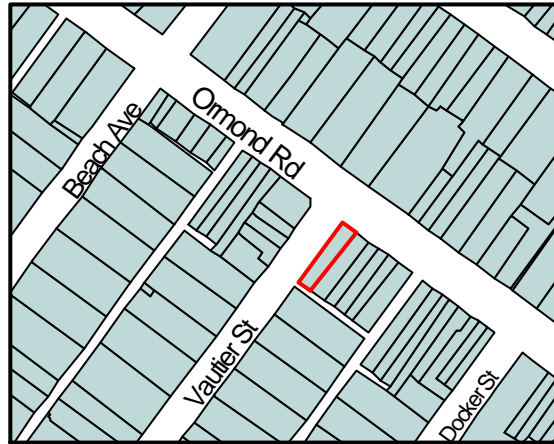**Identifier**   John Barker Chemist

Formerly   Chemist Shop

Heritage Precinct Overlay None
Heritage Overlay(s) HO221

Address   90 Ormond Rd
ELWOOD

Category   Commercial

Constructed 1913-1917

Designer   North and Williams

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
Former chemist shop is an important shop building from this period in design and is also distinctive for the stone - faced ground floor walls. This building illustrates the transition from the Art Nouveau influenced Edwardian period to architecture of the 1920's and is an important work of Architects North and Williams. Stone was very rarely used for shops during the 20th century. The evolution of this building, the shop area only having been built in 1913(1), with the extensive alterations and additions of rear residence and first floor in 1917(2), reflects the rapid development of Elwood around the First World War. Notable features externally include the main facade parapet and verandah. Internally the stair well and the chimney breast in the main private room on the ground floor are significant.
EXTENT OF SIGNIFICANCE
Entire building.
SURROUNDING ELEMENTS OF SIGNIFICANCE
None. Surrounded by shops built in the same period, which give a clear indication of the norm for shop design during this period. Part of the Ormond Road conservation area.
(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 :Freestyle
Two storey shop
Builder: W.T.Thickbroom (1913)

Original owner: H.M. Barker
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

DATE OF CONSTRUCTION
1917(2) (oldest section 1913(1)
ORIGINAL OWNER
H.M. Barker(2),(3).
BUILDER/ ARTISANS
1917 not known. 1913 W.T. Thickbroom(1).
LATER ADDITIONS/ ALTERATIONS
Later alterations have been minor. The first floor balcony has been glazed and minor alterations and redecoration undertaken internally. All old shop fittings, have been removed. The present external paint colour to the first floor is too strong; it is not clear if the building was originally painted to this extent.
DESCRIPTION
The former chemist shop is a two storey brick building, with a Waurn Ponds stone Western wall on a bluestone plinth and Stawell stone shopfront piers(2). The north (Ormond Road) facade parapet appears also to be stone, as it is exfoliating, the paint makes it difficult to tell. The shop verandah has a pressed metal sheet ceiling. The side entrance gives access to the stair well. The leadlight windows, timber arch and the stair itself are features. The exposed brick chimney breast in the main private room downstairs is unusual. The glazed, first floor doors and the small verandah overlooking Ormond Road are features on the upper floor.
CONDITION
This building is in good condition.
ORIGINAL USE
Pharmacy.
PRESENT USE
Commercial premises - occupants Jacarandah Wiley Ltd.
INTACTNESS
Any shop fittings have been removed, but otherwise the building is intact, externally and internally. The first floor balcony has been glazed and the name of the current tenants has been inserted into the central leadlight shop window, the side panels being original. Minor changes have been made internally.
(David Bick, St. Kilda Conservation Study, 1985)

History

H.M. Barker had a 24 foot square brick shop erected by builder W.T. Thickbroom in 1913(1). This first building is the shop area of the present building. In 1917 Barker commissioned Architects North and Williams to extensively alter and enlarge the existing building(2). This work involved knocking the old shop into one large room, constructing a stair well and rear rooms behind it and a first floor over both sections. The first building was refaced in stone to match the new work. The estimated cost of this work was £11,350(2).
(David Bick, St. Kilda Conservation Study, 1985)

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
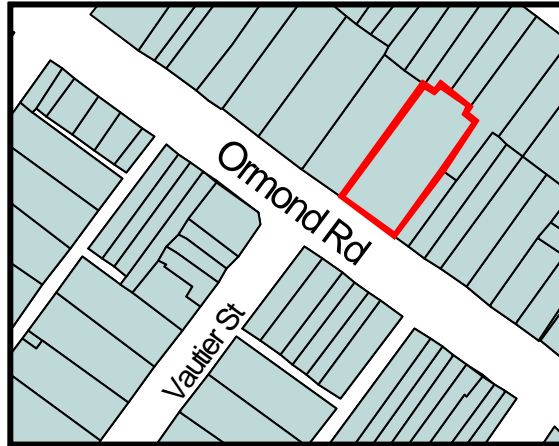
References

BIBLIOGRAPHY

 City of St. Kilda building permit records
1. No. 2032 granted 1/10/1913, includes working drawing - Appendix.

2. No. 3266 granted 1/16/1917, includes working drawings - Appendix.

3. City of St. Kilda Rate Books, various years.

Identifier   "Ivica"

Formerly   Unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO314

Address   95 Ormond Rd
                ELWOOD

Category   Residential:detached

Constructed   1889

Designer

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

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

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

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

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

History

The north side of Ormond Road formed a boundary of Crown allotment 21 consisting of about 47.5 acres, granted to J.Murphy. Whilst there was marine villa development along The Esplanade, the land to the north as far as Glenhuntly Road was vacant (auctioneer's plan for the Sea Side Estate). In the early 1880's, this area was subdivided in stages as the Sea Side Estate, Elsternwick, the Ormond Road/Spray Street stage being offered for sale on 15 November 1884. Lots 45 to 48 were bought together. They comprised adjoining lots

45 and 48 in Ormond Road which backed onto lots 46 and 47 on the south side of Spray Street. Each lot had a frontage of 66 feet. In 1886 they were owned by the accountant and stockbroker, James Blackmore McQuie of "Walton" in Elm Avenue.

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

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

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (Elwood).

Recommendations

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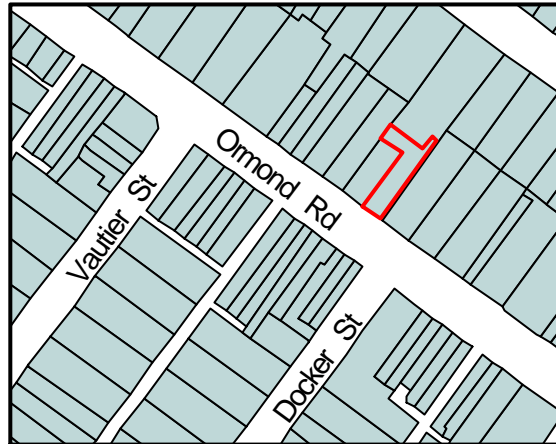
References

St.Kilda Rate Books: 1886-91, 1899-1900. VPRS 2335, PROV.
MMBW litho plan no.84, undated.
Parish plan, Prahran. SLV, Map Section, St.Kilda and Elwood, 820 bje.
Sea Side Estate, Elsternwick, 15 November 1884. SLV Vale Collection Book 6.

Identifier   Shop and Dwelling

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address	121 Ormond Rd ELWOOD	**Category** Commercial: residential
Constructed 1915		**Designer** W.H. Smith

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
Shop at 121 Ormond Road, Elwood, is an intact shop building of unusual design built during the First World War. First floor verandahs were a common feature of two storey shops built during the 1910's and 1920's, but usually they were set behind a front wall. In this building the verandah is roofed by a lean-to tile roof with a central gable on paired timber posts. The shopfront is intact; no shop fittings remain. The remainder of the building is intact and the joinery, architraves and so on have not been painted, which is uncommon. Projecting bay windows and half-timbered bathroom are features of the side elevation, where the entry to the residence is located.
EXTENT OF SIGNIFICANCE
Entire building.
SURROUNDING ELEMENTS OF SIGNIFICANCE
Neighbouring shops were built during the same period. Part of the Ormond Road conservation area.
(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 : Arts and Crafts
Two storey shop and dwelling
Builder: J.S. Wearne
Original owner: T.C. Wood
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

DATE OF CONSTRUCTION
1915 (1),(2)
ORIGINAL OWNER
T.C. Wood (1)
ARCHITECT
W. H. Smith (1)
BUILDER/ARTISANS
J.S. Wearne builder (1)
LATER OCCUPANTS
1915 - 1923/24 Richard Gilbert; 1923/24 - 1927/28 Robert Ferguson and Harold Lawrence; 1927/28 - Second World War at least, Eliza May Muir.
DESCRIPTION
This shop and dwelling is a two storey, red face brick building with a terracotta tile roof. Windows are timber and half timbering is used to the gable and projecting bathroom. The shopfront is light metal framed, unpainted, with a tile stallboard.
CONDITION
This building is in good condition.
ORIGINAL USE
Grocer's shop
PRESENT USE
Leadlight shop.
INTACTNESS
The building is intact. The first floor verandah balustrade has been painted white.
(David Bick, St. Kilda Conservation Study, 1985)

History

Architect W.H. Smith designed this shop and dwelling for T.C. Wood.   J. S. Wearne constructed the building in 1915 at an estimated cost of £1,190. The first occupants were grocers, Richard Gilbert from 1915 to c. 1923/24. Robert Ferguson and Harold Lawrence succeeded him. In 1927/28 Eliza May Muir, a costumier or dressmaker, took over the shop and held it till at least the Second World War.

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

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
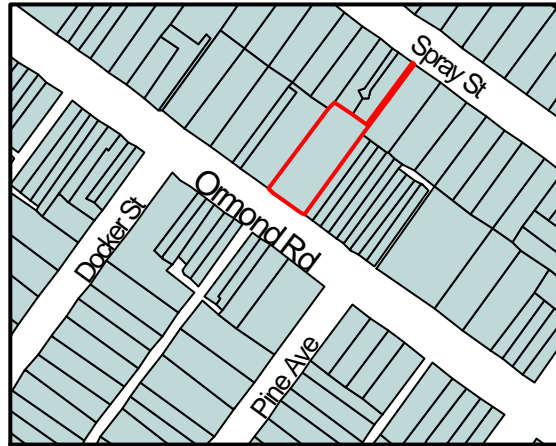
References

NOTES
St K C C permit No 2714 issued 27/8/15.

BIBLIOGRAPHY
1. City of St. Kilda building permit records, no. 1714 granted 27/8/1915, includes working drawing - Appendix.
2. City of St. Kilda Rate Books, various years; 1915/16 no. 6439 South Ward, "…. being erected…"

Identifier   Elwood Reception Rooms

Formerly   The Broadway Theatre (former Cinema)

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 145-149 Ormond Rd ELWOOD	**Category** Commercial
Constructed 1919-1933	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Formerly the Broadway Theatre this hall has been a prominent social venue since it was opened in c. 1920. It was built and redecorated in a number of stages. Architecturally it is most notable for its exquisite and elaborately detailed neo-classical plaster work on its first floor facade. Its ground floor frontage is now in a very poor state. The interior should be investigated.

Primary Source

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

Other Studies

Description

Style : Free Classical
Public hall, former cinema
Builder: R.G. McCartney
Original owner: R.G. McCartney

History

see Description

Thematic Context

unknown

Recommendations

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

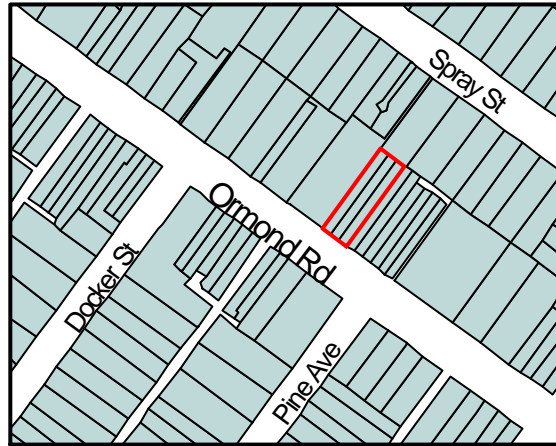Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 3881 issued 16/5/19. Permit No 7704 issued 1930 for new roof structure and ceiling.

Identifier   Shops and Dwellings

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 151-155 Ormond Rd ELWOOD	**Category** Commercial: residential
Constructed 1922?	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Three shops with dwellings above whose well-preserved first floor facades match Nos 161 - 167 (q.v.), forming an important streetscape of repeating elements. The contrast between brickwork (still unpainted) and rendered surfaces, along with the expression of party walls as rusticated piers, contribute to the visual quality of the group. Some original shop front elements remain, particularly in the recent stylish renovation to No. 155.

Primary Source

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

Other Studies

Description

Style : Free Style
Two storey shops and dwellings

History

see Description

Thematic Context
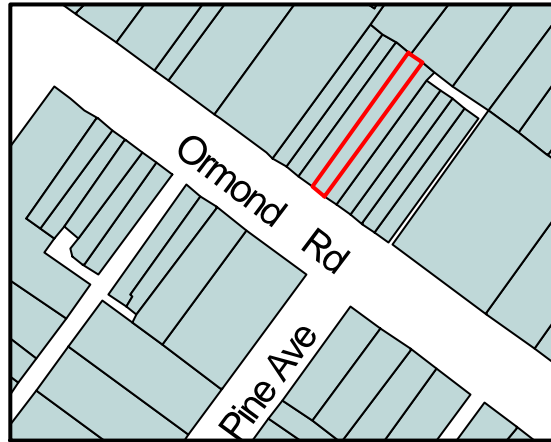
unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation 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   Concrete Shops (Shops & Dwellings)

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address	157-159 Ormond Rd ELWOOD
Constructed	1920

Category   Commercial

Designer   Engineer: John Marshall

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

These two shops are unusual and possibly of importance for their concrete construction. Concrete buildings were occasionally constructed at this time, but not often. Consequently these two shops may be the only concrete shops built in Victoria from this, or any period. Until a comprehensive survey of such buildings is undertaken throughout the State, this cannot be determined.
The concrete construction extends to the first floor bay windows.
Mrs. N. Harris commissioned the building, designed by John Marshall, Engineer.
(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 : Federation Arts and Crafts
Two storey shops and dwellings
Builder: Fibro Construction Co.
Original owner: M. Harris

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
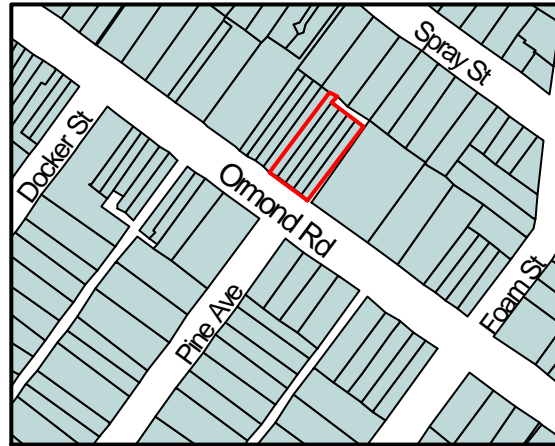St K C C permit No 4099 issued 16/3/20.

BIBLIOGRAPHY
City of St. Kilda building permit records, no. 4098 granted in March, 1920.

