C103

Comment: Updated citation

Heritage Precinct Overlay: N/a.

Heritage Overlay: HO115

Graded as: Significant

History

Allotment 7 of Section 5 [of the Township of Sandridge] is shown on the first subdivisional plan of Sandridge, dated 1849; the Crown Grantee being NA Fenwick. In December 1864 Allotments 6 and 7 contained various wood and iron buildings owned by Reynolds and Co. In the rate book entry, the name is crossed out and the name Morley and Carrick is pencilled in. The rate book entry for November 1865 has the description 'Bond'd and Free Store Stabling for 30 horses', presumably the present building.[i] Certainly by 1868 the description of the building was 'Store Bond and Free Store: and by 1870: 'Large Bluestone Store". The building is quite large and is clearly visible in two early photos of the area when it was more sparsely developed.[ii]

[Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979].

Thematic Context

The former bond and free store provides evidence of the maritime past of Port Melbourne, where goods were held until exported or a duty paid. Constructed of bluestone and face brick, the building was a substantial early structure in the Port environs.

PRINCIPAL THEME: Industry
SUB-THEME: Warehouses
ORIGINAL OWNER: Morley and Carrick
CURRENT OWNER: [Text]
LOCAL/PRECINCT CHARACTER: Individual Character (individual, different from adjacent)
AUTHENTICITY 90%+ original
BUILDING TYPE: Warehouse
ARCHITECTURAL STYLE: Victorian Warehouse
PRINCIPAL MATERIAL: Basalt

Physical/Stylistic Description

The former warehouse and store has an imposing facade to Dow Street. There are two arch-headed windows and a flat arched opening over a carriageway; all with yellow brick dressings and quoins. At the upper level are three circular openings, again having yellow bricks providing a contrast with the bluestone. The bluestone is roughly dressed and at the edges of the building are quoins which are quarry-faced with drafted margins. Below the windows is a section of stonework which has natural undressed finish, and provides a substantial base to the building facade. A simple parapet above a string course completes the building. The side walls of the warehouse are constructed of red brick, now rendered during the incorporation of the building with the residential and commercial development behind. The building retains its bowed roof form, clad in corrugated metal. The alterations to the parapet and pediment are of long standing.

[Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979, amended by Lovell Chen, 2012].

Comparative Analysis

This building is the largest nineteenth century warehouse surviving in Port Melbourne and may have been the largest to be constructed. Single-storey warehouses of this scale appear to have been associated mainly with the early colonial decades of the 1850s and '60s and were later superseded to a large extent by the multi-storey warehouse type, exemplified by buildings such as the Jones Bond Stores, 25-7 Maffra Street, South Melbourne (1888) which adopted the typical form of early nineteenth century warehouses and factories in England. The massive stonework to the facade is unique in Port Melbourne and of exceptional grandeur compared with other bluestone warehouses in Melbourne.

Assessment Against HERCON Criteria

Criterion A - Importance to the course, or pattern, of the City of Port Phillip's cultural or natural history.

The former store building is of historical significance at a local level. Its form and location evidence the importance of maritime and mercantile activities in Port Melbourne's early history and the economic importance of the port in the nineteenth century.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

The building is also of significance as a substantial representative example of a nineteenth century bonded store.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The building is a powerful presence on this corner, with notable features including the massively-scaled facade of rusticated bluestone and the yellow brick dressings and quoining, unique elements in the Port Melbourne context.

Not applicable.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable.

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.

The building is also of historical interest for its association with original owners William Morley, coal merchant and first Chair of the Sandridge Borough Council, established in 1860, and Robert Carrick, cartage contractor and later Mayor in 1872-73.

Significance

What is Significant?

The former store and warehouse is an imposing double-height brick and rusticated bluestone building, with dressings and quoining of yellow brickwork.

How is it Significant?

The former store and warehouse is of historical and architectural significance to the City of Port Phillip.

Why is it Significant?

This former store and warehouse has important historical associations with early Port Melbourne. Its form and location evidence the importance of maritime and mercantile activities in Port Melbourne's early history and the economic importance of the port in the nineteenth century. The building is also of significance as a substantial representative example of a nineteenth century bonded store. The substantial bluestone facade is notable in the local area as is the scale and quality of the detailing to the window and door openings and the cornice.

The building is also of historical interest for its association with original owners William Morley, coal merchant and first Chair of the Sandridge Borough Council, established in 1860, and Robert Carrick, cartage contractor and later Mayor in 1872-73.

Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012

Recommendations

Recommended for retention in the Schedule to the Heritage Overlay in the City of Port Phillip Planning Scheme.

References

General

Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979.
Allom Lovell and Associates, *Port Melbourne Conservation Study Review*, 1995.
Andrew Ward, *City of Port Phillip Heritage Review*, 1998.

Specific

i   Port Melbourne rate book, November 1865, 1377 and 1378.

ii   Photographs dated c 1872 and taken prior to 8 June 1875, referred to in Jacobs Lewis Vines. *Port Melbourne Conservation Study*, p. 174.

City of Port Phillip Heritage Review

Identifier:	Former Army and Navy Hotel	Citation No:
Formerly:	Army and Navy Hotel	**266**

Address:	95 Dow Street, PORT MELBOURNE	Heritage Precinct Overlay: N/a
Category:	Commercial	Heritage Overlay: HO457
Constructed:	1866	Graded as: Significant
Designer:	Unknown	
Amendment:	C103	
Comment:	Updated citation	

History

Land in Section 5 was included in the first subdivision of Sandridge, shown on a plan dated 1849. The name of the Crown Grantee, M Benjamin, is shown on this plan.[i] By the early 1860s, Robert Byrne was the owner. Byrne subdivided and sold the allotments but was still recorded as the owner of this site, Allotment 4 of Section 5, in November 1865.[ii]

By November 1866, a six room brick hotel had been built. It was owned by James Frazer, a drill instructor of Sandridge.[iii] Frederick Sanderson was granted a licence for the Army and Navy Hotel on 1 October 1866.[iv] Other publicans kept the hotel in its early years. These included Thomas Postle (1867) and Frederick Haycroft (1868).[v] During the 1880s the hotel was kept by Harry Hall who also ran a ballast contracting business.[vi] The hotel was subsequently de-licensed.

[Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979; minor amendments by Lovell Chen, 2012].

Thematic Context

The former Army and Navy Hotel is one of a number of surviving nineteenth century hotel buildings, in a suburb where hotels were prolific, as a direct consequence of the proximity to the Port.

PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Hotels
ORIGINAL OWNER: James Fraser
CURRENT OWNER: [Text]
LOCAL/PRECINCT CHARACTER: Individual Character (Individual different from adjacent)
AUTHENTICITY 70% original
BUILDING TYPE: Hotel
ARCHITECTURAL STYLE: Victorian Regency

PRINCIPAL MATERIAL: Brick

Physical/Stylistic Description

This former hotel originally had an unusual building form which comprised a narrow two-storey front section and a larger single-storey rear section, now demolished with the site incorporated into a residential and commercial development with frontages to both Bay and Dow Streets. The front elevation to Dow Street is of unpainted rendered brick. It has simple detailing with unusual large keystones over the openings, and quoins at each corner of the facade. The parapet is plain, with a simple panel supported by a pair of consoles. Traces of early painted signage are evident on the northern return, exposed by the demolition of the brick factory premises which previously adjoined this elevation.

[Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979; minor amendments by Lovell Chen, 2012].

Comparative Analysis

Although built on a corner site – the corner of Dow Street and Little Bay Street - the former Army and Navy Hotel is unusual in having only one principal facade. In this respect it can be compared with other examples of street-bound hotels such as the Cricketer's Arms Hotel, Street, Port Melbourne, the former Clarendon Hotel, 231 Nelson Place, Williamstown (1859), the Rose and Crown Hotel, 309 Bay Street, Port Melbourne (original building c. 1879) and the former Royal Hotel, 85 Nelson Place, Williamstown (1890). In terms of architectural treatment, the simple Classical Revival design is typical of hotels of the 1860s, contrasting with the earlier colonial style of hotels such as the Fountain Inn.

Assessment Against HERCON Criteria

Criterion A - Importance to the course, or pattern, of the City of Port Phillip's cultural or natural history.

The former Army and Navy Hotel is of historical significance at a local level. It is associated with the early history of Port Melbourne through the long-term use of the site as a hotel, and is one of the suburb's earliest surviving hotel buildings, albeit de-licensed. It is unusual in that it was not refurbished in the later nineteenth century or early twentieth century as has occurred for many other Port Melbourne examples. While located comparatively close to the waterfront, its position off the main road to Melbourne suggests it may have been a hotel which served a local clientele, being in close proximity to the Sugar Works (later the Robert Harper Oatmeal and Starch factory_.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

The former Army and Navy Hotel is a representative example of the less common type which presents to a single street frontage rather than addressing a corner. It was not remodelled in the later nineteenth or early twentieth century (suggesting an early delicensing), and as a result retains its original fenestration and form of openings. Its exaggeratedly-scaled keystones, façade detailing, and remnant painted signage to the north elevation are all features of note.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Not applicable.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable.

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.

Not applicable.

Significance

What is significant?

The former Army and Navy Hotel is a two-storeyed rendered brick hotel building, which retains much of its nineteenth century detailing intact.

How is it significant?

The former Army and Navy Hotel is of historical and architectural significance to the City of Port Phillip

Why is it significant?

The former Army and Navy Hotel is among the earliest remaining hotel buildings in Port Melbourne, and is unusual in appearing not to have been remodelled later in the nineteenth century. Its relative intactness sets it aside from other examples, and in this location it provides a reference to the early history of the immediate surrounding area. The principal facade has refined detailing including the distinctive and oversized keystones to the door and window openings, while the remnant painted signage to the north elevation is also unusual.

Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012.

Recommendations

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

References

General

Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979.

Allom Lovell & Associates, *Port Melbourne Conservation Study Review*, 1995.

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

Specific

i   *Plan of Allotments marked at Sandridge in the Parish of South Melbourne* [map], 1849, Lindsay Clark,

Assistant Surveyor, July 1849.

ii   Vale Collection of plans held at La Trobe Library, vol. 7, p. 35. '. . . allots 4 and 5 of Section 5,
        Sandridge. Sale by Mr Robert Byrne'; Port Melbourne rate book. November 1865. 1397.

iii   Port Melbourne rate book. November 1866. 1331.

iv   R K Cole Index to Hotel Records, State Library of Victoria.

v   Port Melbourne rate books.

vi   A Sutherland (ed) *Victoria and its Metropolis*, McCarron Bird, Melbourne, 1888, Vol 2, p. 672.

Identifier   Former "T. W. Swindley" Stable Block

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	17 Dow St SOUTH MELBOURNE	**Category**	Commercial
Constructed	1885	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former T.W. Swindley stable block is of significance as one of the largest stable blocks built in South Melbourne and for its associations with one of municipality's earliest merchant businesses. Its distinctive form, original use and size are of significance in an otherwise predominantly residential street. The paintwork over the facade detracts from the significance of the building.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: Stables
Date of Construction: 1885(1)

From as early as 1868 Thomas William Swindley was advertised as a fuel and produce rnerchant, supplying from his premises in Moray Street(2).   By 1881 his store was substantial, being listed as a two-storey brick building, with an N.A.V. of £110(3).   Swindley subsequently purchased land in Dow Street, near the Moray Street premises, from a Margaret Moore in 1885(4) and in the following year he erected these brick stables, their having an initial N.A.V. of £36(5).   A photograph of the complex taken circa 1905 shows several horse drawn carts both outside the Produce Stores in Moray Street and in the vicinity of the stables in Dow Street(6).   The produce store has since been demolished.

Externally, the stable bock remains substantially intact as illustrated in 1905. It is a very large gabled structure dominated by a parapet culminating in a central semicircular unit that embraces an oculus vent. The parapet scallops down at the sides and sits over a simply moulded render architrave. The configuration of the parapet is however quite functional, concealing the clerestory that runs down the full length of the building. The facade

has one large central opening and two double hung sash windows, none of which have their original fittings. The facade has been painted, however it is built in tuckpointed brickwork that appears to be polychromatic.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1884-1886.
2 'The Record', 12 November 1868, p. 1.
3 City of South Melbourne Rate Books, 1881.82.
4 ibid., 1884/86.
5 ibid., 1885/86.
6 'Jubilee History of South Melbourne', p.18.

Identifier   Primary School (No. 1852)

Formerly   unknown

Heritage Precinct Overlay None

Heritage Overlay(s) HO116

Address	Eastern Rd SOUTH MELBOURNE	**Category**	School
Constructed	1877	**Designer**	Henry Bastow

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The 1877 building is of significance as a picturesquely composed purpose built school erected soon after the introduction of the State School system. The later windows detract from the significance of the building, while the later extension is not integral to the significance of the complex. The existence of early planting in the school yard enhances the significance of the buildings.

Primary Source

Allom Lovell Sanderson Pty. Ltd., South Melb Conservation study vol. 2, 1987

Other Studies

Description

Original Use: State School
Construction: 1877(1)
Architect: Henry Bastow(2)

In 1873 the Education Act came into force, replacing church schools with the State School System(3) . In 1875 the site in Eastern Road was gazetted for the Education Department's No. 1852 State School(4), and in the following Year Sunderland and Pickering secured the contract to build to the design of the Department's Chief Architect Henry Bastow(5).   Bastow was also the architect, several years later, of the State School No.2686 (q.v.) in City Road(6).

On 1 August 1877 the Eastern Road building was opened(7), the head teacher being Robert Crooke(8) . Crooke had previously been the head teacher of the National School No. 207, (the site now occupied by the A.N.Z. Bank in Clarendon Street(9)) which had closed on 31 July l877 in favour of the Eastern Road School(10) .   By 1890 increased enrolments necessitated the leasing of the Dorcas Street Presbyterian schoolroom, while for twelve years from 1893, No.1852 was amalgamated with State School No. 2686 in

Moray Street(11) . In 1908 the foundation stone was laid for a second building at the Stead Street end of the site(12).

The 1877 building is a small picturesquely composed single-storeyed polychromatic brick school. It is dominated by two pavilions each capped with a pyramidal slate roof with a diagonally set fleche at the apex and the entrance stands to one side under a polychrome brick florentine arch and a small render-decorated gable. The walls are in hawthorn bricks with the contrasting bricks used mainly in horizontal bands, although the effect of the walls is changed from the original, due to the insertion of large banks of multipaned double hung sash windows, probably as part of the 1908 works. These replaced an extremely bold, large circular window set into the northern pavilion that had spoke-like glazing bars radiating out, and in the low building slung between the pavilions, coupled and tripartite florentine window units in the manner of the extant entrance door. The removal of these commanding elements has paled the design both in the window configuration and in the bold polychromatic brickwork that was set into the walls under the windows. The building does however retain much of its original liveliness of massing.

The 1908 building to the east does not continue the picturesque lines of the earlier building, it being two storeyed, and massive in effect. A number of the Ficus and Schinus molle in the school yard appear to date from at least the turn of the century.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1   L. Burchell, 'Victorian Schools', p. 13
2   ibid.
3   Eastern Road Primary School, South Melbourne, 'Centenary Souvenir': 1877-1977, held in South Melbourne Local history Collection LH 22
4   ibid.
5   ibid.
6   Refer Citation for 207 City Road
7   Eastern Road Primary School, loc. cit.
8   ibid.
9   Refer Citation No. for 307 Clarendon Street
10 C. Daley, 'History of South Melbourne', p 243
11 Eastern Road Primary School, loc. cit.
12 ibid.

Identifier   "Eildon Close"
Formerly   unknown
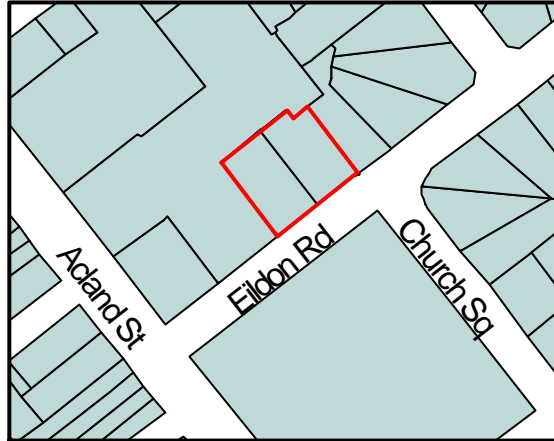
Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 7-9 Eildon Rd ST. KILDA	**Category** Residential:apartment
Constructed 1920's	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

One of the finest and best preserved of St Kilda's Old English style apartment complexes. The complex is one of the largest, comprising two three storey `L' shaped blocks grouped around a intimate and well scaled garden space. Great care has been taken in the detailing and disposition of its variety of Old English motifs. Amongst these are the mock half timbering, executed in brick, the small runs of castellated parapets, the fine texturing of the brickwork surface with header courses, string course and striated spandrels, and the small multi paned windows. The voids of the corner balconies provide a visual transition into the site, and the axis of the garden is emphasised by the sentinel like series of prominent chimneys. The whole complex, with its courtyard garden, creates a romantic and enchanting setting, significantly contributing to the character of this important area. The buildings as well as the front fence and signage are intact.