Identifier   Shops and Dwellings

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address	161-169 Ormond Rd ELWOOD
Constructed	1922

Category	Commercial: residential
Designer	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Style : Free Style
Two storey shops and dwellings
Original owner: H.& W. Gattlin

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 5041.

Identifier   "Hatton"

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address	173 Ormond Rd ELWOOD	**Category**	Residential:detached
Constructed	mid 1920s	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Style : Mediterranean
One storey residence
Builder: Alexander Miller
Original owner: Alexander Miller

History

see Description

Thematic Context

unknown

Recommendations

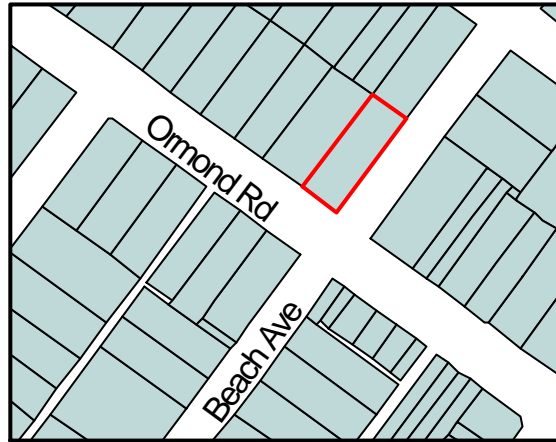A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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

References

NOTES
St K C C permit No 8194A. Miller built many houses and flats in St Kilda incl. on The Esplanade south of Robe St, and in Wimbledon Ave.

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO303

Address	77 Ormond Rd ST. KILDA	**Category** Commercial: residential
Constructed	1923	**Designer** F.J. Davies

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A well proportioned and detailed two storey residence featuring an attractive columned porch on both floors and a self-contained surgery in a small wing to the south. It is most notable for its highly unusual splayed plan form which sets up a number of interesting and deftly handled spatial relationships both inside and out.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Two storey residence and surgery
Original owner: F.T. Herbert

History

see Description

Thematic Context

unknown

Recommendations

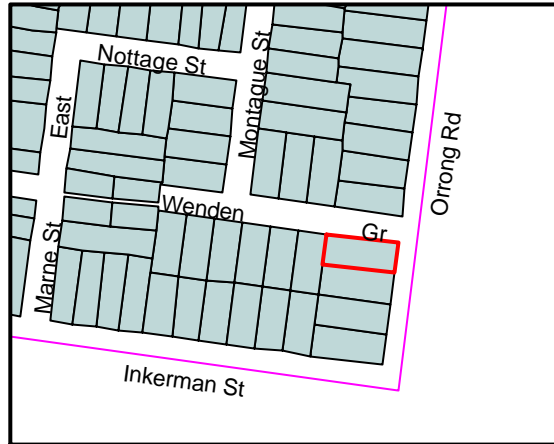A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 5076 issued Nov 1922.

Identifier   "Avalon"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO222

Address	285 Orrong Rd ST. KILDA EAST	**Category** Residential:detached
Constructed	1925	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A solid attic villa typical of the style of the better 1920s homes of the area. The contrasting bay window forms and the easy swag of the verandah balustrade on the front elevation give the home a well balanced though asymmetrical form. The home sits prominently on its corner site. The intact low wall fence and privet hedge and its side elevation contribute to the important street frontage on Wenden Grove.

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

History

see Description

Thematic Context

unknown

Recommendations

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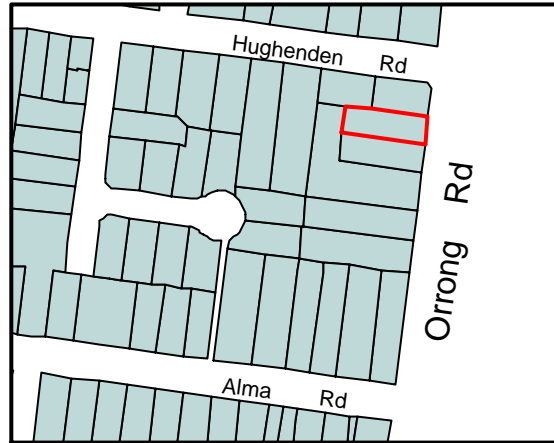Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 6007.

City of Port Phillip Heritage Review

Identifier   House

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO223

Address	311 Orrong Rd ST. KILDA EAST	**Category**	Residential:detached
Constructed	1920	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Bungalow at no. 311 Orrong Road, St. Kilda East, was built in 1920 for Mrs. Lilian Rubens. It is aesthetically important (Criterion E) as a substantially intact Californian Bungalow demonstrating both Arts and Crafts and Japanese influence in a distinctive way and recalling the work of internationally celebrated architect, Frank Lloyd Wright, over a decade earlier. It is very similar to the house at no. 217 Alma Road, St. Kilda East.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

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

Description

A picturesque Arts and Crafts influenced Californian Bungalow distinguished by its tapered river stone pillars, angled chimney at the main gable apex, flat roofed porch extended across the face of the gable end and double hung windows with glazing bars in the upper sashes strongly suggestive of Japanese influence. There is a terra cotta tiled roof, vented gablet, rough cast walls and slotted gable end vents as contributory stylistic elements.   Condition: Sound.   Integrity: High, included front fence.

History

At the turn of the century, Judge, Sir Edward Holroyd, owned a large property on the south side of Alma Road between Lansdowne and Orrong Roads. It was known as Fern Leaves and comprised a brick house with 16 rooms and 5 acres of land.

The land was subdivided c.1917 resulting in the formation of Holroyd and Dean Avenues and the subdivision of the land between these two avenues on the west side of Orrong Road. Lot 44, with a frontage of 51 feet, was purchased by J.C.Machin in 1917. Machin sold the land to Lewis Levy in 1918. Levy in turn sold it to Mrs.Lilian Rubens in 1919. At the time, the land had an NAV of 15 pounds.

In 1920, Mrs.Rubens built a six roomed brick house on the site which she leased to Douglas Reid, a gentleman. The NAV was 80 pounds.

By 1926, Oswald Benjamin, a public accountant, had acquired the property for his residence. It was described as brick, six rooms, NAV 90 pounds, population 4. The street number at the time was 60.

By 1936, the property had again changed hands. Mrs.Mary Aujard was the owner and Reginald Aujard, an accountant, was listed as the occupant. By that time, the street number was 311 and the house was described as having seven rooms and a NAV of 100 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.
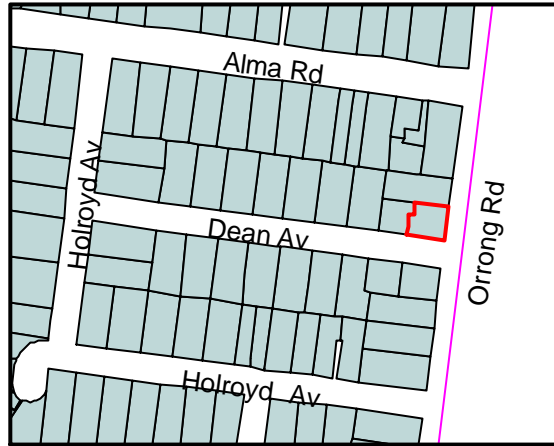
References

St. Kilda Rate Books: 1915-21, 1925-26, 1935-36. VPRS 8816/P1, PROV.
Sands and McDougall Directories: 1900, 1916.
MMBW litho plan no.47, dated 1935.

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s)

Address	315& 2/315 Orrong Rd ST. KILDA EAST	**Category**	Residential:detached
Constructed	1919-1935	**Designer**	M Sherlock

Amendment   C 29

Comment

Significance

A relatively understated but nevertheless significant house by the important local designer/builder M. Sherlock. It features an interesting assemblage of columned porches, bay windows and a self contained flat addition along its Dean Ave side. The flat, designed by Sherlock sixteen years after the main house, is in a style similar to the original and substantially enhances the character and individuality of the building. The elevations have unfortunately been painted, reducing the effect of the various external materials and finishes.

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 with flat
Builder: M. Sherlock
Original owner: Mrs Wroat

History

see Description

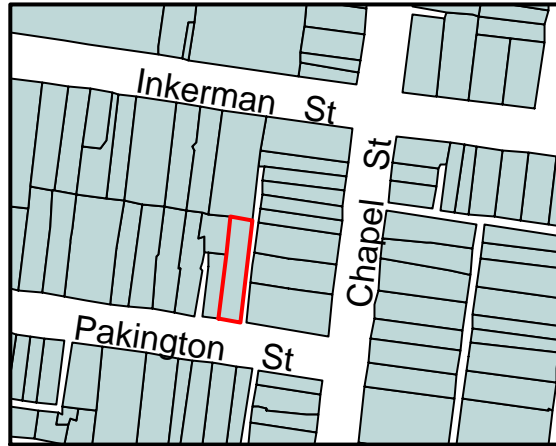## Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

NOTES
The flat was added by M. Sherlock for F. Booth in 1935: St K C C permit No 9116

City of Port Phillip Heritage Review

Identifier   Former United Free Methodist Church

Formerly   unknown

Heritage Precinct Overlay None

Heritage Overlay(s) HO224

Address 96 Pakington St ST. KILDA	**Category** Church
Constructed 1859	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The former United Free Methodist Church is one of the five oldest churches in St Kilda and distinct from all other surviving church buildings in St Kilda in that it was not built for one of the main denominations.

Around 1860 there were very few United Methodist Churches in Melbourne and presumably there are few if any of their church buildings from any era surviving. This building is distinctive also in that, apart from Sacred Heart (1884) in Grey Street, it is the only church in St. Kilda in a Classical style. This building has been variously altered with addition of a brick porch probably early this century, weatherboard rear additions and changes to the church proper. In a less altered state this building would merit addition to the Register of the National Estate.

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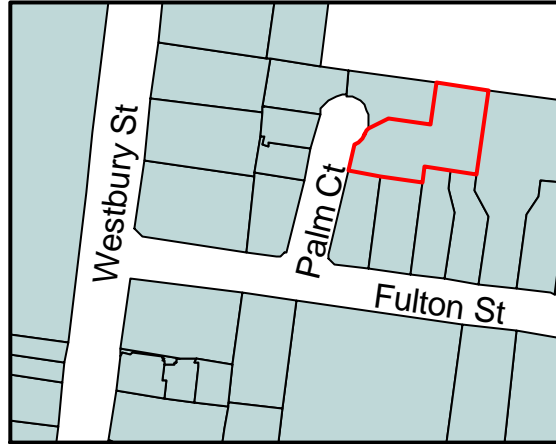
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

BIBLIOGRAPHY
John Butler Cooper, 'The History of St. Kilda', from its first settlement to a City an after 1840-1930, City of St. Kilda, Melbourne, 1931, vol.1, p.353.

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address 1 Palm Crt ST. KILDA EAST	**Category** Residential:apartment
Constructed 1930s	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A neatly conceived complex of four apartments with its fine Art Deco entrance porch and flanking cantilevered balconies contrasting with the Georgian Revival character of the main elevations. Here the deftly handled interplay between red brick and rendered surfaces is highlighted by the brick quoinwork of the first floor rendered facades and crisp white framed windows in the red clinker brickwork of the ground floor. The pleasant side gateway onto Fulton Street is another notable element in the design. The complex is intact and well maintained. The front fence is contemporary with the main building.

Primary Source

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

Other Studies

Description

Style : Art Deco, Georgian Revival
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:	Catholic Church of Our Lady of the Assumption	Citation No: **2392**
Other names:	-	

Address:	77 Park Street, South Melbourne	Heritage Precinct:	Nil
Category:	Religion: Church	Heritage Overlay:	HO504
Style:	Interwar, Romanesque	Graded as:	Significant
Constructed:	1928	Victorian Heritage Register:	No
Designer:	W.P. Connolly		
Amendment:	C151		
Comment:	New citation		

Significance

What is significant?

Designed by William Patrick Conolly and built by Reynolds Brothers, the former Roman Catholic Church of Our Lady of the Assumption at 77 Park Street, South Melbourne is locally significant.

Archbishop Mannix laid the foundation stone in August 1928, and blessed and opened the Church of Our Lady of the Assumption in December 1928. The Church was constructed to cater to the growing catholic population and the consequent need for an additional church to serve the eastern side of the St Peter and St Paul's Parish. The interwar era was a sectarian period when Catholic identity with its association with the labor movement, and under the guidance of Archbishop Mannix, stood in contrast with conservative mainstream Anglo Protestant Australia. The Church was funded by the local community, and its exterior as presented to the public domain is demonstrative of that community spirit.

The Church is a relatively intact, confident and sturdy example of Romanesque design, favored for Catholic churches of the period, with red brick with rendered elaboration. The symmetrical front façade features a simple projected arched entry vestibule with stepped recessed jamb. The central element of the Romanesque façade, below the niche that held the statue of "Our Lady", is a two-tiered arcade of window tracery, set within a larger semi-circular arch, flanked by buttresses.

Non-original alterations and additions are not significant.

How is it significant?

The former Roman Catholic Church of Our Lady of the Assumption is of local historical, aesthetic, representative and social significance to the City of Port Phillip.

Why is it significant?

Historically (Criterion A), the church is significant as demonstrative of the growing Catholic congregation during the interwar period. Constructed in a period of tension between Protestants and Catholics, which faded only with the post-war influx and assimilation of many nationalities, the church is demonstrative of the importance of Catholic identity, presence, and contribution to Australian society.

Aesthetically (Criterion E), the church is a fine and intact example of an inter-war church in the Romanesque Style, evident in the rugged expression of the load-bearing envelope and restrained ornamentation of the horizontal banding and variations of the round arch theme.

As a sturdy and confident representative (Criterion D) of the Romanesque style, as applied to churches, it has a robust and pleasing independent presence. The Church is also representative of the favored style employed for Catholic churches across Victoria during the inter-war period.

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, 5.4 Depression and recovery: the inter-war years

History

Contextual history

The Inter-war era saw a rapid rise in the proportion of Catholics in the Australian population and the impact of the expenditure on education was felt as Catholics made noticeable advances in socio economic status. Archbishop Mannix's patient advocacy over many decades for state financial aid to non-government schools eventually was accepted by Prime Minister Robert Menzies as central to the Australian education system. In higher education, Mannix encouraged the full participation of Catholics within the then expanding public university sector as a natural progression towards Catholics taking their rightful place in public and professional life. The Catholic Church played a role in the advocacy of social equity in the interwar period.

The Catholic Church was subject to criticism that it 'spent too much on churches and other buildings' (*Advocate*, 19 May 1938:12). Archbishop Mannix responded that Catholics had consciously dug deep and increased spending on building and other works 'to carry out an active building policy in a period of depression' in order to 'meet the needs of the people and for the benefit of the whole community'. The money would go to carpenters, bricklayers, other craftsmen and building material suppliers. Archbishop Mannix went on to criticize the State Government for limiting its depression-era spending to the dole, but not borrowing more for capital works that would not only support workers but leave a lasting legacy. (*Advocate*, 5 July 1934:18).

Catholic Church of Our Lady

The Parish of Sts. Peter and Paul was formed in 1854. Rev. Fr. John Aloysius O'Connell served as parish priest until his death in 1858. The first church was a large tent (which also served as a school for local children) and this was replaced by 1856 by the first brick church. The foundation stone of the current church was laid in 1869, the Presbytery was added in 1876 and a girls' school was commenced in 1888 (Sts. Peter & Paul website).