Primary Source

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

Other Studies

Description

Style : Old English
Three storey multi-block walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
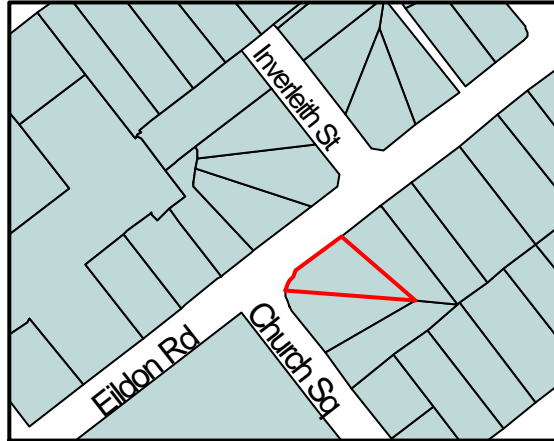recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Flats, Former residence

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	16 Eildon Rd
	ST. KILDA
Constructed	1920's

Category   Residential:apartment

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A large two storey residence notable for the bizarre styling of its front elevation. This has been achieved primarily through the application of a variety of disparate and distinctive window treatments tied together by a zipper like band of fine, subtly coloured clinker brick. The presence of the building is enhanced by its proximity to the footpath. It is substantially intact although the impressive driveway piers of its front fence have been dismantled.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey flats, former residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   "Mimi"

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 20 Eildon Rd ST. KILDA	**Category** Residential:detached
Constructed c1930	**Designer** unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

`Mimi' is notable for its restrained and consistent stylistic character, and its remarkable state of intactness. The arts and crafts style is expressed in the expanses of fine roughcast render of the facades, accented with delicate red brick string courses and sills, and its slightly underscaled multipaned sash windows painted a characteristic deep blood red. Smooth rendered pairs of Tuscan columns highlight the entrance porch. The brick and render front fence extends the house's decorative themes to the front of the property. The subdued colours of the building's palette of natural arts and crafts materials are both aesthetically pleasing and remarkably intact. The simple, neat garden, with its central specimen tree and concrete paths, consolidates the complete period and aesthetic integrity of the whole property. Its currently unknown architect is almost certainly the same as for the Ardoch complex (q.v.).

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
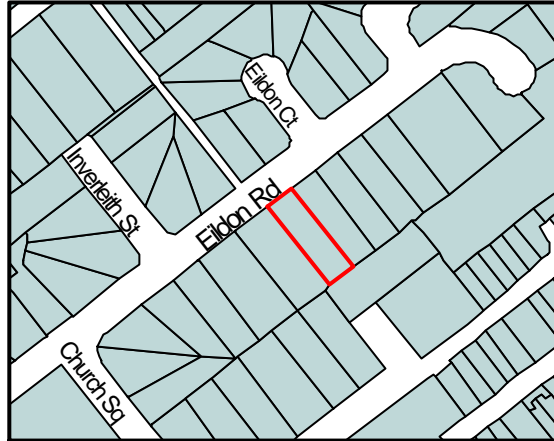recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   "Granada"

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	28 Eildon Rd ST. KILDA	**Category**	Residential:detached
Constructed	c1928	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

`Granada' is perhaps the best example of pure Spanish Mission design in St Kilda. Unlike most examples of the genre, the style here extends to the picturesque massing of the whole building and the contrivedly `random' placement of the arched porches, balconette and small windows, to capture the informal style of the vernacular architecture of the Spanish villa. The eaves brackets, window grilles, twisted columns, wall mounted lantern and bracket and fine pantiled roof add authenticity to the effect. The building has recently been subject to minor alterations to the exterior, and the new colour scheme and added accessories are arguably more suited to a Federation period house than this building. The fence is intact to the extent of the masonry portions, though the steel framed window of the ground floor bay is an early alteration to the building.

Primary Source

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

Other Studies

Description

Style : Spanish Mission
Two storey residence

History
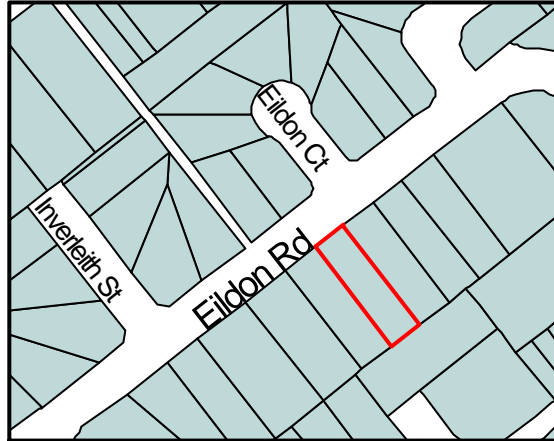
see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address   30 Eildon Rd
ST. KILDA

Category   Residential:apartment

Constructed   c1920

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A well preserved complex of apartments and a representative example of the arts and crafts style. The building is notable for its composition, with a bold polygonal entrance and balcony projection, sheathed in part in bell cast timber shingles, juxtaposed against a simple hipped roofed brick box. The diagonal interpenetration of the corner bay window adds to this abrupt play of volumes, while the symmetrically placed tapering rendered chimneys characteristic of the style add visual stability to the core building. The first floor of the main facade projection was originally unglazed and served as a sleep-out. The building is largely intact. The front fence and hedge are probably original to the building complex, which includes the rear stable block.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Identifier   "Eildon Mansions"

Formerly   unknown
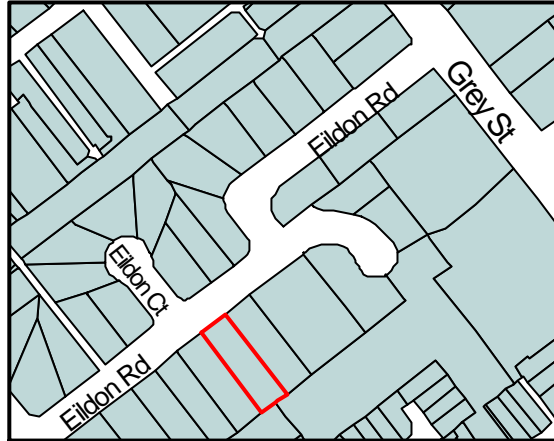
Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	34 Eildon Rd ST. KILDA	**Category**	Residential:apartment
Constructed	c1920	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A complex of individual apartments dating from c.1920 significant mainly for the remarkably large size of the individual apartments. The complex comprises a visually prominent building of four apartments fronting onto Eildon Road, and a separate rear wing. The size of the generously proportioned rooms and commodious porches and balconies are comparable in scale only to Summerland Mansions (q.v.) and attest to the prestigious nature of the complex. The building contributes in scale, design and materials to a fine group of buildings of similar period in this part of Eildon Road. The general soft green colour scheme is not original, neither is the extensive brush fencing.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey walk-up flats

History

see Description

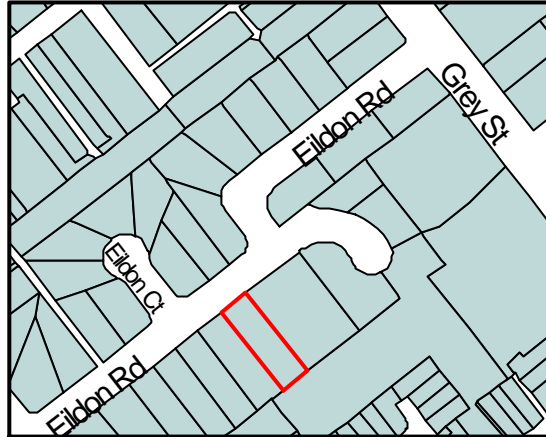**Thematic Context**

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier "Biltmore"

Formerly unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO347

Address	36 Eildon Rd ST. KILDA	**Category**	Residential:apartment
Constructed	late1910's	**Designer**	unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

`Biltmore' is important for the distinctive decoration and design features to its street elevation. These are combined with the skilful facade composition combining contrasts of solid and void, mass and volume, with a bold verticality. It produces one of the most distinctive apartment buildings of this period in Melbourne. Important parts of the composition include the contrast of the flat central panel of the facade with its `cyclops eye' central ocular window and crisp rendered decoration with the deep voids of the flanking verandahs with their finely rendered balustrades and contrasting strapwork. The overall effect of these motifs together with the deep overhanging eaves is to establish a vaguely oriental character in the facade, an allusion which is reinforced by the profiled cantilevered timbers of the entrance pergola. The planning of the building is conventional for this period, and is directly comparable with three storey blocks with piered verandah structures by pioneer flat designer H R Lawson, located at 11 Wimmera Place and 43 Dalgety Street St Kilda (q.v.). The building is highly intact though certain of the concrete pelmets to the face-of-wall sash frames have deteriorated. The existing garden and the absence of a front fence contribute to character of the property, which is prominently located at the bend in Eildon Road and provides a key focus in this important streetscape.

Primary Source

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

Other Studies

Description

Style : Freestyle Arts and Crafts
Three storey walk-up flats
Builder: Dunlop & Hunt

`Biltmore' probably dates from circa 1910, details of its construction are presently unknown. The complex does, however, have design similarities with No. 43 Dalgety Street and 11 Wimmera Place. Both these

buildings were designed by the architect Howard R. Lawson.

The main apartment element of the building is conceived in a reasonably straight forward manner as a red brick box capped by a hipped roof clad in terra-cotta tiles with wide overhanging eaves. The distinctive element is the projecting hipped bay facing onto the street with its bizarre decoration, and the equally distinctive entrance porch that steps the building out to the street alignment.

The projection includes balconies to each of the apartments and part of the stair envelope. It is comprised of four thin brick piers that rise from ground to eaves. Seemingly weightless spandrel panels divide the side bays to form the balconies. The face brick of the central panel is pierced by a variety of unusually detailed small windows on the upper floors. A giant entrance archway envelopes the two central piers on ground floor. A low masonry wall flanks the entrance steps from the street and supports two stout circular columns which in turn support the pergola tile roof of the covered entrance porch.

The verticality of the projecting central bay is echoed in two small vertical projections on the two corners of the street elevation of the main structure. Both of these projections includes a bizarre decoration (somewhat reminiscent of a minora).