Father Richard Collins became the Parish Priest for the St Peter and Paul's Parish in June 1902. He was highly regarded in the archdiocese because of his work with the Cathedral Building Fund. In the period between 1903 and 1912, Fr. Collins oversaw various additions to the parish including the Presbytery, the building of a new boys' school, alterations to the girls' school, the primary school at the orphanage and extensions to the Church increasing the accommodation to 1,230 (Grogan, p.12).

After the war, plans were made to address a big problem in the Parish. The Church of Saint Peter and Paul was almost on the western boundary of the Parish and, with an ever-growing number of people moving into the St. Kilda Road end of the parish, a church of convenience in this part of South Melbourne was a matter of necessity. Testifying to the expansion of the local catholic community are records of the Eucharistic procession held in the South Port St. Kilda area on 26 August 1928, when a crowd of nearly 50,000 packed the South Melbourne Cricket Ground (Grogan, p.13).

The selection for a site for the 'Church of ease' proved to be difficult. Properties in York Street, and then Eastern Road were purchased, but were unsuitable. Finally, a property was purchased on the corner of Stead and Park Streets (Grogan, p.14). Archbishop Mannix laid the foundation stone in August, 1928, and blessed and opened the Church of Our Lady of the Assumption in December, 1928 before a large gathering, including many members of the clergy, Mr. Murphy, M.L.A., Mr, Disney, M.L.C., Mr. R. Williams, M.L.C., and the mayor of South Melbourne (Cr. Esmonde) (*The Age*, 11 December 1928, p.12). The Altar, which was a gift of Mrs. Mary Kelly, came from the Loreto Convent in Albert Road, and two statues were donated by Mr. and Mrs. D. E. Vaughan The *Advocate* included a lengthy article about the opening including the address by Archbishop Mannix (see below).

Early image of the church reproduced in Grogan, p.46

The church was constructed at time of heightened sectarian division of the Australian people. There was open tension between Protestants and Catholics, aligned with strife between Capital and Labor, residual from a similar divide between support of Empire and the anti-conscription at World War 1, and strife in Ireland leading to its independence in 1922. In this context under the leadership of Archbishop Mannix, Catholic identity and the construction of churches for a growing congregation, was seen as a matter of pride and importance to the Catholic participation in the development of the nation (see below for Archbishop Mannix's comments at the opening of Our Lady, as reported by the *Advocate*).

Big changes began to take place in South Melbourne in the post-World War II era. Whole streets were reclaimed by the Housing Commission for multi-storey flats and factories went up, leaving a much smaller

Parish. Large numbers of the older residents moved out and the numbers in the schools also began to fall and it was evident that, if the trend continued, something would have to be done. Over six years the number of people in the parish decreased by 2,750. Father Power often spoke out against what was happening and many heartbroken people had to move out (Grogan, p.15).

Our Lady's church and school were eventually closed c.2005. In 2017 the building was being used as a child care centre.

Advocate article

Advocate, 13 December 1928, p.30 Our Lady's Church, South Melbourne Fr. Collins' Fruitful Pastorate

A church dedicated to Our Blessed Lady has been erected at the corner of Park and Stead streets, South Melbourne, and it will be a great convenience to those living at a distance from the parish church of SS. Peter and Paul. Built of brick in a populous part of South Melbourne, the new church is a fine structure, and, with the site, cost £7000. The foundation-stone was blessed and laid on August 15 last by his Grace the Archbishop of Melbourne, the Most Rev. Dr. Mannix, who blessed the completed church on Sunday afternoon last before a very large gathering. Two Masses will be said in Our Lady's Church every Sunday. The altar is the gift of Mrs. Marv Kelly, and two statues will be given by Mr. and Mrs. D. E. Vaughan. His Grace was supported by Very Rev. R. Collins, P.P.; Very Rev. Prior Power, O.C.C.: Very Rev. J. Sullivan. SI; Very Rev. P. Meenagh, C.M.; Rev T. & B. Walsh, P.P.; Rev. A Martin. P.P., Rev. T. F. O'Sullivan, P.P.; Rev. T. McCarthy, P.P.; Rev. F. Con Ion. P.P.; Rev. M. Flannery, P.P.; Rev. M. Nolan. Rev. J. Kelly, Rev. J. Wall. Rev. V. Allen. Rev. L. Godwin, Mr. L. Murphy. M.L.A.; Mr. R. Williams, M.L.C.: Mr. 1. H. Disney. M.L.C.: the Mayor of South Melbourne (Cr Esmond), and Cr. J. Behan.

PASTOR'S LAST APPEAL

The Very Rev. R. Collins said in all probability it would be his last public appeal, and he considered he would be wanting in gratitude if he did not publicly acknowledge the unfailing kindness that lie had always received from the people of South Melbourne. He had been a church beggar for a number of years, and had been fairly successful owing to the kindness and generosity of his friends. (Applause.)

MAYORAL CONGRATULATIONS

The Mayor of South Melbourne (Cr. Esmonde) said he regarded it as a privilege to welcome his Grace the Archbishop to South Melbourne. He thought they would all agree that a fine site for the new church had been selected by Fr. Collins, and the church would be a great convenience to hundreds of people. He joined with the parishioners in warmly congratulating Fr. Collins on the beautiful church he had erected. (Applause.)

GENEROUS SUBSCRIPTIONS

An eloquent appeal for funds was made by the Very Rev. J. Sullivan, S.J., who made appreciative reference to Fr. Collins' zealous labours in Preston, Northcote, Clifton Hill, and South Melbourne, and said that Fr. Collins had built many fine churches in the metropolitan area during his long and fruitful ministry. (Applause.) A long list of subscriptions was read by Fr. Collins, who acknowledged eight donations of £100 each and several of £50 each. Fr. Collins thanked all the donors, and also expressed his deep thanks to the architect (Mr. Conolly) and the contractors (Messrs. Reynolds Bros.).

HIS GRACE'S WARM COMMENDATION

His Grace the Archbishop said the new church was needed in the neighbourhood because SS. Peter and Paul's Church was a good distance away. The new church was a credit to Fr. Collins and to his people, and the architect and contractors were to be commended for their fine work. Fr. Collins had entered on the work without any misgiving, and his confidence in his people had been shown by the generous subscriptions he had received. The subscription list began at a high standard and came down very slowly, and scarcely anybody seemed to be missed. Apparently Fr. Collins had searched Jerusalem with lamps, and just like an income tax collector, had managed to get something out of everybody. He felt confident that Fr. Collins had not come to the end of the list yet, and that other subscriptions would come to hand. Fr. Collins said he had been a beggar all his life, and that it was his intention to cease begging in future. Judging by the success of the present appeal, he thought Fr. Collins would be doing a foolish thing if he stopped yet. When money came in so well, it was well worth continuing. In his long experience, he never knew anyone who had taken up professional begging to give it up. However, whether Fr. Collins begged or not, he hoped he would be spared not merely

to clear off the debt on the church, but also to spend many fruitful and happy years in South Melbourne. (Applause.) Most cordially he desired to congratulate Fr. Collins on the erection of the church and on the splendid result of the appeal. He hoped God would bless all the generous donors, who had shown recognition of the zealous work of Fr. Collins in making further provision for the spiritual requirements of his people; (Applause.)

INDUSTRIAL PEACE. SIGNS OF A BETTER UNDERSTANDING.

The generous subscription list read by Fr. Collins did not indicate that the people thought that Australia had reached a dead end. Australia had passed through a bad time, and a great deal of distress had been caused by the dislocation of industry, but he hoped that better times would come before long. A conference of representatives of employers and employees had been sitting in Melbourne, and he hoped as a result of the deliberations that the parties would come to understand each other better, and would hammer out a plan whereby the relations between capital and labour would be improved considerably. Everything possible should be done to get rid of the dislocation of industry and violence. In Melbourne there had been outbreaks of violence recently, but he hoped there would be no more such occurrences. Every decent person regretted the happenings, and trusted that they had ceased. The holding of the conference was a sign of a better understanding between capital and labour. Possibly some people would object to the conference sitting on a Sunday, but he thought the members could not do anything better on a Sunday than try to make greater peace. The conference had his good wishes and prayers, and he believed it had the good wishes and prayers all of those who were interested in peace in the community and progress in Australia.

References

Bourke, Father D.F., *A history of the Catholic Church in Victoria*, 1988

East, John. W., *Australian Romanesque: A History of Romanesque-Inspired Architecture in Australia*, 2016

Ebsworth, Walter, *Pioneer Catholic Victoria*, 1973

Grogan, Robert, 'From green to red and white. The story of the Parish of St Peter and Paul's from its origins in Emerald Hill to the present day in South Melbourne', (n.d.), viewed online at http://www.sppchurch.org.au/the-church/parish-history on 30 August 2017

Port Phillip Heritage Review (PPHR) Volume 1, Version 19, October 2016

Description

The former Catholic Church of Our Lady is in a sturdy Romanesque design under a single roof of Marseille pattern tiles, with gables to either end, and with buttresses between the five arched windows to either side. The red brickwork is relieved by render to the arched heads and hood mouldings ending in square bosses of pressed cement bearing a diaper pattern. The frontage is an appealing, confident and composed composition of rendered elements against the brick wall and piers.

The frontage is composed around three round arches at different levels up the façade. At the upper level is an arched niche in the gable that once housed a statue of Mary. Central to the north facing frontage is a large window with arched tracery within, and the third arch is to the opening entry vestibule with triple steps to the jams. The vestibule is a simple chamfered form that projects forward of the paired, and rectangular, buttresses flanking the main window. The reducing buttresses run the full height of the frontage and rise beyond the sloping sides to the gable. At high level the 'gateway' formed by the buttresses is connected across its top, to the center gable niche, by a machicolation colonnade having four corbelled arches either side of the niche. The rendered cornice line under the side eaves is continued across the front to provide a spring for the main center arch over the tracery window. This tracery window is composed of two tiers of led light window with rounded, rather than lancet, arches of rendered tracery. The five arches of the lower lights rise from behind the balcony area that is above the entry vestibule. These lower window lights rise to the cornice line with three arched lights, and side spandrels, at the level above extending to fill the main central arch. The top of the main arch is stops four courses of brick below projecting corbel upon which the statue of Mary once stood and the rendered string course running below the span of machicolation. The

main front wall and gable are set behind the central buttressed composition with the gable surmounted by a render cross and with square brick piers anchoring the corners of the frontage.

Externally, the building is relatively intact. Along the north side, four sets of double glazed doors have been installed immediately below the original windows to provide access to a courtyard.

The interior of the church has been altered for use as a child care centre and it appears that all original furniture and religious objects have been removed. The space has been subdivided creating an additional level and partitioning added at the ground floor level.

Comparative analysis

The interwar Romanesque style was a popular choice for Catholic churches of the early twentieth century. This appears to have been a reaction to the century of popularity of the Gothic, and partly because the Romanesque offered the possibility of building attractive churches for substantially lower costs. It can also be speculated that there was desire for the Catholic church to difference its buildings from those of other denominations.

The Melbourne Catholic newspaper in 1929 spoke of the Romanesque as being 'most suited to modern construction and materials and its features show to advantage in our sunny climate'.

The prolific Melbourne architect William Patrick Conolly (formerly of Kempson & Conolly), is known for his contributions to Australian ecclesiastical architecture. With the death of his partner, Charles Kempson in 1917, W.P. Conolly started his solitary practice and shortly after produced the designs for the Church of Our Lady of the Assumption in the Romanesque style. Conolly's designs for the third St John's Church, East Melbourne (1929-30), in the familiar idiom of brick and white cement dressings, with a tall campanile and a triple-moulded doorway, is a landmark of State significance. The Sacred Heart Catholic Church at 322 Bell Street, Preston also designed by Conolly may have marginally proceeded the design of the Our Lady of the Assumption Church. These two churches evidently provided a basis for the design of St John's Church that now has the recognition of listing on the Victorian Heritage Register (H0757).

An article in the Journal of the Royal Victorian Institute of Architects, Melbourne May-June 1938 describes his achievements in a fellowship address:

Mr. William Patrick Conolly, who was admitted to Associate Membership of the Institute on 7th June 1892, was awarded Fellowship at a recent General Meeting of members. Mr. Conolly was born in Dublin, Ireland, and after having served articles in that City came to Victoria where he has been engaged in practice as a principal for 48 years. He has rendered notable contributions to the advancement of Architecture; numbers of important buildings, particularly of an ecclesiastical nature, having been designed and erected under his direction. In conjunction with Mr. G. W. Vanheems (F.) he is Architect for the towers and spires of St. Patrick's Cathedral, East Melbourne, which work is now nearing completion.

The Catholic Church of Our Lady is a notable exemplar in the evolution of the 'Australian Romanesque' style. The Church is a fine example of the style applied to a more humble scale of church, lacking campenile or large size, which nevertheless exhibits the hallmarks of the Romanesque style handsomely composed. As an early work of the architect W.P. Conolly in his own right, the Church of Our Lady exhibits clarity of compositing expressing a revived interest and preference for use of the revived style for Catholic churches of the interwar. The influence of the Church of Our Lady can be seen in the more expansive St John's Church of East Melbourne, also by Conolly.

Historically, the church was constructed in response to the expanding population during the interwar period in the area now covered by Port Phillip. In 1928 St Peter and Paul's Catholic Church on the corner of Dorcas and Montague Street, was 1.4 Kilometers away and a 20 minute walk at a time that car ownership particularly amongst people of middle and lower income, was rare. Similar issues were faced by growing parishes elsewhere in Port Phillip where new churches were required within more convenient locations (usually within walking distance) to serve growing congregations. In this sense, it can be compared with the following interwar churches in the Romanesque style:

- The 1929 Catholic Church of St Colman's at 291 Carlisle Street, Balaclava, designed by Charles D. Rose is in the Romanesque style with the gable front, round arches, red brick and rendered features. It originally had impressive campanile to either side of the gable, regrettably now demolished.

- St Columba's Catholic Church at 26 Glen Huntly Road, Elwood, designed by Augustus Fritch as his last church was constructed in 1929 in the Romanesque style with brick, rendered features and with a gable front and tall campanile with a copper domed cupola.

- Our Lady of Mount Carmel Catholic Church at 218 Richardson Street Middle Park, completed in 1927 to a design by Augustus Fritsch also in the Romanesque style.

By comparison with other churches within the City of Port Phillip the former Church of Our Lady is demonstrative of the choice of style favoured in the period for Catholic churches. Whilst the Catholic church, Our Lady of Mount Carmel, by rival architect Augustus Fritsch, completed a year earlier is more exuberant with a cupola surmounting the gable front, the former Church of Our Lady of the Assumption is an important complement demonstrating the preference for the Romanesque style for churches of the denomination. At a smaller scale than Our Lady of Mount Carmel, the Church at 77 Park Street is none the less a robust and complete expression of the Romanesque having clarity and confidence.

Also of interest is the comparison with the much earlier Romanesque styled, former Baptist Church, at 16 Crimea Street, St Kilda, erected in 1876. This building is a simple gable roofed building with round arched windows and with its primary visual interest provided by the use of polychromatic brickworks to opening string course and corner buttresses.

Other interwar churches, in the Gothic style, are:

- The 1922 former Methodist church at 288 Richardson Street, Middle Park also in red brick with rendered features but employing the lancet arch of the Gothic idiom.