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
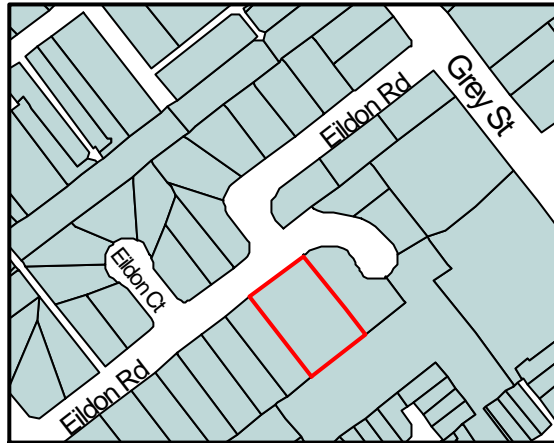recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	38 Eildon Rd ST. KILDA	**Category**	Residential:detached
Constructed	1920's	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A large attic residence with a variety of gables, dormer windows, balconies, bellcast shingled window bulkheads, projections and recesses producing a sprawling but picturesque composition in the confines of a restricted site. The building is significant mainly for its size and the integrity of its setting which includes the contemporary front fence with is pergolated entrances and high hedge, and the total design in this setting on a curve on Eildon Road evokes British Garden City suburban ideals. Its location also makes it a prominent building and an important part of the Interwar character of the Eildon Road streetscape.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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

References

unknown

Identifier   Flats

Formerly   unknown
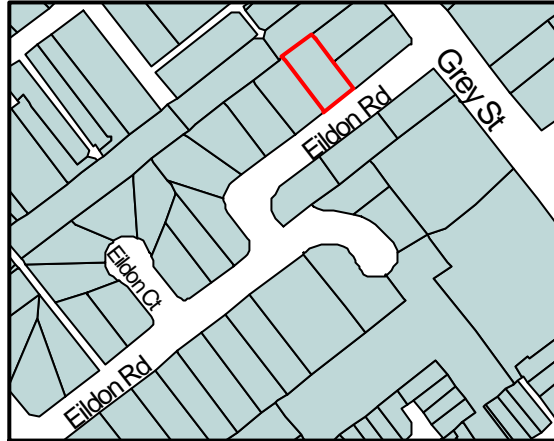
Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address   39 Eildon Rd
                ST. KILDA

Category   Residential:apartment

Constructed 1940-1941

Designer

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

An unusual looking apartment complex taking on elements of a French chateau and providing a contrasting stylistic character within a consistent group of flats in this section of Eildon Road. The building is massed with a projecting bay at the front, and the rest of the building coalesces around a staircase tower topped by a turret roof clad in terra-cotta shingles and terminated by a small finial. This tower, and the cantilevered, corbelled upper storey bays flanking the composition, are the elements that give this otherwise ordinary block its vaguely French character. Comparable examples survive in St Kilda at the corner of Alma Road and Hammerdale Avenue and in Toorak at the corner of Wallace Avenue and Washington Street. The basement garage is an unusual feature for flats of this period (the only other Interwar example being Banff in Fitzroy Street (q.v.)).

Primary Source

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

Other Studies

Description

Style : French Chateau
Three storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   "Moama"

Formerly   unknown
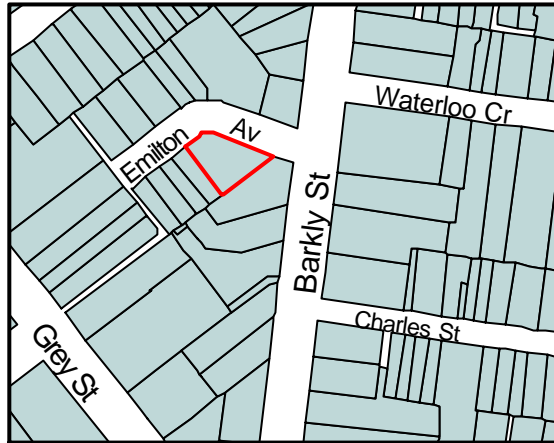
Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	1 Emilton Ave ST. KILDA	**Category**	Residential:apartment
Constructed	c1900-1920	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

`Moama' is significant as a fine two storey Queen Anne style residence, a notable example of a conversion of a residence to flats, and as the dominant element in this unusually configured streetscape.

Primary Source

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

Other Studies

Description

Style : Queen Anne
Two storey flats, former residence

History

see Description

**Thematic Context**

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Identifier	"Bon Jours"
Formerly	unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	1 Erindale Ave ST. KILDA	**Category**	Residential:detached
Constructed	1920's	**Designer**	unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

A property most notable for its magnificent hedge, a local landmark on the corner of Erindale Ave and Fuller Rd, and the single most important feature on either street. The hedge is set off by a timber lych-gate at the corner (the original wire fence is now buried inside the hedge). Through the gate is glimpsed a pleasant garden and attic villa, which are sufficiently intact to make the property significant as a whole.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Attic villa, hedge and lych-gate

History

see Description

Thematic Context

unknown

Recommendations

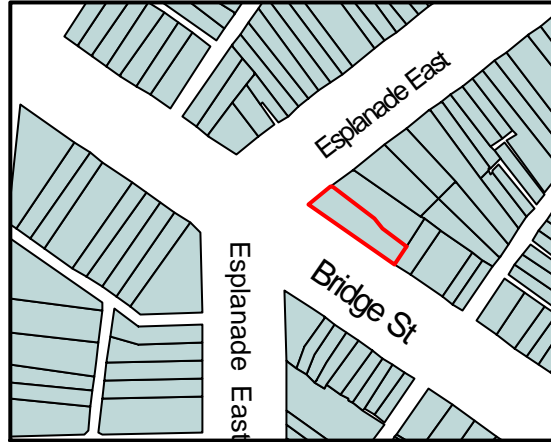A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K.C.C. building approval No 2619, May 1915

Identifier   "Guernsey House"

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	232 Esplanade East PORT MELBOURNE	**Category**	Residential:detached
Constructed	1883	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Guernsey House is of local significance. An exceptionally large and grand house for Port Melbourne, this double fronted house is representative of similar large balconied houses in other suburbs and is particularly notable for the quality of the ground floor windows and the parapet.

Primary Source

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

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick freestanding houses, two storeyed
ORIGINAL OWNER: Peter Grut
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Nineteenth century brick freestanding houses, two-storeyed
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Rendered brick

PHYSICAL/STYLISTIC DESCRIPTION
Guernsey House is a large two-storey double-fronted house of rendered masonry construction. The front facade has a cast iron decorated balcony with convex roof below masonry wing walls. The parapet is elaborately designed, with a dentilled cornice with modillions and large urns of a distinctive design to each

end. The large segmental arched pediment to the centre is dentillated and is supported on vermiculated pedestals; it has corner antefixae and a scrolled finial. The tripartite ground floor windows are arched with moulded archivolts and piers. The front door has sidelights and an arched fanlight. By contrast, the first floor windows have plain rectangular openings. The house retains a cast iron palisade fence to the front.

COMPARATIVE ANALYSIS
An exceptionally large and grand house for Port Melbourne, Guernsey House can be compared with similar double-fronted balconied houses at 646 Canning Street, Carlton, 26 Acland Street, St Kilda, 32a St Vincent Place, South Melbourne and 34 Ferrars Place, South Melbourne. Even compared to houses such as these, Guernsey House is notable for elements such as the arched tripartite ground floor windows and the very elaborate cornice and parapet.

History

The land on which Guernsey House is built (Section 48/Allotment 1) was purchased from the Crown by Robert Byrne, an auctioneer and estate agent, on 12 May 1865. (1) A later plan (2) of 27 June 1867, surveyed by William White, shows this allotment and a number of other allotments in Section 50 also owned by Robert Byrne. It is possible that Section 48/Allotment 1 was purchased by Mr Peter Grut shortly after this date as Grut had purchased a number of other blocks in Esplanade East from the Crown in 1875. By January 1883, Peter Grut, whose trade was variously given as carpenter and shipwright was living in a 5 room timber house on the site. (3)

In December 1883, rate books show that Grut had erected the present 10 room brick house. (4) David Saunders (5) erroneously claimed that Guernsey House was constructed in 1886 for architect John B. Grut, who did other work in Port Melbourne. J.B. Grut was Peter's son. The name of the house is derived from the Grut's place of origin. (6)

When first built, the house faced directly onto the lagoon. Esplanade East and Esplanade West were planned before the lagoon was filled in and therefore their direction reflects the original location of the lagoon.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Map of 'Sandridge', surveyed by J. Noone, 21.5.1878.
2. Vale Collection held at La Trobe Library, Volume 7a, p. 125.
3. Port Melbourne rate book. January 1883. 1806.
4. Port Melbourne rate book. December 1883. 1835.
5. David Saunders (ed), 'Historic Buildings of Victoria', Jacaranda Press, 1966, p. 121.
6. According to P. Grainger.