- The Methodist Scots Church, Elwood constructed 10 years later than the subject church in the Perpendicular Gothic style rather than the Gothic Revival of the Early English and Decorated Gothic that was more common for the denomination.

- The St Silas and St Anselm Anglican Church on the corner of Bridport and Ferrars Streets in Albert Park designed by architect Louis Williams and constructed in 1925 employed the Perpendicular Gothic style. A more restrained comparison is the former St Anselm's Church of England, 41 Park Road, Middle Park, which is a plain brick church with Gothic windows.

Assessment

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

Recommendations

Add to the heritage overlay as a place of individual heritage significance.

Primary source

Briggs, John, 'Heritage assessment, Catholic Church of Our Lady, 77 Park Street, South Melbourne', 2017

Other studies

-

Other images

Comparative Romanesque churches

Figure 1   Our Lady of Mount Carmel Catholic Church, 218 Richardson Street, Middle Park (1890, 1912 & 1927)
Individual significance (Citation No.1120), HO238

Figure 2   St Columba's Catholic Church, 26 Glen Huntly Road, Elwood (1929)
Individual significance (Citation No.334), HO219
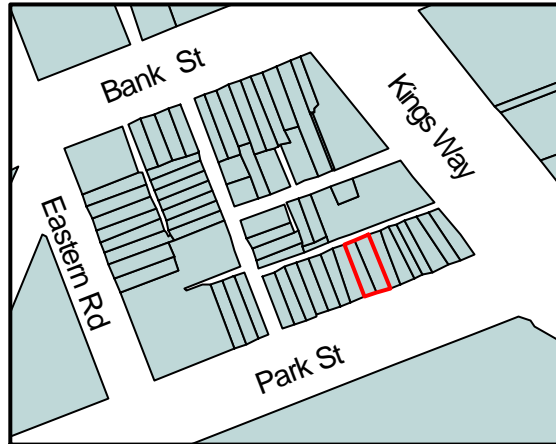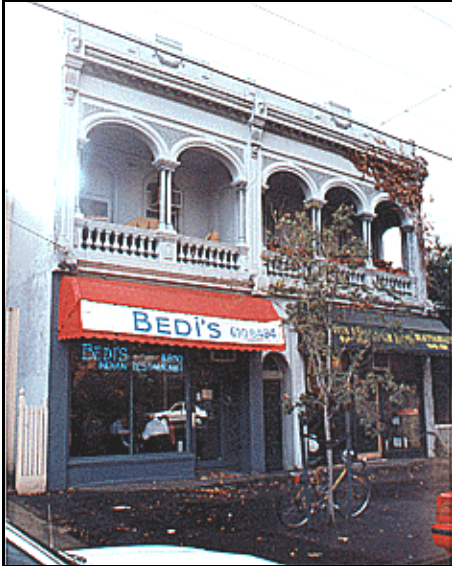
Figure 3   The former Our Lady of Dolours, 16 Cowderoy Street, St Kilda West (1941)
                  Significant within HO444 Middle Park & St Kilda West precinct

Figure 4   Baptist Church at 16 Crimea Street, St Kilda (1876
                  Individual Significance (Citation No.86) within HO6 St Kilda East precinct

City of Port Phillip Heritage Review

Identifier   Shops and Residences

Formerly   unknown

Heritage Precinct Overlay None

Heritage Overlay(s) HO304

Address 116-118 Park St SOUTH MELBOURNE	**Category** Commercial: residential
Constructed c.1880	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

116-118 Park Street is of significance as a commanding pair of Victorian shops built away from a main retailing centre. The significance is enhanced by their substantially intact state.

Primary Source

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

Other Studies

Description

Original Use: Shop and Residences

This pair of rendered shops and residences is unusually commanding, with the first floors being recessed behind a loggia of coupled cast iron columns. Between the columns the balcony has an Italianate balustrading and in the spandrels there are panels of vermiculated render. There is a dentilated cornice line, however the parapet above is only partially intact. The shop to No. 118 retains intact. Its timber framed windows and the central doorway is the original six panelled door.

History

see Description

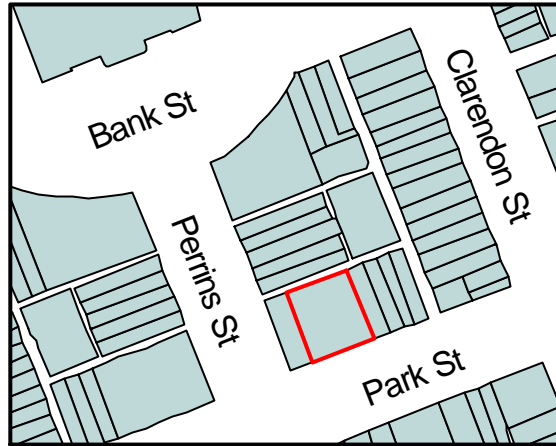**Thematic Context**

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

unknown

City of Port Phillip Heritage Review

Identifier   Former "Harcourt Parry" Building

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address   256-264 Park St
SOUTH MELBOURNE

Constructed   1885-1886

Category   Commercial

Designer   Thomas John Crouch of Crouch and Wilson?

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The former Harcourt and Parry building is of significance for having been built to house one of the largest emporia in Melbourne in the late nineteenth century. The building is also of significance as one of the most finely designed commercial buildings in Melbourne and for the quality of workmanship to its façade. The intact shop windows and the internal trussing system are integral to the significance of the whole. The division of the interior into separate tenancies has detracted from the significance.

Primary Source

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

Other Studies

Description

Original Use: Harcourt Parry Drapery Emporium
Date of Construction: 1885-1886 (1)
Architect: probably Thomas John Crouch (2) of Crouch and Wilson

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(4) the site was redeveloped and in 1885 a drapery emporium was erected for Edwin Harcourt and John Parry (5). At that date the Rate Books list the N.A.V. of the property at £300 (6) but in 1886 the four brick shops had doubled their N.A.V. to £620 (7), indicating that the building was complete.

The emporium had a number of departments; No. 256 housed laces and dresses, No. 258 had haberdashery and hosiery, Nos. 260-262 contained the outfitting and tailoring departments and No. 264, the shop on the western end of the buildings, housed the manchester and fancy departments (8). An advertisement for the

establishment published in 'The Record' of 1894 and headed 'Collins Street in South Melbourne' describes it as having a '… design style and effect … unrivalled south of the line … an evidence of what pluck and enterprise can accomplish' (9).

From 1933 for five years, the Patross Knitting Mills operated from this building, listed at that time as a factory and workroom. This occupancy is evident from the business name still visible along the parapet. In 1973 the Victorian Housing commission (now the Ministry of Housing) purchased the property. It now forms a part of the Emerald Hill Conservation Area, designated by the National Estate.The building remains as one of the most distinctive commercial developments of the nineteenth century in Melbourne. The freestone façade is embellished with a series of Florentine arches and at the centre there is a highly decorative stone tower. The shops within it have been divided into separate tenancies, however the fine and very decorative system of steel trusses remains intact. The original timber shop windows are intact to Nos. 258 and 260-262. The cast iron verandahs are recreations of the original verandahs.

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 (Vic.), 'Research into former Patross Knitting Mills, 256/266 Park Street …', 3 April 1978
2 The Architects' Index, University of Melbourne, lists a tender notice for the erection of large business premises in Park Street for Messrs. King, Harcourt and Williams in 1884 to the design of Thomas John Crouch
3 Allom Lovell and Associates, 'The Emerald Hill Estate: Conservation Study and Policy', June 1983, prepared for the Ministry of Housing
4 ibid.
5 ibid. The façade is inscribed with the names Harcourt and Parry
6 National Trust of Aust. (Vic.), loc.cit.
7 ibid.
8 Allom Lovell and Associates, loc.cit.
9 Willingham, op.cit., p.62

Identifier   Shop

Formerly   unknown
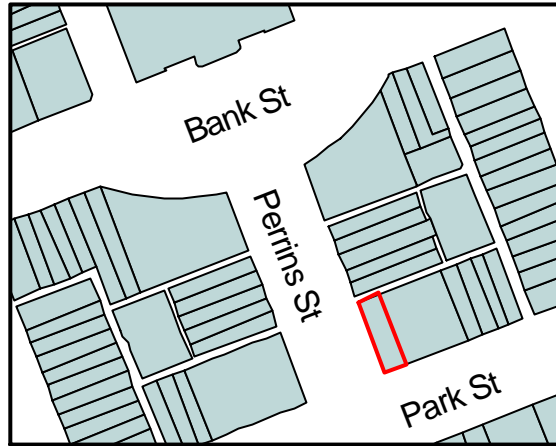
Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address	266 Park St SOUTH MELBOURNE	**Category** Commercial
Constructed	c. 1880s	**Designer** unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

No. 266 Park Street is of significance in its placement at the corner of Park and Perrins Street, framing the view up Perrins Street to the Town Hall. It is also of significance for the retention of its original 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 1880s (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 two storey corner shop was constructed during the 1880s. Originally owned and occupied by Edwin Harcourt, the building was used as his drapery establishment. In 1885, Harcourt and Parry had established their drapery emporium in a building immediately to the east (q.v.) (4).

During the 1902s No. 266 was tenanted by Mustow's Auction Rooms (5), although still being owned by Harcourt. In 1973 the property was auctioned to the Victorian Housing Commission (now Ministry of Housing).

This building stands in contrast to the distinctive architecture of the Harcourt Parry building and is far more typical of nineteenth century commercial developments. It is very sparse of decoration for its date of construction, having only a simple render string course and parapet. The building does however retain intact its Victorian timber shop window, while the cast iron verandahs are recreations of the original verandahs.

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 183, prepared for the Ministry of Housing
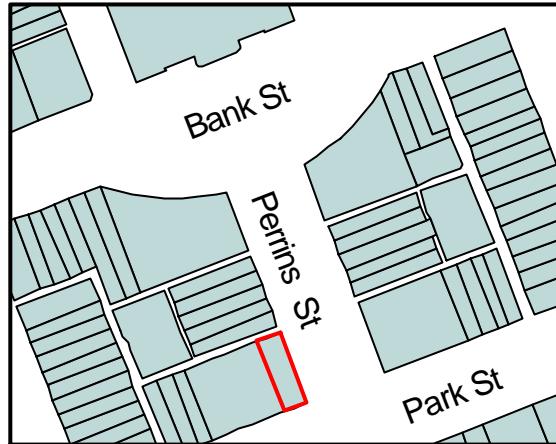2 ibid.
3 ibid.
4 Refer Citation for 256-264 Park Street
5 National Trust of Aust. (Vic.), 'Research into former Patross Knitting Mills, 256/266 Park Street…', 3 April 1978

Identifier   Shop

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address 268 Park St SOUTH MELBOURNE	**Category** Commercial
Constructed c. 1883	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

No. 268 Park Street is of significance in its placement at the corner of Park and Perrins Street, framing the view up Perrins Street to the Town Hall. It is also of significance for the retention of its original architectural treatment to both the ground and first floors.

Primary Source

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

Other Studies

Description

Original Use: Shop
Date of Construction: circa 1883 (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 and this two storey corner building was constructed by 1883 (3). In that year the building was occupied by Horace Browne, a chemist (4). By 1905 H.D. Hirst had his dental rooms in the building (5) 'his surgery and laboratory being thoroughly equipped with all the latest appliances' (6). In 1973 the property was purchased, at a public auction, by the Victorian Housing Commission (now Ministry of Housing).

The building is similar in effect to No. 266 Park Street (q.v.) on the opposite corner, being a fairly simple Victorian rendered building. It retains intact its rendered detail to both floors and the main architrave mouldings and cornices. It appears to have never had a verandah and the joinery to its ground floor openings has been partially 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

'Mr H.D. Hirst's Dental Rooms …' Jubilee History

1 Allom Lovell and Associates, 'The Emerald Hill Estate Conservation Study and Policy', June 1983, prepared for the Ministry of Housing
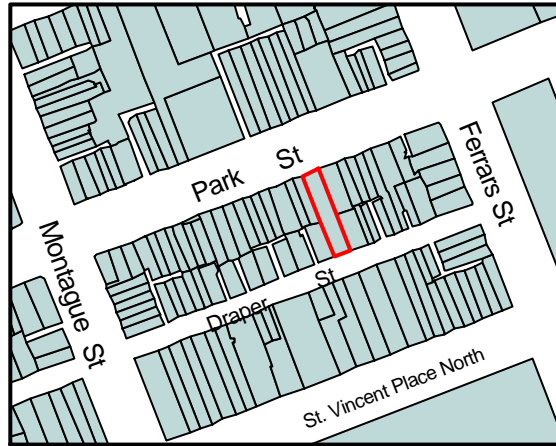2 ibid.
3 ibid.
4 ibid.
5 Jubilee History of South Melbourne, p.147
6 ibid.

Identifier   House

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   313 Park St
SOUTH MELBOURNE

Category   Residential:detached

Constructed c. 1905

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

313 Park Street is of significance as an extremely finely designed and detailed, substantial Edwardian house, that remains in an outstandingly intact state.

Primary Source

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

Other Studies

Description

Original Use: Residence

This house is one of the more substantial Edwardian houses in South Melbourne and is particularly distinguished by the plethora of intact and fine detailing across its exterior. Its materials are typical of the period, with the walls in tuckpointed red brick, the roof terracotta Marseilles tiles terminated by decorative finials and ridgings, the verandah columns in turned timber and panels of cast terracotta reliefs. The front façade is picturesquely massed with a projecting bay and gabled balcony on one side and the recessed verandah to the other. The restricted site has not allowed the designer to give the house the freedom of form often found at this period, however, the lively effect of the façade is a major departure from Victorian building forms and it is very successfully composed. There is scope to inspect the interior of this house, and if intact, its retention would be of great value to Melbourne.

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 Park Towers

Formerly

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	332 Park St SOUTH MELBOURNE	**Category**	Residential:apartment
Constructed	1967-69	**Designer**	Roy Prentice (Housing Commission of Victoria)

Amendment **C 52**

Comment New citation

Significance (Mapped as a Significant heritage property.)

What is Significant?
Park Towers is a 30-storey block of flats, built of load-bearing pre-cast concrete panels and slabs. Built in 1967-69, it was one of many high-rise blocks associated with the slum clearance regime undertaken by the Housing Commission of Victoria (HCV) in the 1960s. It was designed by HCV Chief Architect, Roy Prentice, and built by its construction division, the Concrete House Project.

How is it Significant?
Park Towers is of historic, aesthetic and technological significance to the City of Port Phillip.

Why is it Significant?
Historically, Park Towers is of significance as the most celebrated block of high-rise flats built by the HCV during its 1960s slum clearance regime. As one of the last new tower estates to be built before the programme was abandoned in the early 1970s, Park Towers was not only their most ambitious and tallest tower, but also the most architecturally distinguished example, and the one that generated the most publicity. At the time of its completion, it was one of the tallest apartment blocks in Australia, and also one of the tallest buildings in Melbourne. It attracted considerable interest throughout the architectural and construction community in Australia and overseas.