Identifier   Residence
Formerly   unknown
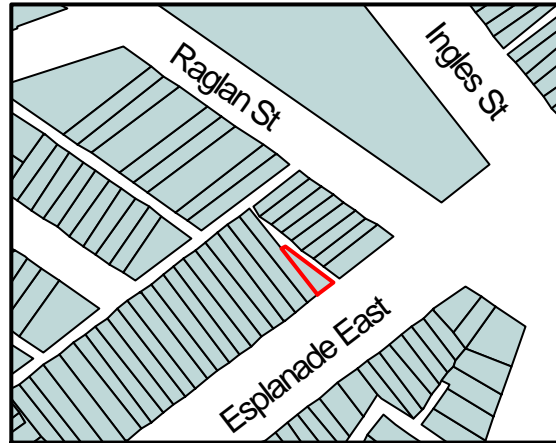
Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	331 Esplanade East PORT MELBOURNE	**Category**	Residential:detached
Constructed	1876	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

331 Esplanade East is of local significance. It is among the earliest houses on this side of Esplanade East, being built apparently immediately following the infilling of the north end of the lagoon. In general form, it is typical of small timber residences of the 1870s, but it is notable for its asymmetric front elevation, unusual degree of architectural elaboration, external intactness, and timber construction on the property line.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century weatherboard cottage, one-storey
ORIGINAL OWNER: William Knight
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent,   90%+ original
contributes to overall character of the
precinct)
BUILDING TYPE: Nineteenth century weatherboard cottage, one-storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION
This small single-storey timber-framed residence is weatherboarded to the sides and rear and has a more formal timber block front in imitation of ashlar rising to a parapet above the corrugated iron roof. The

asymmetric front elevation is built up to the property line, and comprises a projecting wing framed by panelled pilasters to the north, and verandahed recessed bay to the south. A moulded timber cornice supported on paired shaped brackets extends the full width of the elevation, and is terminated at each end by console brackets. The single sash window to the projecting wing and the verandah, and the front door, have moulded timber architraves. The verandah has Edwardian style turned timber posts and fretwork valence, with closely spaced wide and narrow balusters to the fence and gate.

COMPARATIVE ANALYSIS

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

History

This house appears to have been built by a shipwright, William Knight, in 1876. When first rated, the humble cottage was described as a three roomed wood dwelling, and was valued at £16. (1) Knight lived in the house for a number of years, but in the mid-1880s, it was sold to a labourer, James Locke, and in 1894, changed hands again, being purchased by Irwin Brinton, who was a Port Melbourne councillor in the 1870s. (2) Upon acquiring the house, Brinton appears to have added to it, the description changing from three rooms to five rooms. (3) It is probable that the front facade was altered to its existing form at this time, its elaborate nature suggestive of an owner of a higher social and economic standing than William Knight's.

The house remained in the Brinton family until well into the twentieth century.

Thematic Context

Filling of the northern end of the lagoon, beyond Bridge Street, commenced in 1876. (4) Though the progress of the works was slow, development of the reclaimed land began soon after. This timber residence would appear to have been one of the first to be constructed. It is one of many to be constructed in Port Melbourne in the 1860s and 1870s and is typical of the small workers' residences of the period.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1876-77, no. 1752.
2. Port Melbourne rate book, various years, N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p. 276.
3. Port Melbourne rate book, 1893-4, no. 2209, Port Melbourne rate book, 1894-5, no. 2318.
4. N. Turnbull and N. U'Ren. op. cit. p. 123.

City of Port Phillip Heritage Review

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	2 Esplanade Place PORT MELBOURNE	**Category**	Residential:detached
Constructed	c.1890-1900	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

An especially intact example of a fake timber ashlar fronted house. This house is also most important as it retains its original paint colours, and should be used as a model for the numerous similar houses in Port Melbourne.

Primary Source

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Other Studies

Description

ALTERATIONS/ADDTNS: new brick fence
BUILDER: unknown
CONSTRUCTION MATERIALS: timber, corrugated iron roof

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
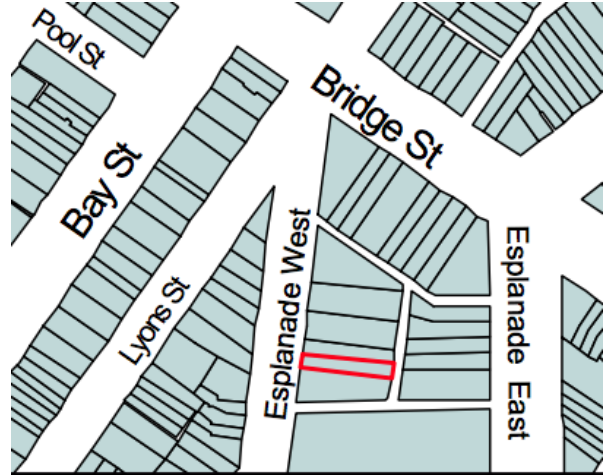Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Address:	**220 Esplanade West, Port Melbourne**
Category:	**Residential: semi-detached**
Style:	**Interwar Bungalow**
Constructed:	**1924-25**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: Port Melbourne

Heritage Overlay: HO1

Graded as: Nil

Victorian Heritage Register: No

Significance

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

The former statement of significance is:

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.
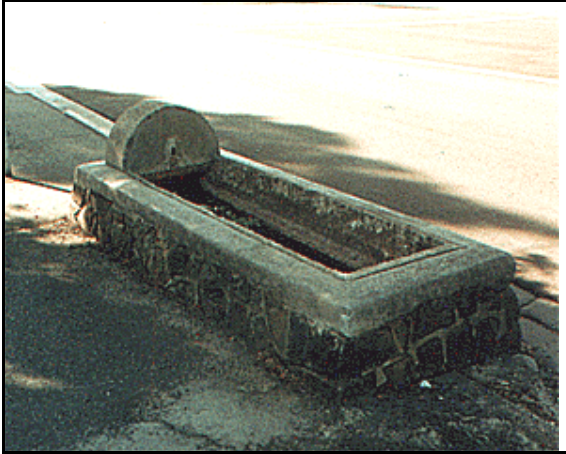
Primary source

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

Other studies

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

Identifier   Horse Trough

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address Cnr. Evans St and Bridge St PORT MELBOURNE	**Category** Street Furniture
Constructed c1940s	**Designer** Fred Cook City of Port Melbourne Chief Engineer

Amendment   C 29

Comment

Significance

This horse trough is of local significance. Along with the similar example at the corner of Bay and Raglan Streets (q.v.), it is one of only two remaining examples in Port Melbourne of a once common nineteenth and early twentieth century item of street furniture.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Objects
SUB-THEME: Horse troughs
ORIGINAL OWNER: City of Port Melbourne
CURRENT OWNER: City of Port Phillip
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
OBJECTS: Horse trough
ARCHITECTURAL STYLE: na
PRINCIPAL MATERIAL: Stone

PHYSICAL/STYLISTIC DESCRIPTION
This horse trough has bluestone rubble sides enclosing a semicircular section precast concrete trough. The tops of the bluestone sides are rendered. At one end is a semicircular concrete head stone originally

incorporating a water outlet.

COMPARATIVE ANALYSIS
The simple, somewhat rustic, stone construction of this horse trough is characteristic of mid-twentieth century municipal structures such as park planters, drinking fountains and other landscape and street structures. It is in marked contradistinction to the more precise and engineered character of the nineteenth century cast iron and dressed bluestone horse troughs installed in the City of Melbourne and other suburbs, and the later shaped iron sheet trough.

History

This trough was constructed sometime after 1942 by the City of Port Melbourne, to a 1942 design by the municipality's Chief Engineer, Fred Cook. (1)

Thematic Context

The horse trough is associated with the historical development of road transport in the area, and in particular demonstrates the continuing existence of horsedrawn transport as late as the 1940s.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
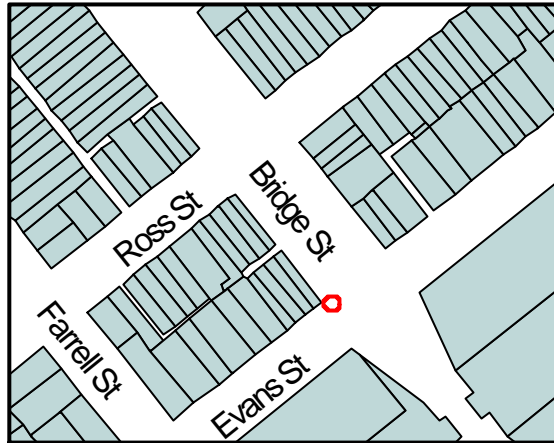recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. A drawing for a standard horse trough signed by Fred Cook is held by the Port Melbourne Historical Society.

Identifier   Pillar Box

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	Cnr. Evans St and Bridge St PORT MELBOURNE	**Category**	Street Furniture
Constructed	1880-1920	**Designer**	unknown

Amendment   **C 29**

Comment

Significance

This pillar box is of local significance. Along with the pillar box at the corner of Bay and Rouse Streets (q.v.), it is one of only two surviving nineteenth or early twentieth century pillar boxes in Port Melbourne.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Objects
SUB-THEME: Post boxes
         Postal services
ORIGINAL OWNER: Victorian/Commonwealth Government
CURRENT OWNER: Commonwealth Government
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual character (Individual,   90%+ original
different from adjacent)
OBJECTS: Post box
ARCHITECTURAL STYLE: na
PRINCIPAL MATERIAL: Cast Iron

PHYSICAL/STYLISTIC DESCRIPTION
This cylindrical cast iron pillar box is cylindrical in form with a base of slightly larger diameter than the main body. The cap is ogee-shaped and has a crown finial and a chevron moulding to the underside. Above the hinged door is a torus moulding around the body, formed into a weather hood above the door. Above the

door is the letter slot and raised cast lettering 'POST OFFICE RECEIVING PILLAR'. The door handle is in the form of a clenched fist, originally holding a ring, now missing.

COMPARATIVE ANALYSIS
One of the standard pillar box designs used by the Post-Master General's Department in the late nineteenth and early twentieth centuries, pillar boxes of this type were once common in Victoria. Reduced, but significant numbers remain extant across the metropolitan area and country Victoria.

History

This cast iron post box is one of the standard designs produced by the Post Office and used for street post boxes in the period between 1880-1920. The boxes were manufactured at the Reliance Ironworks (1).

Thematic Context

The cast iron post box was positioned as a late nineteenth or early twentieth century element of Port Melbourne's street furniture.

Recommendations
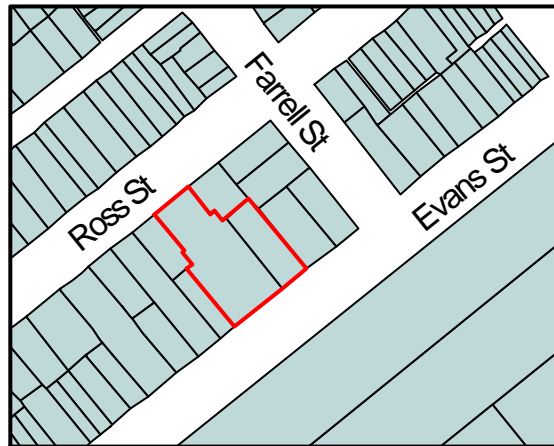
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Pers. comm. Craig Coot, Australia Post.

Identifier Residences

Formerly unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	62-6 Evans St PORT MELBOURNE	**Category**	Residential:detached
Constructed	1873-4	**Designer**	unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

62-6 Evans Street is of local significance. The site has associations with Caleb Amos Kennett, the locally prominent owner of the Sandridge Abattoir in the nineteenth century. It demonstrates a locally unusual pattern of development in the nineteenth century, retaining in largely intact form the original 1874 house built by Caleb Kennett and the subsequent houses constructed within the original garden by his widow Jane Ann Kennett. The 1874 house, substantially intact externally, except to the rear, is an exceptional example in Port Melbourne of a relatively large house in a large garden. Apart from the later nineteenth century houses to each side, the garden retains its original form to the front, and appears to contain a number of early trees and shrubs. The front boundary wall and fence are unique in Port Melbourne. 66 Evans Street is substantially intact externally and is typical of timber houses of the period. Its extraordinary location behind the original garden wall is significant in the context of the pattern of development of the site.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick villa, single storey, double fronted
 Nineteenth century weatherboard villa, single-storey
ORIGINAL OWNER: Caleb Amos Kennett
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual 70-90% original
different from adjacent)
BUILDING TYPE: Nineteenth century brick villa, single-storey, double fronted
ORIGINAL RESIDENTIAL Private residences

USE TYPE:
DOMESTIC GARDEN TYPE: Nineteenth century villa
SIGNIFICANT TREES: Several trees possibly of nineteenth or early twentieth century date
ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
This large site, bounded to the front by a brick wall and cast iron fence, contains two residences fronting onto Evans Street and a brick shed to the rear. The site is reduced from its original extent, which included the later house at 60 Evans Street to the south and a fourth house and a shop to the rear facing Ross Street. The brick boundary wall extends across the front of the existing site to 62 and 64 Evans Street, and originally extended in front of 60 Evans Street.

The earliest of the houses, no 64, is located in the centre of the site and is a single-storey double-fronted brick building with a verandah extending across the front elevation. The walls are constructed of dark brown bricks with dentilled eaves and painted quoin bricks, possibly originally of contrasting colour, to the corners and door and window jambs. The hipped roof is covered with corrugated iron. The verandah has cast iron posts, brackets and frieze panels. Extensive additions have been constructed to the rear of the house.

The front boundary wall and fence are probably contemporary with the original house. The central cast iron palisade fence is constructed on a basalt plinth, and incorporates a gate with large square cast iron gate piers. The flanking brick walls are constructed of dark brown brick with cream brick diaper patterning and square piers with rendered caps.

The second house to be built, no 66, is timber-framed, with weatherboarded side and rear walls and timber block front to imitate ashlar. The asymmetric double-fronted principal elevation has tripartite windows to the projecting wing and next to the front door. The verandah to the set-back bay has a convex corrugated iron roof and cast iron columns, brackets and frieze. The chimneys are of red brick with unpainted render plinths and dentilled cornices.

No. 60 is a single-fronted weatherboarded house with a front verandah. The brick boundary wall which originally extended across the front of the house has been demolished, and this building, along with the later house and shop facing Ross Street, are no longer visually related to the original site as is 66 Evans Street.

COMPARATIVE ANALYSIS
The original house at 62 Evans Street, although exceptional in Port Melbourne as a large double-fronted verandahed house, is similar to many other single-storey double-fronted houses of the 1870s and '80s in other parts of Melbourne, and particularly the eastern suburbs such as Kew and Hawthorn. The adjacent house at no 66, likewise, is typical of timber houses built in these suburbs in the 1890s. What is unusual about this site in the local context, apart from the nature of the original house, is the exceptionally large size of the original site and the pattern of subsequent development. While subdivision of large estates was common in other suburbs, particularly in the east and south-east, in Port Melbourne, the existing small plots generally correspond to the original subdivisions. Although subdivision of the sort that occurred on this site was by no means unique in Port Melbourne, in no other place in the city does the pattern of development remain so evident.

History

The brick house at 64 Evans Street was constructed in 1873-4 for slaughterman, Caleb Amos Kennett, owner of the Sandridge Abattoirs. Land north-west of the railway line near Graham Street was first auctioned in late 1868, and Kennett was one of the first to buy.(1) He also became a spokesman for the residents of this new area in their efforts to get a better deal from the Council in terms of services such as water and roads.(2) The first house constructed by Kennett on this site was a timber cottage.(3) This was demolished in the 1870s to make way for his new brick house. When first rated in 1874-5, the property, which encompassed the frontages then known as 2 and 3 Evans Street, was described as a six roomed brick house, with stables and outhouses, and was valued at £66. The house may have been extended within a few years of being built; between 1877-8 and 1878-9, the number of rooms described in ratebooks increased from six to eight, and the value of the property increased from £70 to £80.(4) The house appears to have been further extended in the following years; in 1886-7, it was described as nine rooms, but in 1890-91, this had increased to eleven.(5)

Caleb Kennett died of cancer in 1888,(6) and in 1889, his wife, Jane Ann Kennett is listed as the owner of the property. Presumably in need of a regular income following her husband's death, in the following year, Kennett constructed a new timber residence on the property, moved into it, and leased out the larger brick house. When first rated in 1890-1, the seven roomed timber house, now known as 66 Evans Street, was rated at £50, while the main house was valued at £110.

Jane Kennett remarried in the 1890s, and by 1895-6, as Jane Ann McMurray, had moved back into the house built over twenty years before by her first husband.(7)

Another brick house, a shop and a shed onto Evans Street were all constructed on this original allotment later. The main house originally featured an open courtyard; this has been filled in and floored, and the original rear verandah has been removed. The house has recently undergone extensions and alterations.

Thematic Context

Caleb Kennett, the original owner of 64 Evans Street, was one of Port Melbourne's more significant early businessmen, owning the Sandridge Abattoirs. He was also one of the first to buy and develop land west of the railway line. The construction of the substantial brick house at 64 Evans Street to replace Kennett's earlier timber dwelling was a function of his improved circumstances. It is of interest that Kennett chose to build in predominantly working-class Port Melbourne at this time, in preference to relocating to a more prestigious suburb.

The later construction of other buildings on the original allotment was a fairly common occurrence in Melbourne in the nineteenth century, but is unusual for Port Melbourne.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p. 84.
2. ibid. p. 84.
3. Port Melbourne rate book, 1873-4, no. 1641.
4. Port Melbourne rate book, 1877-78, no. 1817, Port Melbourne rate book, 1878-9, no. 1829.
5. Port Melbourne rate book, 1886-7, no. 2204, Port Melbourne rate book, 1889-90, no. 2308.
6. N. Turnbull and N. U'Ren. op. cit. p. 164.
7. Port Melbourne rate book, 1895-6, no. 2313.