Aesthetically, Park Towers is of significance for its scale, setting and distinctive form and finishes. Still the tallest building in the area, it remains a local landmark and a prominent element in the streetscape. These qualities are enhanced by its bold siting on a 3-acre landscaped block within an otherwise closely-grained urban area. Compared to earlier HCV flats, it is notable for its unusual form (with a unique E-shaped plan), and its attempt to introduce visual interest through textured finishes, red and white tinted cement (echoing the local football team colours), and mosaic tiles. The survival of the original rock fountain and circular garden beds is also of note.

Technologically, Park Towers is significant for its construction, which involved the use of pre-cast concrete slabs and panels to create a fully load-bearing building. Although used in many Housing Commission projects, including most of the high-rise flats after 1962, the system reached its pinnacle at Park Towers, where the system was specially adapted so that walls were held in position by post-tensioned cables threaded through the slabs. At the time of its completion in 1969, the building was believed to be the tallest pre-cast load-bearing wall building in the world.

Primary Source

Other Studies

Description

Park Towers is a thirty-storey block of flats, built of load-bearing pre-cast concrete panels and slabs. It stands on the west side of a landscaped 3 acre site, bounded by Bank Street, Park Street, Cecil Street and the light railway line. The complex includes grassed areas, a basketball courts, cricket nets and playground (the latter, however, not retaining any original equipment). The building itself has a distinctive E-shaped plan, enclosing a central courtyard. The lift and stairwell form the truncated central foot of the plan, from which corridors run around the internal perimeter. The flats themselves radiate from these, with window to the external elevations. The total of 299 flats comprises 179 with two bedrooms, and 60 each with one or three bedrooms.

Externally, the north and south elevations are identical, divided into seven equal bays that recede and project alternately. The concrete panels, coloured white (receding bays) or red (projecting bays) to pay homage to the local football team, have a textured finish of exposed white aggregate and jasper. The west elevation is also divided into seven bays, but expressed differently: a central wide receding bay (rising above roof level) flanked by narrow projecting bays (with brown tinted panels), thence by wider receding bays, and again by two wider and further projecting bays, forming pavilion-like elements. Fenestration is regular but not consistent across all sides, with squat rectangular windows variously arranged in detached or contiguous pairs, or in rows of three or four. They contain metal-framed casement sashes with curved bars that, as a safety measure, prevent them from being opened more than a few inches.

To the external elevations, the ground floor is expressed as an arcade of large tapered openings. Those on the east side (forming the two prongs of the truncated E-shaped plan) were originally open, forming breezeways, but now partly infilled. On the south and north sides, the arcades were originally infilled, respectively, by large bays of metal-framed windows and glazed doors, and by panels of textured concrete brick with metal-framed strip windows above. Some of the infilled openings are enlivened by brown mosaic tiling. In the southeastern corner, the breezeway lintel retains original metal lettering stating the name and address of the complex.

The three internal elevations, facing the courtyard, are entirely different in articulation. With the exception of the lift core, which projects slightly and has beige-tinted panels, the wall surface is flat, with brown-tinted panels and continuous bays of multi-paned metal-framed windows along the corridors. The ground floor has hit-and-miss walls of grey concrete brick (since painted), more windows, and fully glazed doors providing access to the lobby and other communal spaces. The courtyard itself retains much original fabric, including terrazzo paving, four circular raised garden beds (formed from soldier courses of grey concrete brick, capped with concrete slabs to form seating) and a fountain (no longer operating) of roughly stacked rocks. A timber-framed gable-roofed covered walkway and tall metal fencing to the garden beds are recent additions.

History

The Housing Commission of Victoria (HCV) was formed in 1938 with the socially aware aim of removing families from those inner suburbs that were considered to be slums, and rehousing them in new accommodation. Integral to this program was the development of standard designs and industrialised building techniques, prompting the use of a system of pre-cast concrete panels that, from the late 1930s, would be mass-produced by a special division, the Concrete House Project, from a factory at Chadstone. Advised by a panel of architects, the HCV initially developed estates of detached housing before turning to low-rise walk-up flats in the 1950s and, towards the end of that decade, to high-rise blocks. At that time, the architects' panel was superseded by a separate Architectural Branch, under the control of Roy Prentice, appointed as HCV Chief Architect in early 1958. Prentice (born 1906) was a talented designer with a particularly broad range of experience, having worked with Louis Williams and A & K Henderson in the 1930s and with the State Architect, Percy Everett, in the early 1950s.

At the time of Prentice's appointment, the HCV had already selected a site in South Melbourne, bounded by the railway line and Bank, Cecil and Park streets, as a slum clearance area. This included a hotel on the corner of Park and Cecil Streets, shops on Park Street, and a telephone exchange on Bank Street. With the exception of the latter, which occupied Commonwealth land, the entire block was acquired, and the substandard buildings gradually demolished over the next few years. The first redevelopment scheme was prepared in 1962, and several alternatives would be explored over the next three years, including a 12-storey tower with four-storey walk-up blocks, a pair of 12-storey towers, and a single 20-storey tower. When a 1965 engineer's report noted that the site could accommodate a building of up to 30 storeys, the HCV – which, as a state authority, was not subject to height limits - prepared a scheme for two such towers, designed by Roy Prentice and documented by Boileau, Henderson & Lodge, a private firm. Working drawings were completed by May 1965, and tenders were to be called two months thence. Construction would begin in December, with completion expected within a year.

Tenders, however, proved to be too high, and the HCV prepared yet another scheme in the second half of 1965 – this time for a single 30-storey tower block on an E-shaped plan, around an internal court. It was resolved that the latter must have 'very high class aesthetic treatment', with a paved area, planter beds, seating and a fountain. The building, to contain 300 flats, was to be built with the same pre-cast concrete panels recently used for the HCV high-rise flats at Debney's Park and Carlton. This represented a considerable cost saving, although the system was necessarily adapted to suit the vast scale of the project, with the panels to be held in place by a series of post-tensioned cables that were threaded through them using a standard crane. Fresh tenders were called in November 1967, and the contract was subsequently awarded to the Concrete House Project, which had tendered $3,413,419. Six months later, the project attracted adverse publicity when a very similar block of concrete flats in London partially collapsed only a few weeks after completion, killing four people. The HCV were quick to point out that Park Towers was designed to be 'three times stronger than need be... Both the loadbearing walls and the floors in these high-rise blocks are reinforced to a greater degree than is usual in England'.

Completed at a cost of $4,900,000, Park Towers was officially opened by the Minister of Housing, the Hon E R Meagher, on Sunday, 2 October 1969, when 10,000 people came to inspect the property. The building had already received considerable publicity, with a colour photograph appearing on the cover of the HCV's annual report for 1968-69, and more was to follow. The load-bearing construction system, once a cause for concern, had now become a potent selling point, with newspapers now reporting that it was the tallest load-bearing concrete panel building in the world. Others noted the lavish interior appointments (central heating, electric stoves, clothes washers, plus a children's playroom on each floor) the landscaped setting (with a rock fountain in the courtyard and circular beds of 'flowers and ornamental shrubs') and the low rent ($12 per week). The primary attraction, however, was the spectacular view. One newspaper noted that 'on a clear day you can see from Mornington to Dandenongs', while columnist Keith Dunstan simply describing it as 'possibly the best penthouse view in the Southern Hemisphere'.

The project generated much attention from the architectural community, with many prominent Melbourne architects offering their congratulations to Roy Prentice. The City of South Melbourne also gave it a special award, as the best residential building erected in the municipality that year. It also attracted international attention from architects in America, Italy, England and the USSR, and was published in several overseas sources including the RIBA Journal in January 1971.

Notwithstanding all this publicity, Park Towers proved to be the swansong of the HCV's slum clearance program. The largest, most ambitious and most celebrated single tower block, it was also one of the last. With community opposition to the notion of comprehensive suburban clearance, no more slum areas were proclaimed after 1971 and, two years later, the high-rise flat scheme was officially abandoned for smaller-scale developments. Park Towers, however, remained a local landmark, and when its thirtieth anniversary was celebrated in November 1999, the event was attended by many, including eight original residents who still lived there.

Thematic Context

COMPARATIVE ANALYSIS

Park Towers must be considered as the metaphoric (and literal) pinnacle of HCV's intensive program of slum clearance and high-rise flat construction, which would be abandoned within only a few years later. During its heyday of multi-storey apartment developments, the Commission erected 41 high-rise blocks at its 21 estates around Melbourne. This total comprised 19 twelve storey blocks, 2 thirteen storey blocks, 18 twenty storey blocks, a 22 storey block and a 30 storey block. In terms of scale, Park Towers thus stands out as the tallest tower ever built, comparable only to the similarly unique 22-storey block that forms part of the

Langdon Park Estate in Richmond. The latter, opened in 1974, was one of the last high-rise towers built by the HCV, and was designed by P O'Neill, who became Chief Architect after Roy Prentice's retirement in 1971.

Park Towers also stands out on many other levels. Of the 21 highrise estates developed by the HCV, all but seven comprised multiple blocks. Park Towers, with single tower on a landscaped 3 acre block, is by far the most considered example amongst these few single-block estates, which comprise the Crown Street Estate at Flemington, Floyd Lodge in Williamstown, Frank Wilkes Court in Northcote, Gaskin Gardens in Footscray, Layfield Court in Albert Park and Nelson Heights in Williamstown. Park Towers is also notable for its unique E-shaped plan, which is a contrast to the far more ubiquitous square and rectangular blocks (and the occasional Y-shaped or T-shaped block) that characterised virtually all of the Commission's high-rise projects. With its tinted concrete panels, aggregate finishes and mosaic tiling, the tower also demonstrates a somewhat higher level of architectural articulation than many of the earlier towers, which were initially lambasted for their starkness and plain concrete finishes. Park Towers also stands out as the HCV's most celebrated project, in terms of the sheer amount of attention that it generated not only from the general public but also from the architectural and construction community – the latter, moreover, at an international scale. Finally, Park Towers represents the pinnacle of the distinguished career of the HCV Chief Architect, Roy Prentice, who retired two years after its completion. To this day, the architect considers it to be his best building.

At the local level, Park Towers can be compared to three other HCV estates in what is now the City of Port Phillip, namely Emerald Hill in Moray Street, South Melbourne, Inkerman Heights in Henryville Street, East St Kilda, and Layfield Court in Victoria Avenue, Albert Park. These, however, are far more generic in the broader context of HCV developments, generally lacking the superlative qualities of Park Towers. Layfield Court (1966) is a single-block estate with a modest 12-storey tower, while Inkerman Heights is a typical multi-block development, of some interest for its atypical (but certainly not unique) T-shaped plan. Emerald Hill, despite its low scale (15 storeys) and stark appearance, is nevertheless of some historic significance in its own right as the Commission's first high-rise flat development, opened in 1960.

Claims that Park Towers was the tallest buildings of its type in Victoria, Australia or the world need close scrutiny. When highrise flats were first built in this country from the late 1950s, the tallest examples rarely exceed twenty storeys. Australia's tallest apartment block in 1960 was the Torbreck flats at Highgate Hill, Brisbane (Job & Froud, 1957-59), at 21 storeys, while Melbourne's record was the Domain Park Flats in Domain Road, South Yarra (Romberg & Boyd, 1959-62) with 20 storeys. Both were eclipsed with the completion of the Blues Point Tower in Sydney (Harry Seidler, 1962), with 25 storeys. Even at the end of the 1960s, highrise flats in Australia only occasionally exceeded 20 storeys – eg the 23-storey flats at 99 Spring Street in Melbourne (Moore & Hammond, 1969-70), or the 20-storey Apollo flats in Queensland (1971), the latter then the tallest apartment building in Surfer's Paradise. This also seems to have been the case internationally. An survey of post-war highrise apartments in 15 countries, published in 1961 under the title Modern Flats, illustrated very few examples over 20 storeys – most notably the Lake Shore Drive apartments in Chicago (Ludwig Mies van der Rohe, 1956-57), at 28 storeys. By the late 1960s, the tallest public housing estates in London included Ronan Point in Newham (1966-68; demolished) with 23 storeys and the celebrated Trellick Tower (Erno Goldfinger, 1968-73), with 31 storeys (98 metres) – only slightly taller than the contemporaneous Park Towers.

Contrary to some claims, Park Towers was not the tallest building in Melbourne in the late 1960s. The first building to exceed the 40 metre limit (enforced from 1916 to 1957) was ICI (now Orica) House in East Melbourne (Bates, Smart & McCutcheon, 1958) at 81 metres (20 storeys). This was later exceeded by CRA House in Collins Street (Bernard Evans, 1966, demolished) at 96 metres (26 storeys) and thence by AMP Square (1969) at 113 metres (28 storeys). Although, strictly speaking, Park Towers had more storeys, its total height was still only 92 metres.

Recommendations

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

References

Sun, 11 November 1967, p22; 29 May 1968, p5; 24 October 1968, p35;
Herald, 2 October 1969, p 3; 5 November 1969, p 5.
Renate Howe (ed). New Houses for Old: Fifty Years of Public Housing in Victoria, 1938 to 1988.
Housing Commission of Victoria, Chief Architect's Files, VPRS 1808/P0. Public Record Office.

Identifier   Shop and Residence

Formerly   unknown
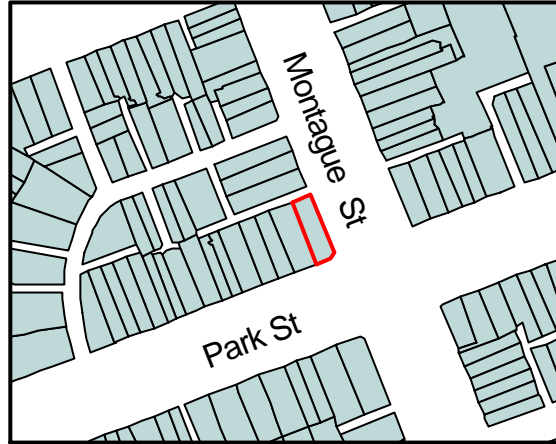
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 406 Park St SOUTH MELBOURNE	**Category** Commercial: residential
Constructed c.1870	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

406 Park Street is of significance as a very unusually detailed Victorian shop and residence that remains in an outstandingly intact state. On this prominent corner, the building stands as a landmark in the area.

Primary Source

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

Other Studies

Description

Original Use: Shop and Residence

This shop and residence is a substantially intact and very finely detailed building. Its façade is dominated by the series of cantilevered balconettes at first floor level, each with a cast iron railing. The parapet is also distinctively detailed with acroteria set along it. The six panelled door and the timber framed shop windows are original and all the double hung sash windows remain intact. The corner door has been replaced.

History

see Description

Thematic Context

unknown

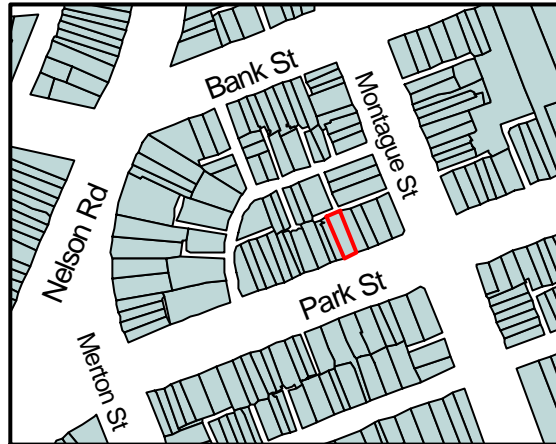**Recommendations**

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   House

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 414 Park St SOUTH MELBOURNE	**Category** Residential:detached
Constructed c 1870s	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

414 Park Street is of significance as a quite substantial Victorian house that is finely designed and which holds an atypical command over the street through the forward placement on its block. The rear of the building is not integral to the significance.

Primary Source

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

Other Studies

Description

Original use: Residence

This house is unusual in South Melbourne, being set hard onto the line of the pavement. It has a restrained yet commanding façade clad in render and decorated by hood mouldings to the first floor windows and moulded cornice lines to both the floors. The parapet is also restrained in detailing, with a shallow arched pediment unit and urns intact at each end. The panelled door and the double hung sash windows remain intact, however a doorway appears to have been removed at the east end of the front façade.

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   House

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	416-418 Park St 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. 416-418 Park Street, South Melbourne was built in 1858 by George Paine Gray, a bricklayer and builder, who despite residing there throughout the 1860s, generally kept the houses for investment purposes until his death between 1911 and 1915. They are historically significant.

They are historically significant (Criterion A) as a rare surviving pair of dwellings from the formative years of settlement at Emerald Hil which commenced with the first land sales of August 1852 and continued with the subdivision and sale of peripheral areas including this section of Park Street two years later. These houses together with other survivors offer insights into speculative development at the time and to accommodation standards achieved in response to the demand for dwellings arising from the aftermath of the early gold rushes. They compare with the portable houses at 399 Coventry Street (1853-54), detached houses at 1 Morris Street (c.1855), 51 Church Street (1857), 337 Dorcas Street (c.1857), 115 Raglan Street (c.1850s) and 352 Moray Street (1856) and with the earliest terraces at 166-68 Bank Street (1856-64) and 5-9 Cecil Place (1858-59). Nos. 416-418 Park Street are the oldest surviving documented terrace in South Melbourne and have cultural value arising from their rarity (Criterion B). Whilst their degree of integrity would at first glance appear to be low, their façade is largely intact and makes a vital contribution to their cultural value.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A two storeyed stuccoed pair of dwellings in the terraced form with a hipped roof, now terra cotta tiled, and later built in upper level balconies surmounting porches appearing to have been built during the Inter War period. The later works dominate the street façade and have been treated slightly differently, no. 416 having a balcony with curved sides and more recent infill glazing and no. 418 having three round arched windows to

the balcony area. At street level, the porches are identical and plainly conceived with rectangular heads to the openings and concrete slab floors. The original facades appear behind these works and consist of a mirror image arrangement with a single window and doorway without side lights at street level and a single window above, now concealed from view and understood to be transformed into a larger opening at no. 416 but recognizable at no. 418. There is evidence of the original staircase in no. 418, no. 416 having not been inspected. At the rear there are single storeyed lean to sections to both dwellings with subsequent extensions undertaken over the years. There are two chimneys with plain corbelled stacks.

Condition: Sound.   Integrity: Medium, the Inter War balconies and porches concealing the original façade from view which appears to be intact at street level but defaced at first floor level.

History

This part of Park Street is within the block surveyed as no.47 situated just west of the original 1852 survey of Emerald Hill. By 1855 Nelson Place formed the western boundary of the area with that portion of block 47 between it and Montague Street still to be subdivided and sold. Once achieved places dotted the area, some of them completed and others in the course of erection in 1857. At the time the Park Street section had only one building, a timber house on the corner of Montague Street .

In the following year a further ten places were completed including a pair described as Bk 2 stories 3R (brick two storeys three rooms) with slate roof, now nos.416 and 418. This pair was owned by George Paine Gray a bricklayer and builder, who despite residing there throughout the 1860s, generally kept the houses for investment purposes until his death between 1911 and 1915. Gray was the uncle of another Emerald Hill resident with the same name, George Gray who moved to the area c.1859 as a lad of 16 years, perhaps to work with his uncle. He was also a builder skilled in masonry, who later in his career styled himself as an architect.

Tenants of nos.416 and 418 over the time included Alfred Estel and Thos Riley (1858), John Travers and Charles Newberry (1859), John Gollop, contractor and James Kelly, collector (1872). In 1880 the tenants were William Everand, mariner and Charles Birch, cook, who perhaps worked at the Wexford Arms hotel which was next door to no.416 from the late 1860s. Twentieth century tenants included Ralph Jones, cabinet maker and Arthur Whittane, mariner (1900), Jones and Mrs.Bridget Smith (1910).

Between 1916 and 1920, Gray's executors disposed of the houses to Matilda Curtis who initially lived at no.418, later moving to Blackburn and letting both houses. Tenants during her ownership included Willaim Sawyer, presser and John Bush, railway employee (1925) and John Corr, a rubber worker in 1930. The Fitzroy resident Alex McLeod acquired the houses by 1935. Like his predecessors he held them essentially as investment properties, renting them to Archibald Middlemiss, an accountant and Marshall Hannan, a painter in 1935.

Throughout the period 1858 to 1936, the description of the houses never wavered from brick with three rooms each. Street numbers changed from 121 and 123 in 1872 to 115 and 117 by 1889 and the present 416 and 418 by 1910.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (South Melbourne).

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme with control over interior alterations.

References

Emerald Hill/South Melbourne Rate Books: 1857-68, 1872-3, 1880-81, 1889-90, 1900-01, 191915-16, 1920-21, 1930-31, 1935-36.
MMBW litho plan no.19, dated c.1894.
James Kearney, Melbourne and its Suburbs, SLV Mappin, 821.09 A, 1855, Kearney.
Sands and McDougall directories: 1860, 1875, 1890, 1911, 1931.
Charles Daley, The History of South Melbourne from the Foundation of Settlement at Port Phillip to the Year 1938, Robertson & Mullens, Melbourne, 1940, pp
Susan Priestley, South Melbourne A History, Melbourne University Press, Carlton, 1995, p.144-6.

Identifier   Residences

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	20-22 Park St ST. KILDA
Constructed	c. 1889

Category   Residential:row

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This intact pair of residences, display an interesting and refined use of timber work. The front fence is of particular interest as is the barrel vaulted entrance.

Primary Source

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

Other Studies

Description

This pair of two storey terraces in Park Street, St Kilda, erected c.1889, forms an overall symmetrical facade with a central party wall and arched entrances either side. The verandah and balcony feature turned timber columns, paired either side of the entrances, and timber rails confine the cast iron balustrading and valencing to rectangular panels. Turned timber work also features in the form of railing on the red brick base of the front fence. An unusual coffered barrel vaulted entrance adds a degree of sophistication to the design.

Intactness: The residences, and their front fences, are substantially 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

References
Sands and medulla Directories, various dates.

Identifier   Residences

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	2-10 Peckville St PORT MELBOURNE	**Category**	Residential:row
Constructed	1886	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

2-10 Peckville Street is of local significance. Substantially intact apart from the later brick party wall between nos 6 and 8, it is a representative example of a timber framed terrace row without intervening fire separation walls, a relatively uncommon type in Melbourne and one concentrated particularly in Port Melbourne, which was outside the jurisdiction of the Melbourne Building Act. The siting, facing a small square with narrow entries at each end, demonstrates an unusual pattern of subdivision of which relatively few examples survive in Melbourne.

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 terrace, one-storey
ORIGINAL OWNER: Patrick McCarthy
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to   70-90% original
adjacent, contributes to overall
character of the precinct)
BUILDING TYPE: Nineteenth century weatherboard terrace, one-storey
ORIGINAL RESIDENTIAL Private residences
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION
This terrace of five residences occupies one side of a short street running between Clark and Ross Streets. Each end of Peckville Street is narrow and the street widens in front of the houses, effectively forming an internalised square within the block of houses. The terrace is timber-framed and has timber block fronting to imitate ashlar. The transverse-gabled corrugated iron roof is continuous over the whole terrace except for a later brick party wall between nos 6 and 8 which rises above the roof to form a gabled parapet. The eaves to the front have paired shaped timber brackets with turned bobbins and rectangular fielded panels between the brackets. There are wide tripartite sash windows and four panelled front doors to each house. The front verandah has a slightly convex corrugated iron roof and extends out to the property line. It is supported on timber posts, closely spaced in front of the entrances and has rudimentary cast iron decoration.

COMPARATIVE ANALYSIS
Terraces without parapeted party walls were forbidden for fire safety reasons under the Melbourne Building Act of 1849, and such terraces had become uncommon by the later part of the nineteenth century in most inner suburban areas, with some exceptions not covered by the Act, including Port Melbourne. Brick terraces without parapeted party walls continued to be built, as at 4-18 Beaconsfield Parade (q.v.) and 53-61 Bridge Street (q.v.), until at least the 1880s, but timber terraces of similar form appear to have been much less common. 2-10 Peckville Street is the most intact example of a small number of such terraces surviving in Port Melbourne, including 17-23 Spring Street, and is a relatively rare type in the context of Melbourne as a whole. Its siting facing a short street effectively forming a small enclosed square is unusual, and is a rare survivor of a once common pattern of housing in laneways to the rear of other houses. Most of this type of housing was swept away in slum clearance programs from the 1930s onwards, or in the course of the re-alignment of irregular streets and cul-de-sacs.

History

This row of five houses was constructed in 1886. Its original owner was Port Melbourne resident, Patrick McCarthy, whose improved circumstances during the economic boom of the mid-1880s is suggested by the fact that he was described as a 'gentleman' following the completion of this terrace, though he had been a simple 'storesman' before.(1). When first rated in 1886-7, the four-roomed timber houses were valued at £18 each.(2)

Thematic Context

These houses were constructed as workingmen's cottages and are typical of developments of this type. McCarthy leased the houses to a succession of working-class tenants; in 1888-9, for example, tenants included a carter, a dealer, a brass founder and a lumper. (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 books, 1885-6, nos 2446-8, 1886-7, nos 2600-2604
2. ibid
3. Port Melbourne rate book, 1888-9, nos 2626-2630

Identifier   Former Joshua Brothers Distilleries

Formerly   Joshua Brothers Distilleries, Federal Distillerie

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	25-27 Pickles St PORT MELBOURNE	**Category**	Industrial
Constructed	1887-1890	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The remaining sections of the former premises of the Joshua Brothers Distilleries were built during the period 1887-1890 and are situated in Pickles Street, Port Melbourne. They are historically important. This importance (Criterion A) rests on their capacity to demonstrate the presence of an important industry in Port Melbourne since 1887, comparing in this respect with the former Australian Sugar Refinery works in Beach Street and the remains of the nearby Gasworks in Danks Street. This importance is enhanced by their prominence and by the fact that they are rare survivors (Criterion B) from Port Melbourne's industrial past.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A substantial brick building in three parts as follows:
- the east end: a utilitarian gable roofed three storeyed brick warehouse, overpainted and with windows bricked up but indicated by arched headers to the window heads. There is a later roller shutter door and opening to the south elevation.
- the central section: a utilitarian gable roofed four (?) storeyed brick warehouse overpainted and with windows and doors bricked up as for the east end building. There is a later pedestrian doorway.
- the west end: a utilitarian four storeyed multiple gable roofed warehouse similar to the above and with later windows extending further north.   The premises are unpainted on their north side.

Condition: Sound.   Integrity; Medium.

History

The area bounded by Rouse, Pickles, Danks and Johnston Streets was granted to J.M.Joshua in February 1886. It was in the names of the Melbourne merchants, Samuel and Abraham Joshua by the beginning of 1887 when it consisted of land, brick and stone buildings, and distillery in progress on the two acre site. By 1890, the site contained a brick distillery, stores, bonded store and machinery, the brothers being joined by then in the operation of their business by the distiller Harold Breidahl. A brick house on the north east corner of Rouse and Johnston Streets was also listed with Breidahl in residence as manager.

The 1894 MMBW plan depicts the site with the present buildings in situ and with a central courtyard enclosed almost entirely by extensive buildings along all street frontages including that of Pickles Street. The main entrance to the site was in Rouse Street and the distillery was described as having a cellar under the whole of the building. By the turn of the century, John M.Joshua had replaced Abraham Joshua in the partnership.

The distillery produced all manners of spirits which were depicted in a sign on the Pickles Street buildings c.1905. The distillery continued as Joshua Brothers Pty. Ltd. in 1911, however by 1931 it was known as Federal Distilleries Pty. Ltd. with the works occupying this site in 1951 and storage provided for on the north west corner of Rouse and Johnston Streets. This arrangement continued in 1973, however by then, The United Distillers Pty. Ltd. jointly occupied the works site.

Thematic Context

3. Developing local, regional and national economies.   3.12 Developing an Australian manufacturing capacity.

Recommendations

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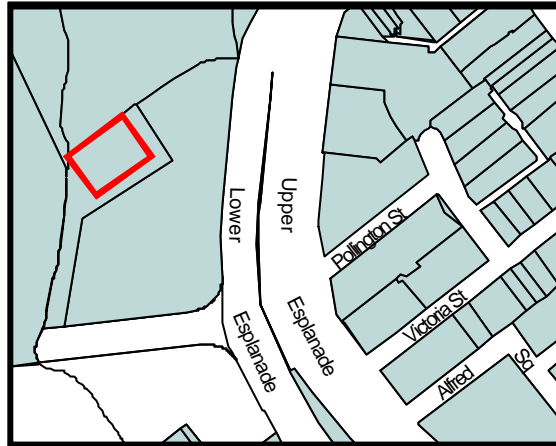
References

Port Melbourne Rate Books: 1886-87, 1890, 1892-93, 1900-01.
Sands and McDougall directories: 1890, 1911, 1931, 1951, 1973.
Parish Plan, South Melbourne, Port Melbourne, Department of Lands and Survey, 1932.
MMBW litho plan no.18, dated 1894.

Identifier   Royal Melbourne Yatch Squadron

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO225

Address   Pier Rd
ST. KILDA

Category   Public

Constructed 1926-1930

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

SIGNIFICANCE
This building is significant for its association with the Royal St Kilda Yacht Squadron, a 114 year old institution in St Kilda. It is an important part of a small collection of structures and monuments that survive as a residue of earlier uses of this part of the foreshore, and its existence is important to the historical interpretation of this historically important area of St Kilda. The building itself is of interest as a pragmatically designed box where internal functions appear to have dictated external appearance, with an eclectic overlay of Arts and Crafts, Mediterranean and nautically inspired elements.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts, Functionalist
Clubrooms and chandlery

The Royal St Kilda Yacht Squadron was established in 1876 and this clubhouse was built in the year of its 50th Jubilee, 1926. The building was estimated to cost 5,000 pounds, and the boxy external design appears to be a pragmatically dictated by internal requirements. It cannot, however, be seen as Functionalist in the strict sense as the expression of these functions in the external forms is muted and the building is overlaid with eclectic detail derived from Arts and Crafts and Mediterranean sources. In this case, the overall effect is almost coincidentally nautical, as the prow windows and their `supporting' chains though typical of Arts and Crafts designs of this period here suggest marine sources of influence. This is reinforced by the flat roof and simple volumes of the building.