Identifier   "Gloster House"

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 73 Evans St PORT MELBOURNE	**Category** Residential:detached
Constructed 1885	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Gloster House is of local significance. Part of a group of residences with significant historical associations, Gloster House has associations with the locally prominent auctioneer David Armstrong. Although less distinctively detailed than its neighbour at 75 Evans Street (q.v.), the house is representative of the larger two storey houses that were being built in pockets in Port Melbourne. Located on a corner site facing the railway reserve, it forms an important streetscape element.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick terrace, two storey
ORIGINAL OWNER: David Armstrong
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent,   70-90% original
contributes to overall character of the precinct)
BUILDING TYPE: Nineteenth century brick terrace, two storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian filigree
PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION
Gloster House is a two-storey rendered masonry house. The front elevation is relatively plain with most

decorative interest focussed on the simple moulded cornice and parapet incorporating a triangular topped centrepiece containing the inscription 'Gloster House', flanked by scrolled brackets. The first floor windows have moulded architrave surrounds, while the tripartite ground floor window has a single plain opening. The balcony is simply detailed with cast iron to the balustrading only, with the brackets and valence no longer extant.   The house retains its original cast iron fence and gate.

COMPARATIVE ANALYSIS
Generally typical of the Victorian two-storied balconied house, Gloster House is one of a relatively small number of similar houses in Port Melbourne. A comparable grouping of two-storey houses is Alfred Terrace and the adjoining houses at 160-4 Station Street (q.v.).

History

Gloster House was constructed in 1885 for its first owner and occupant, auctioneer and prominent local identity, David Armstrong. In 1884-5, local auctioneer David C. Armstrong was the owner of vacant land measuring 125' x 60' [38m x 18m] in Evans Street. This land was subsequently subdivided into three smaller blocks, one of which Armstrong sold (75 Evans Street (q.v.)), while he constructed residences on the other two (73 Evans Street and 77 Evans Street, q.v.).   When first rated in 1885-6, Gloster House was described as an eight-roomed brick house, valued at £60. (1) The following year, the description notes the presence of stables on the property. (2)

Thematic Context

Gloster House has strong associations with two prominent Port Melbourne identities. It was originally owned by David Armstrong, who was involved in a wide range of business, community, sporting and political activities in Port Melbourne, including football, debating, and the woman suffrage movement. He was also the Liberal candidate for the 1894 State Parliamentary elections, and chaired the founding meeting of the Port Melbourne branch of the Liberal Party.(3)

Armstrong lived in the house until 1887, after which he leased the building to Amy Malcolmson. (4). Almost immediately, Armstrong sold the house to another prominent Port Melbourne citizen, William Henry Prohasky, councillor between 1885 and 1893, and Mayor in 1888-9. (5)

With Magnolia House and Lily Cottage, Gloster House was constructed on land owned by David Armstrong. The pattern of subdivision and building construction and ownership of the three houses is of some interest, as are their associations with various well-known Port Melbourne identities and families in the 1880s and 1890s.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1885-6, no. 2194
2. Port Melbourne rate book, 1886-87, no. 2236
3. N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. pp. 118, 157, 167, 171, 172, 197.
4. Port Melbourne rate book, 1887-8, 2302
5. N. Turnbull and N. U'Ren. op. cit.   pp. 273

Identifier   "Magnolia"

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 75 Evans St PORT MELBOURNE	**Category** Residential:detached
Constructed 1886	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Magnolia House is of local significance. Part of a group of residences with significant historical associations, Magnolia House has associations with the prominent journalist and politician Phillip Salmon. Its most distinctive features are the unusual configuration of the entry porch and the rough-faced stone detailing to the openings, expressive of the trade of the original owner of the house, stonemason John Thorpe. In other respects the house is a substantially intact representative example of the larger two storey houses in Port Melbourne and is part of a significant grouping of houses.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick terrace, two-storey
ORIGINAL OWNER: John Thorpe
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent,   90%+ original
contributes to overall character of the
precinct)
BUILDING TYPE: Nineteenth century brick terrace, two-storey
ORIGINAL RESIDENTIAL Private residences
USE TYPE:
ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

Magnolia House is a two storey house built originally of exposed face brick, now painted, with rubble-faced stone quoins and dressings to the surrounds to the entry porch and first floor windows. The entrance is in a recessed porch with arched openings located at the left-hand corner of the front facade. The ground floor window is tripartite and has a heavy moulded render surround and sill contrasting with the stone surrounds to the other openings. The parapet supports a round-headed centrepiece, containing the inscription 'Magnolia', flanked by piers and scrolled brackets. The cast iron balcony has a hipped convex roof. The house retains the original cast iron fence and gate. On what was originally vacant land to the north has been constructed a relatively recent flat-roofed garage.

COMPARATIVE ANALYSIS

Magnolia House is unusual particularly for the configuration of the entry. In contrast to the virtually universal form of nineteenth century terrace houses of this type, in which the front door is set flush with the wall, urban houses with recessed porches appear to be rare. The house is also distinctive for the combination of face brick and rough-faced stone dressings on the front elevation. The only local example, it contrasts with the usual rendered masonry or wholly brick finishes.

History

In 1884-5, local auctioneer David C. Armstrong was the owner of vacant land measuring 125' x 60' in Evans Street. This land was subsequently subdivided into three smaller blocks, one of which Armstrong sold (75 Evans Street), while he constructed residences on the other two (73 Evans Street, q.v. and 77 Evans Street, q.v.). The site of 75 Evans Street was sold to builder, John Thorpe, who constructed Magnolia House in 1886. When first rated, the building was described as a seven-roomed brick house and stables, valued at £50. (1)

Thematic Context

The original owner of Magnolia House, John Thorpe, lived in the house only briefly, selling it to one of Port Melbourne's most prominent citizens, Phillip M. Salmon, in 1889.

Salmon had lived in the Sandridge area in the 1860s, but moved to Footscray, where he launched the Footscray Advertiser. Salmon returned to Port Melbourne in the late 1870s and became editor of the Port Melbourne Standard. From his platform at the newspaper, Salmon launched a career in local and state politics. Turnbull and U'Ren have characterised the political scene in the borough in the late 1880s as being dominated by a struggle between the wealthier conservative 'decency' or 'respectable' group, headed up by F.T. Derham, and the radical Liberal merchant class, whose central figure was Phillip Salmon, who they describe as 'an aggressive, egotistical, non-establishment figure who was distinctly radical in liberal reformist terms'. (2) Salmon ran for state parliament in 1889. He was a long-serving councillor and was Mayor in 1890-91. (3) During his term as Mayor, which coincided with the onset of the 1890s crash, Salmon was variously adored or hated by the local community, partly because of his stand against police repression of local stevedores gathering on corners looking for work. In April 1892, Salmon again attempted to enter Parliament, and after an intense political battle, succeeded in ousting F.T. Derham, member for nine years, and a former Cabinet member. (4) The post-election celebration was held at Magnolia House. (5)

Salmon's parliamentary career was marked by a somewhat erratic performance, and his role in local politics was similarly marred by conflict, his one great achievement being the declaration of Port Melbourne as a town. (6) Eventually, facing severe financial problems in 1894, Salmon left politics behind, and saw the Standard amalgamated with the Tribune. (7) He has been described as an important transitional figure in the political and social development of the area. (8)

With Gloster House and Lily Cottage, Magnolia House was constructed on land owned by David Armstrong. The pattern of subdivision and building construction and ownership of the three houses is of some interest, as are their associations with various well-known Port Melbourne identities and families in the 1880s and 1890s.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1886-7, no. 2392
2. N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p. 149
3. ibid. p. 280.
4. ibid. p. 167.
5. ibid. p. 167.

6. ibid. pp. 168-170.
7. ibid. p. 172.
8. ibid. p. 172.

Identifier   "Lily Cottage"

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address   77 Evans St
                PORT MELBOURNE

Constructed 1886

Category   Residential:detached

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Lily Cottage is of local significance. Built originally for the locally prominent auctioneer David Armstrong, it is part of a group of houses with historical associations with well-known Port Melbourne families. It is typical in most respects of single-fronted brick cottages in Port Melbourne, and is notable for its extraordinary amalgam of Gothic and conventionally Classical elements in the elaborately designed and disproportionately large parapet.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick cottages, single fronted, one storey
ORIGINAL OWNER: David and Sophia Armstrong
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent,   90% original
contributes to overall character of the
precinct)
BUILDING TYPE: Nineteenth century brick cottages, single fronted, one storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

Lily Cottage is a small single-storey single-fronted cottage of brick construction. The front elevation below the verandah roof is of brick, now painted, and includes a tripartite sash window with timber mullions. The rendered parapet is unusually elaborate and mixes Classical and Gothic elements. The moulded cornice is supported on brackets alternating with trefoil leaf motifs. Dominating the whole elevation is a large Gothic arched centrepiece supporting urns and an anthemion finial, and flanked by a parapet of open interlocking circles. The narrow piers to each end are decorated with sunflower motifs. The verandah includes a cast iron frieze.

COMPARATIVE ANALYSIS
While generally typical in form of small urban cottages of the 1880s, Lily Cottage is unusual for the Gothic detailing of the parapet. Like many Boom period cottages, the parapet is elaborately detailed and is the main architectural focus of the facade. The Gothic form of the centrepiece and the trefoil decorative motifs, however, is relatively rare compared with the almost universal use of the Classical Revival idiom in houses of this type in the 1880s.