History

see Description

Thematic Context

unknown

Recommendations

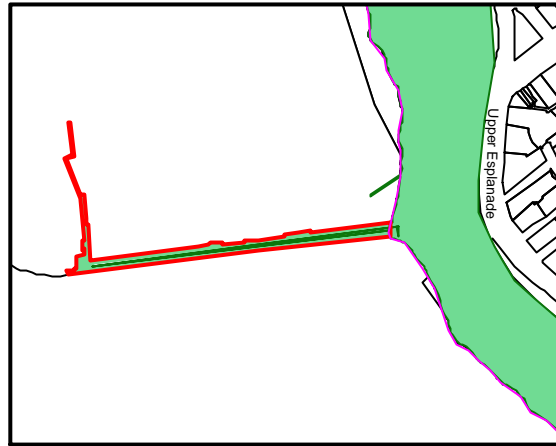A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
J B Cooper, 'The History of St Kilda', vol. 1, p.148.

Identifier   St Kilda Pier

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s)

Address	Pier Rd ST. KILDA	**Category** Public
Constructed 1858		**Designer** unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

The St Kilda Pier is of historical and social significance and has functioned as one of the key elements in the identity of St Kilda as a seaside resort from the nineteenth century through to the 1930s. In the nineteenth century the pier provided an important landing place for passenger craft and was at various times the point of entrance for dignitaries, including several Royal parties, entering St Kilda and Melbourne. As a gateway to Melbourne, the environment of the pier was important to the self image of the city. The various improvements that occurred reflected this perception and the area around the pier was frequently referred to as being of National rather than local significance for this reason. The pavilion on the end of the pier is of significance as a reflection of the shift in the role of the pier away from being a landing place and toward a role as part of a recreation zone serving Melbourne. It is an outstanding and rare surviving example of seaside architecture of the Federation period. Recent additions to the pier include the pavilion and seating shelters which are in a mock Federation style, which reflect concerns of the 1980s but lend a false historical homogeneity to the structure. Other changes which have detracted from the pier include the replacement of the timber decking with concrete and the replacement of the handrailing with steel and aluminium; however as the physical significance of the pier relates more to its continued existence as a type (little or none of the original 1850s structure is likely to survive in the present pier) these alterations are of minor consequence. The breakwater and marina make a positive contribution to the maritime character of the pier and wider foreshore area.

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
Pier, marina, and kiosk (inc former dwelling)
Original owner: City of St Kilda

(See also TEA AND REFRESHMENT ROOMS, St Kilda Pier)

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 Flats

Formerly unknown

Heritage Precinct Overlay None
Heritage Overlay(s) 429

Address	33 Pine Avenue ELWOOD	**Category**	Residential:apartment
Constructed	1960	**Designer**	unknown

Amendment **C 54**

Comment New citation

Significance (Mapped as a Significant heritage property.)

What is Significant?
The building at 33 Pine Avenue is a three-storey flat-roofed cream brick block of flats, one of a symmetrical pair (with No 35; since altered) that was erected c.1960. Its double-fronted street façade is distinguished by a projecting stairwell with ribbon window, and there are concrete slab balconies, variously of splayed and rectilinear form, to the side elevations

How is it Significant?
The flats are of aesthetic significance to the City of Port Phillip.

Why is it Significant?
Aesthetically, the flats are significant as a particularly interesting and intact example of 1960s apartment design, in contrast to the many more utilitarian and mediocre blocks in the area. It is of note for the way that it combines a number of visually arresting contemporary elements (eg the splayed concrete side balconies and huge double-height window with coloured glass spandrels) with others (eg the enclosed stairwell with vertical strip window) that hark back to the stark Functionalist style of the late 1930s.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

David Bick. St Kilda Conservation Study: Area 2 (1984) [flats were graded as PFS, or 'possible future significance']

Description

The block at flats at 33 Pine Avenue is a three-storey flat-roofed cream brick building, containing eight residential apartments. The double-fronted façade has a prominent timber-framed window at the right side, spanning two levels, which contains awning sash windows alternating with yellow and blue glass spandrels. A

projecting stairwell, to the left (south) side, has concrete slab roof and a vertical ribbon window with seven panes of fluted glazing. This stairwell facilitates access to three concrete slab common balconies that extend along the side (south) elevation, supported on plain steel posts with metal strap balustrades. Along this side of the building, the flats have timber-framed windows, alternating in tripartite and paired sashes. On the opposite (north) side of the block are a series of individual concrete slab balconies of splayed form, with metal posts and distinctive lozenge-pattern balustrades. Internally, the block contains two flats at the ground floor, and three each on the first and second floors –the larger flat, on the ground floor, being provided for the building owner.

The block originally formed a mirror-reversed pair with the adjacent block (No 35), although the latter has been disfigured by overpainting of original face brickwork and the installation of new windows and timber lattices. The former common driveway between the two blocks has also been divided by a timber paling fence

History

This block of flats was one of a pair that were evidently erected during 1960, as they both appear for the first time in the Sands & McDougall Directory for 1961, listed simply as 'flats' at 33-35 Pine Avenue. By 1963, the flats at No 33 were listed alongside one U Goldberg. Electoral rolls reveal that this was Usher Goldberg, described as a manufacturer, who was presumably the live-in building owner. Goldberg died in the late 1960s, and his widow, Mrs C Goldberg, remained living in the flats until at least 1974.

Thematic Context

Amongst the countless 1960s flats in Elwood and St Kilda, there are those that are well-considered, obviously the work of talented designers, and there are others that are more utilitarian, less well resolved, or the work of lesser designers or speculative developers. The example at 33 Pine Avenue rises above the many mediocre examples and, as such, compares favourably with such examples as the Surfside flats at 46 Ormond Esplanade, Elwood (1963), with its wide windows, balconies and contrasting materials. Barkly Lodge, at 289 Barkly Street, St Kilda (1955) represents perhaps the most pertinent comparison; this block of flats is also of cream brick construction with a flat roof, individual concrete slab porches to the side elevation, and an enclosed stairwell on the street facade, with a prominent vertical strip window. The same tectonic can be seen in the slightly earlier design for the telephone exchange at 62 Inkerman Street, St Kilda (c.1949), a similar but even more substantial double-fronted cream brick building, also with flat roof and a projecting enclosed stairwell articulated by vertical strip window.
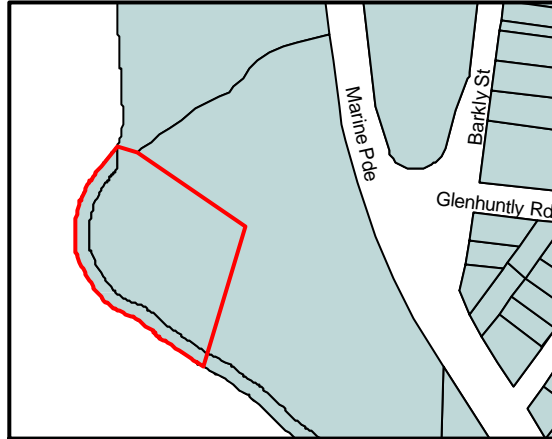
Recommendations

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

References

Sands & McDougall Directory. Various

City of Port Phillip Heritage Review

Identifier   Point Ormond and Surrounding Landscape

Formerly   Red Bluff

Heritage Precinct Overlay None
Heritage Overlay(s) HO227

Address	Point Ormond Road ELWOOD	**Category**	Street Furniture
Constructed	unknown	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Point Ormond, previously known as Red Bluff, is one of St. Kilda's most historic sites. Surrounded by flat coastline, Red Bluff was a landmark to shipping in the first decades of settlement in Melbourne. In 1840 it was the site of a tent quarantine station for passengers and crew of the ship Glen Huntly. The dead were buried there, though in 1898 the graves were exhumed and reburied at the St. Kilda Cemetery. As early as the 1850's Point Ormond was a popular picnic spot.

Primary Source

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

Other Studies

Description

The Red Bluff was drawn by Mrs. Elizabeth Parsons around 1875 and reproduced in Cooper's History of St. Kilda.   In 1904, as part of the State Government's Elwood works and despite some bitter local opposition, the seaward edge was cut down to 8ft. (2.4 m) above the water level. This was to allow Marine Parade to pass around it inside a sea wall which was also built then. The remaining bluff was graded to a slope, the total height being reduced by "...a few feet".

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

'Australasian Sketcher', Melbourne, 8th October, 1904, p. 872 Red Bluff; 13th January, 1906, p. 89, improvements.

'St. Kilda Advertiser, The Malvern Argus and The St. Kilda Mercury', Melbourne, 24/Sep/1904, p.3 - Appendix.

John Butler Cooper, 'The History of St. Kilda' from its first settlement to a City after 1840 - 1930, City of St. Kilda, Melbourne, 1931, vol. 1, illustration facing page 20.

Identifier   House

Formerly   unknown
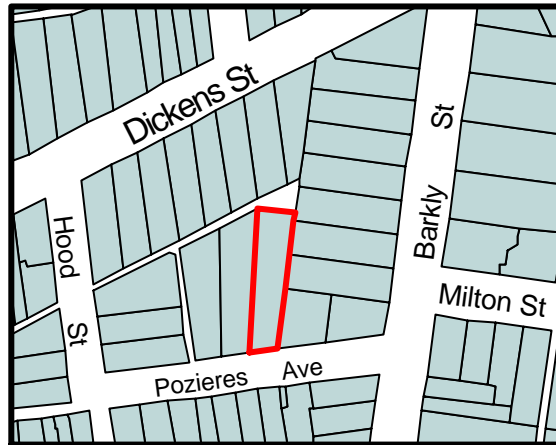
Heritage Precinct Overlay None
Heritage Overlay(s) HO228

Address	4 Poziers Avenue ELWOOD	**Category**	Residential:detached
Constructed	1922	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The house at no. 4 Pozieres Avenue, Elwood, was built for Archibald Fraser in 1922. It is aesthetically important (Criterion E) as a highly individual Arts and Crafts influenced cottage, celebrating the period in which this suburb has its origins.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An unusual Arts and Crafts influenced cottage having a central pavilion as its most distinctive element with ox-bow profile sheet metal lined roof visually supported by tapered rough cast piers either side of a central curved window surmounted by shingles. The main terra cotta tiled roof is pyramidal and the windows typically have glazing bars to the upper sashes in the fashion of the period.   Condition: Sound.   Integrity: High.

History

The formation of Pozieres Avenue and the sale of the subsequent subdivision were post World War 1. In 1920, Archibald Fraser of Marine Parade, St. Kilda owned lot 9 on the north side of the avenue between Hood and Barkly Streets. It had an NAV of 15 pounds.

In 1922, Fraser built a five roomed brick house on the site which he leased to photographer, Stewart Strawbridge. The NAV was 80 pounds.

Fraser continued to own the property in 1935. In the interim he had several tenants including Frank Mardel, a manager (1925), George Morson, a contractor (1930), John O'Brien, a jockey (1931) and Eustace Bromley a manager (1935). Throughout that time, the house was described as brick, five rooms.

Thematic Context

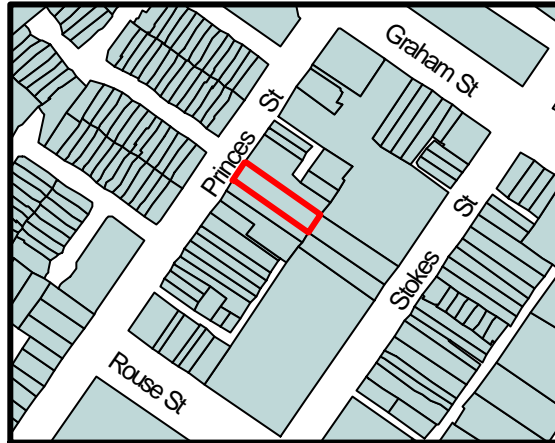4. Building settlements, towns and cities. 4.1.2 Making suburbs.

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: 1920-26, 1930-31, 1935-36. VPRS 8816/P1, PROV.
MMBW litho plan no.48, undated.

Identifier   House

Formerly   "Vacunce"

Heritage Precinct Overlay None

Heritage Overlay(s) HO231

Address	112 Princes St PORT MELBOURNE	**Category**	Residential:detached
Constructed	1901	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

"Vacunce" at no. 112 Princes Street, Port Melbourne, was built in 1901 for the engine driver, John Arthur Harris. It of architectural interest as an intact and early example of a small Edwardian period villa (Criterion D) as is demonstrated by the use of slate to the roof and such decorative devices as roughcast with half timbering, the coved cornice and unusual treatment of the gable end. It is of historic interest (Criterion A) as the house of an engine driver in a street formerly known as Railway Place close by the Port Melbourne Station yards. It is the most architecturally ostentatious house in a street block occupied predominantly by representative and at times defaced Victorian and Edwardian period cottages.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An asymmetrical red brick Edwardian period villa with hipped slate roof and terra cotta ride cresting and finials. The projecting wing has an overhanging gable end with half timbering and rough cast surmounting a triangular panel of cast cement ornamentation. The windows in the projecting wing are further emphasised by plain cement banding and the eaves are coved. The verandah has turned timber posts with dentils and a spindle frieze and there are triangular cast iron lace spandrels. The window reveals have bull nosed bricks of slightly different colour to the body bricks. The chimneys having strapwork with roughcast bands beneath the corbels.   Condition: Sound.   Integrity: High. The garage is of a later date.

History

Princes Street was formerly named Railway Place and runs parallel with the former Melbourne and Hobson Bay Railway line, which opened in 1854. A plan of the Township of Sandridge in 1855 shows Section 11 on the east side of Railway Place, with about half of the land unsold including lots A and B. By 1859 however,

both lots had been purchased by J.G. Newman. They had frontages of 50 feet to the street.

John Newman continued to own the land in 1900. By then, its measurements were given as 45 by 185 feet in Princes Street and 66 by 120 feet off Princes Street. Their respective NAV were 9 and 8 pounds.

In 1901, Joseph Arthur Harris, an engine driver, purchased the land and in the same year built a residence for himself. It was described as "six rooms, brick house and land". The NAV was 32 pounds.

Harris continued to live at no.112 with his family, which in 1906, numbered eight. By 1911, the house had seven rooms and NAV had increased by 2 pounds. Harris was still in residence in 1916 however by 1921, Nathan Bear, a merchant, was owner/ occupant. The description of the property remained unchanged although the NAV had risen to 45 pounds.

In 1997, the house was known as "Vacunce".

Thematic Context

4. Building settlements, towns and cities. 4.1.2 Making suburbs (Port Melbourne).

Recommendations

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

References

Port Melbourne Rate Books: 1900-02, 1905-6, 1910-11, 1920-21.
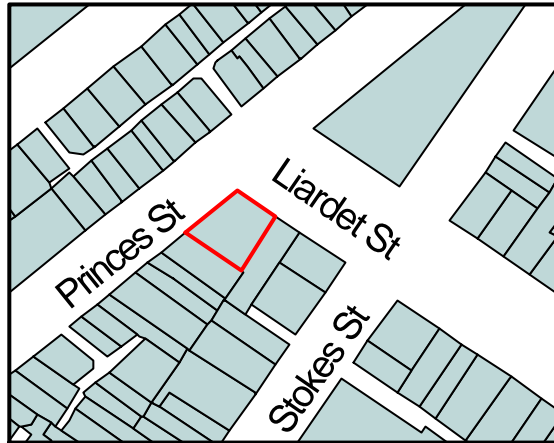 VPRS 586, PROV.
Sands and McDougall Directory: 1916.
MMBW litho plan no.18, dated 7.7.1894.
Parish Plan South Melbourne (Port Melbourne), Department of
  Lands and Survey, (photo–litho), 1932. PMHS
N.U'Ren and N.Turnbull, 'A History of Port Melbourne', Oxford
  University Press, 1983, p.27.