History

In 1884-5, local auctioneer David C. Armstrong was the owner of vacant land measuring 125' x 60' in Evans Street. This land was subsequently subdivided into three smaller blocks, one of which Armstrong sold (75 Evans Street, (q.v.)), while he constructed residences on the other two (73 Evans Street (q.v.) and 77 Evans Street). Lily Cottage was constructed for Armstrong in 1886. When first rated in 1886-7 the single-storey cottage was described as a five-roomed brick house, and was valued at £26. (1). Though originally listed in the ownership of Armstrong's wife, Sophia, the following year the building changed hands, being sold to Emma Prohasky. Various members of the Prohasky family, who ran a grocery in Bay Street, were listed as the owners of Lily Cottage until the mid-1890s. (2).

Thematic Context

With Gloster House and Magnolia House, Lily Cottage was constructed on land owned by David Armstrong. The pattern of subdivision and building construction and ownership of the three houses is of some interest, as are their associations with various well-known Port Melbourne identities and families in the 1880s and 1890s.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
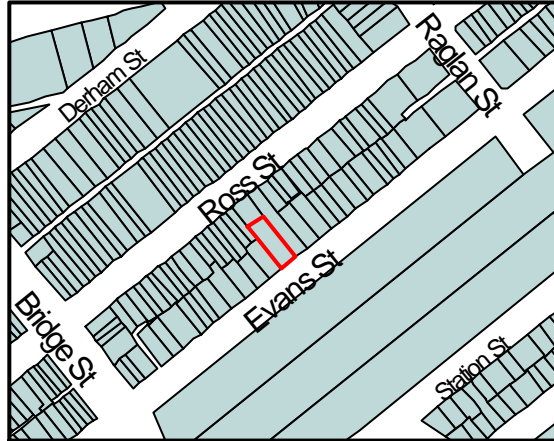recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1886-7, no. 2328
2. Port Melbourne rate book, various years, 'Sands and McDougall Melbourne Directories, various years'

Identifier   "Kelvin Cottage"

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 111 Evans St PORT MELBOURNE	**Category** Residential:detached
Constructed 1874	**Designer** unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

Kelvin Cottage is of local significance. Among the larger single-storey houses in Port Melbourne, it is notable for its relatively early date in relation to the development of the area and for the unusually refined detailing of the brickwork and parapet, and is representative of the restrained style of domestic architecture of the 1870s.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick villa, double-fronted, one storey
ORIGINAL OWNER: Norman McLeod
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Nineteenth century brick villa, double-fronted, one storey
ORIGINAL RESIDENTIAL   Private residence
USE TYPE:
DOMESTIC GARDEN TYPE: Nineteenth century villa
ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
A single-storey double-fronted detached house, Kelvin Cottage is constructed from dark purple-brown bricks

with contrasting cream brickwork to the door and window surrounds and the corners. The central front door incorporates side and top lights. The sash windows to each side are tripartite with timber mullions and basalt sills. The rendered parapet, of restrained design, incorporates a moulded cornice supported on simple paired brackets with moulded roundels and raised and fielded rectangular panels between the brackets. Above the cornice, the parapet is plain, with a segmental arched central pediment flanked by squat panelled piers. The piers and the ends of the parapet support acorn finials and urns, possibly not original, and the pediment is surmounted by a scrolled accretion finial. The pediment contains the inscription 'KELVIN COTTAGE A.D. 1874'. The front verandah is convex roofed and incorporates a simple scrolled cast iron valence. The verandah wing walls have moulded render masks on the outer faces. In front of the house are a garden in broadly Victorian style and a reconstructed timber picket fence and gate.

COMPARATIVE ANALYSIS
Substantial double-fronted single-storey brick houses of the sort represented by Kelvin Cottage were relatively rare in Port Melbourne, other comparable local examples being 62 Evans Street (q.v.) and the significantly later houses at 21 Ross Street (q.v.), 200 Graham Street and 238 Graham Street. In other suburbs such as South Melbourne and the eastern and south-eastern suburbs from Kew and Hawthorn around to Armadale and Prahran, they were far more common, reflecting the more middle-class nature of these areas.

History

Kelvin Cottage was constructed in 1874. The first owner of the building was stevedore, Norman McLeod. When first rated in 1874-5, the residence was described as a brick house of six rooms. (1) It was increased in size in 1886-87, when it was described as a nine-roomed brick house valued at £70. (2).

Thematic Context

Land north-west of the railway line near Graham Street was first auctioned in late 1868, and developed in the following years. This is one of the few substantial brick houses to be constructed in the immediate vicinity in this period. The working-class occupation of its original owner is somewhat surprising in this context, and it may be that McLeod had a financial interest in a stevedoring company.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1874-5, no. 1669
2. Port Melbourne rate book, 1889-90, no. 2273

Identifier   Residences

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address   127-130 Evans St
                PORT MELBOURNE

Category   Residential:row

Constructed   1911

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

127-30 Evans Street is of local significance. This row is representative of the Arts and Crafts derived Federation style as applied to inner-suburban terraces, and is the most intact of the few examples of the type in Port Melbourne.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Federation brick terraces
ORIGINAL OWNER: Executors of the Estate of McLeod
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual   90%+ original
different from adjacent)
BUILDING TYPE: Federation brick terraces
ORIGINAL RESIDENTIAL Private residences
USE TYPE:
ARCHITECTURAL STYLE: Federation Arts and Crafts
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
This terrace of four single-storey houses is constructed of brick. The design exhibits typical Federation period characteristics contrasting with the parapeted facades of earlier terraces. The longitudinally ridged roof is relatively steeply pitched and is covered with terra cotta Marseilles pattern tiles and terra cotta ridge cresting.

Rendered parapeted party walls rise above the roof. Square brick chimneys rise above the ridge. The roof extends down at slightly reduced pitch over the front verandahs, which have small central half-timbered and roughcasted gables. The verandahs have turned timber posts and capitals, and arched valences with closely spaced timber verticals. The wide front windows have three-light casement frames. The brick walls to nos 129 and 130 have been painted; otherwise these houses are substantially intact to the front.

COMPARATIVE ANALYSIS
The characteristic Arts and Crafts derived Federation style of this terrace can be seen in similar form in pockets of early twentieth century terraces in a number of inner metropolitan suburbs including North Melbourne, North Fitzroy, Prahran and East St Kilda. While individual houses were built in Port Melbourne in the early twentieth century, terrace development appears to have been relatively uncommon in the suburb at that time. 127-30 Evans Street is the only local example to display the characteristic form of arched verandah woodwork and front-facing gablets.

The three-house terrace at 288-90 Ross Street (1911) has broadly similar timber detailing. The planning and form, however, are unusual and, in contrast to the conventional form of 127-30 Evans Street, demonstrate the way in which attempts were being made in the early twentieth century to vary the standard nineteenth century terrace form, before the virtual demise of terrace housing after World War I.

History

Four houses were constructed at 128-131 Evans Street in 1911 for the executors of the estate of a person simply listed as McLeod. Each of the five roomed brick houses was valued at £25.(1) The site was previously vacant.

Thematic Context

Though land west of the railway line was first sold in the late 1860s, development in this part of Port Melbourne would appear to have proceeded on a relatively piecemeal basis, as the MMBW 160': 1" plan, which shows this site as vacant, indicates. The houses themselves are of a type which was relatively common in the period.

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1911, nos 1593-1596.

Identifier   Residences

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	152-153 Evans St PORT MELBOURNE	**Category**	Residential:detached
Constructed	1872	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

152-3 Evans Street is of local significance. A relatively early pair of houses in this part of Port Melbourne, the simple detailing of the cornice, parapet and window surrounds is representative of domestic architecture of the 1870s. They are unusual in Port Melbourne, particularly for the early date, for their brick construction.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick terraces, single-fronted, one storey
ORIGINAL OWNER: William Weatherstone
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (individual,   90%+ original
different from adjacent)
BUILDING TYPE: Nineteenth century brick terraces, single-fronted, one storey
ORIGINAL RESIDENTIAL Private residences
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
This pair of single-storey single-fronted houses is constructed of brick with rendered parapet, cornice and quoining to the corners. The front windows and doors have render surrounds splayed at the window heads and sills. The cornice is supported on distinctive block-like moulded brackets with a simple moulded string

course. At the centre of the plain parapet is a small triangular pediment flanked by scrolled brackets. The concave roofed verandah is supported on timber posts with shaped timber brackets, probably of early twentieth century date. The brickwork to no 152 is painted, while no 153 remains unpainted.

COMPARATIVE ANALYSIS
The restrained Classical revival detailing of this pair of houses is typical of houses built in the 1860s and 70s in the inner metropolitan area. While comparable houses remain in areas such as North Melbourne, Carlton and Fitzroy, they are relatively few in number compared with the overwhelming predominance of more elaborately decorated houses in these areas dating from the late 1870s through to the 1890s. They are also unusual in the context of Port Melbourne, where weatherboard houses predominate.

History

This pair of single storey brick cottages was constructed in 1872, probably by William Weatherstone, their first owner. (1) Weatherstone had previously owned a timber cottage on this site.(2)

Thematic Context

These cottages were relatively early brick structures for Evans Street. When constructed, the street was only partially developed and the building stock comprised largely of small timber cottages. (3)

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1872-3, nos. 1576-1577
2. Port Melbourne rate book, 1871-2, nos. 1583-1584
3. Port Melbourne rate book, 1869-70, nos. 1583-1584