Identifier   Former Bakery

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	230 Princes St PORT MELBOURNE	**Category**	Commercial: residential
Constructed	1879	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former bakery at 230 Princes Street is of local significance. The building is substantially intact externally, and is a rare example locally of a once common nineteenth century building type combining shop, dwelling and small manufacturing establishment. The detailing, particularly to the shop and the side yard wall, is notable and the building is a prominent streetscape element.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Commerce/Trade
SUB-THEME: Industry
                Bakeries
ORIGINAL OWNER: Job Smith
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Former bakery and shop
ORIGINAL RESIDENTIAL Residence attached to commercial premises
USE TYPE:
ARCHITECTURAL STYLE: Victorian Regency
PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION
This two-storey rendered masonry building comprises a former corner shop and residence with an attached

bakery wing to the rear facing Liardet Street. A yard opening onto Princes Street gave access to the bakery wing. The elevations are stepped back from the corner, distinguishing the shop, residence and bakery, and the shop is further distinguished by broad piers on each side of the windows, with capital mouldings at window head height, and by a projecting moulded string course at first floor level. The entrance to the shop is located at the corner in a slightly recessed bay set at a slight angle to the Princes Street elevation. This bay contains a blank framed panel at first floor level. At roof level there is a plain moulded cornice and parapet extending over the shop and residence. The bakery wing is slightly lower than the residence and is surmounted by a flat parapet and rectangular pediment and flanking scrolled brackets, bearing the word "BAKERY" in pressed cement. The side wall to the yard on the Princes Street elevation is stepped with alternating concave and convex quadrants to the top.

The ground floor shop windows have arch-headed mullioned timber frames. The shop door has two-leaf panelled doors and a rectangular fanlight above. The door and ground floor window to the house have plain segmental arched openings, and the upper floor windows have moulded architraves and bracketed sills. A recent roller door has been fitted to the ground floor of the bakery facing Liardet Street.

COMPARATIVE ANALYSIS
This former bakery is one of a number of surviving nineteenth century buildings in Port Melbourne which combined residences with a shop or small manufacturing establishment. More specifically, it is one of a relatively small number of bakery-residences elsewhere in the metropolitan area. A once common building type, it can be compared with Bates Bakery, 56 Douglas Parade, Williamstown and the former bakery and residence at 98-100 Moreland Street, Footscray (1883). Bates Bakery, architecturally different from 230 Princes Street, comprises a shop and bakery to the rear which has been in continuous operation as a bakery under the same family control since 1886. The Moreland Street bakery is larger and comprises a brick residence and shop with the bakehouse and store facing a service yard to the rear.

Architecturally, the building is representative of nineteenth century shop design, comparable with such examples as the former butcher's shop and residence, 397 Abbotsford Street, North Melbourne (1890), 174 Cecil Street, South Melbourne (1881), and 266 and 268 Park Street, South Melbourne (c. 1883). The stepped side wall is distinctive.

History

This former bakery building was constructed in 1879 for Job Smith, a baker. When first rated, the building was described as a seven roomed brick shop and oven and was valued at £90, a considerable amount for a shop building at this time. (1) By the mid-1890s, the bakery had changed hands and was owned by another baker, Thomas Adams. (2)

By the 1970s, the building had been converted to a residence with studio.(3)

Thematic Context

This building was one of a large number of small corner shops constructed in residential areas throughout Port Melbourne in the nineteenth century. Many of these remain, and like this building, have been converted for residential or other purposes.

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, 1879-80, no. 521.
2. Sands and McDougall Melbourne Directory, 1894.
3. Port Melbourne Building Register, 6 November 1978, Alter dwelling and studio for T. Sanders, 7760.

Identifier   Former Dispensary

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	293 Princes St PORT MELBOURNE	**Category** Commercial
Constructed	1894	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Sandridge United Friendly Societies Dispensary is of local significance. The building has historical associations with the friendly society movement in Port Melbourne from 1894 until the mid-twentieth century. The substantially intact exterior is a prominent streetscape feature.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Health and welfare
SUB-THEME: Dispensaries
ORIGINAL OWNER: Sandridge United Friendly Societies
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Dispensary
ORIGINAL RESIDENTIAL na
USE TYPE:
SIGNIFICANT TREES: Large elm to rear, adjacent to 110 Station Street
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Brick

This former dispensary is a large two-storey red brick building with rendered side elevations and details to the front facade. The front elevation is divided horizontally by moulded render string courses at first floor and parapet level and vertically by rendered pilasters, rusticated to the ground floor, to the ends and framing the

centre bay of the three bay elevation. The large segmental arched doorway to the centre has a stilted moulded archivolt and two-leaf, three-panelled doors and fanlight above. The windows, except to the ground floor south, have rectangular openings with flat hood moulds. The first floor centre window has a round pediment and all first floor windows have rendered architraves. The ground floor south windows, originally a single wide shop window with a render lintel, have been altered relatively recently to two single sash windows. Apart from this alteration, the exterior is almost completely intact, other than for urns which presumably sat upon the pediment pedestals.

History

This building was constructed in 1894 as the Sandridge United Friendly Societies Dispensary. (1)

In 1953, the building was still owned by the Trustees of the Port Melbourne Friendly Societies Dispensary. Minor works carried out to the building at this time consisted of re-blocking the timber section, and renovation of the conveniences. (2) The United Friendly Societies were still listed as the owners in 1968. (3)

The building was converted to a residence and the old pharmacy is used as a kitchen. It has since been used as a photographic studio. (6)

Thematic Context

In the nineteenth century, friendly societies provided a range of health and other benefits and services. Most people were members of one or another of the friendly societies; these were usually based on occupational groupings or religious or other affiliations. Friendly societies provided medical and pharmaceutical benefits. Some also had sick and funeral funds. Young people joined societies upon starting work, since they were then not entitled to benefits under their parents' membership.(4) In some cases, friendly societies also provided a focus for social activities.

A range of friendly societies was represented in Port Melbourne, most of which operated out of the old Dispensary Hall. Membership of one of the societies entitled people to a dispensary book, which gave them access to a doctor. As long-time Port resident, Jack Porritt noted, 'Prescriptions written in this book were made up at the Dispensary and so we had a reasonable cover'. (5).

The building also had a lodge hall, where meetings of the various societies and lodges could be held. Located behind the main hall building, at 110 Station Street (q.v.), is the former caretaker's cottage for the dispensary.

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. Sands and McDougall Melbourne Directory, 1894.
2. Port Melbourne Building Register, 19 March 1953, no. 335, and 16 April 1953, no. 356.
3. Port Melbourne Building Register, 24 December 1968, no. 4643.
4. 'They Can Carry Me Out'. p. 50.
5. J. Porritt, quoted in 'They Can Carry Me Out'. p. 50.
6. According to P. Grainger.

Identifier   RSL Hall

Formerly   Excelsior Hall
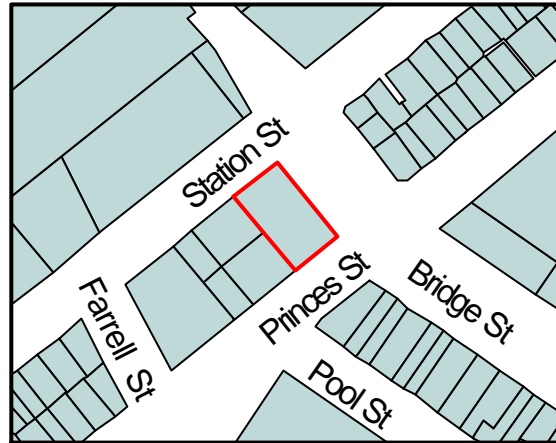
Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	301 Princes St PORT MELBOURNE	**Category**	Public
Constructed	1886	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Excelsior Hall is of local significance. It is a rare surviving example of a nineteenth century voluntary youth club and demonstrates the strength of local concerns about recreation and the influence of local gangs in the late nineteenth and early twentieth centuries. The building is of interest as a relatively, uncommon and substantially intact example of a large nineteenth century timber-framed corrugated iron structure.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Public halls
ORIGINAL OWNER: Unknown (Excelsior Club?)
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Public hall
ARCHITECTURAL STYLE:- (not recorded)
PRINCIPAL MATERIAL: Corrugated iron

PHYSICAL /STYLISTIC DESCRIPTION
The former Excelsior Hall, now used as the RSL hall, is a large timber-framed structure with walls and roof clad with corrugated iron. The original building comprises a main rectangular gabled hall with a high steeply-pitched roof and transept-like lean-to wings to each side at the Station Street end. A flat-roofed cream brick

extension has been added, probably in the 1950s, at the east (Princes Street) end. The original sash windows with moulded architraves and panelled doors remain, some boarded up, on the side and end elevation. The gable bargeboards to Station Street, of plain rectangular section, have decorative cast iron valences attached to their lower edges

COMPARATIVE ANALYSIS
While a number of nineteenth century timber-framed industrial buildings exist in Victoria, there appear to be relatively few timber buildings comparable to the former Excelsior Hall originally used as assembly halls. Most surviving nineteenth century church halls and other buildings with comparable social purpose appear to be of masonry construction, or considerably smaller. Comparison can be made with the timber-framed army drill halls built in the 1860s, surviving examples of which exist at 106 Gipps Street, Richmond and Chapel Street, St Kilda. These buildings are larger than the former Excelsior Hall and clad with weatherboards rather than corrugated iron, but otherwise are of broadly similar construction.

History

In 1885, a group of Port Melbourne residents decided to form an Excelsior Club, 'dedicated to the moral and physical improvement of the young'. (1) The club immediately began searching for land on which to build a meeting hall, and after a good deal of negotiation with the Government, much of which was undertaken by F.T. Derham, a piece of the drainage reserve between Bridge, Farrell, Station and Princes Street was obtained. Concurrently, a fund-raising drive was undertaken, and on 3 August 1886 a timber-framed galvanised iron hall capable of seating 600 people was opened. (2)

Thematic Context

The Excelsior Hall has accommodated a number of different community-based activities and groups since its construction in 1886. In the early twentieth century, for example, clubs for young people were accommodated in the hall. One such club was formed by 'Skipper Jennings', who had stables in Heath Street. The boys' club offered training in boxing, wrestling and other sports, and was formed in an attempt to break one of the youth gangs (the Push's) which was terrorising Port residents. (3) The building was also used for dances and other social events, (4) and has been a focus for youth and community activities.

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. 156.

2. ibid. pp. 156-157.

3. 'Greater Port Melbourne: Official Souvenir of the 1939 Port Melbourne Centenary Celebrations

   Committee', Port Melbourne, 1939.

4. M. Lowe. Quoted in 'They Can Carry Me Out'. p. 23.

Identifier   Residences
Formerly   unknown
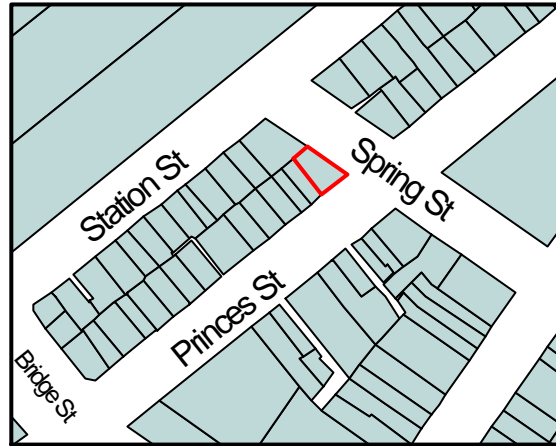
Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address   351 Princes St
             PORT MELBOURNE

Category   Residential:detached

Constructed 1914

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

351 Princes Street is of local significance. This house, substantially intact apart from the sympathetic extension of the roof, is notable as a relatively uncommon and an unusually complete example in Port Melbourne of the characteristic forms and details of the Australian Queen Anne style applied to a small inner suburban house. It gains additional significance in streetscape terms in relation to the adjacent very similar and near contemporary house at 135 Station Street (q.v.).

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Federation brick house, single storey
ORIGINAL OWNER: Dennis Ryan
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to   70 - 90% original
adjacent, contributes to overall
character of the precinct)
BUILDING TYPE: Federation brick house, single storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Federation Queen Anne
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

351 Princes Street, like its twin at 135 Station Street (q.v.), is a red brick residence designed in the Australian Queen Anne style, and is located on a prominent corner site. The asymmetric front elevation facing Princes Street has a gabled wing projecting to the left-hand side and a verandah to the left. The jettied and half-timbered gable and the upper wall below the gable are roughcasted. The hipped roof contains a subsidiary gable above the verandah, also half-timbered and roughcasted. The roof has been extended upwards recently with an additional gablet to the top to house an attic level, and is covered with recent terra cotta Marseilles pattern tiles with decorative ridge cresting. The verandah has shaped square-section timber posts and arched timber valances with closely spaced timber uprights. The timber-framed casement windows are divided by mullions and transoms. The chimneys are roughcasted, with mouldings and smooth rendered bands to the upper parts and terra cotta pots.

COMPARATIVE ANALYSIS
351 Princes Street, and the very similar adjacent house at 135 Station Street (q.v.), are characteristic examples of the Queen Anne villa style applied to small inner suburban sites. As seen in numerous examples on larger sites in suburbs such as Armadale, Hawthorn and Kew, houses of this style are characterised by their predominant use of red brick and terra cotta, with render or roughcast details, and large tent-like hipped roofs with gabled projections. Roofs typically sweep down over verandahs to one or more sides and there is often a strongly expressed diagonal axis in both the external form and the planning, apparent at 135 Station Street. In Port Melbourne, while there are several houses which display elements of the Queen Anne style, including Creswick House, 139 Bridge Street (q.v.), 112 Princes Street (q.v.), and Emerald House, 165 Station Street (q.v.), these two houses are the most complete examples of the Queen Anne villa style.

History

351 Princes Street was constructed in 1914. It was built on land owned by Dennis Ryan, whose family had owned a timber cottage on the site since the late 1860s. The earlier cottage can be conclusively dated to at least 1869-70, but may have been earlier. (1) It was constructed by labourer, Stephen Ryan, and when first rated was described as a wooden house of 4 rooms, valued at £16. (2) In the 1890s, the timber house was occupied by Stephen Ryan's widow, Bridget, who worked variously as a laundress and as a grocer after her husband's death in the early 1870s. (3) The building was described in 1890-91 as a five roomed wood house and was valued at £20. (4)

Bridget Ryan appears to have died sometime around 1912. By this time, the timber cottage had already been demolished. (5)   Dennis Ryan constructed this new five-roomed brick house in 1914, at which time it was valued at £44. A brick washhouse was added in 1940, and a brick fence in 1957. (6)

Thematic Context

This house was constructed as a replacement for a very humble timber cottage of the 1860s, and reflects the rebuilding which took place in many areas of Port Melbourne in the early twentieth century and particularly in the Inter-War period. It is interesting that the house is a pair to 135 Station Street of 1916 (q.v.), which is sited to its rear. The relationship between the two buildings is not clear, though it is possible that their construction was overseen by the same builder or architect.

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, 1869-70, no. 1156.
2. Ibid.
3. Port Melbourne rate books, various years, 'Sands and McDougall Melbourne Directories', various years.
4. Port Melbourne rate book, 1890-91, no. 900.
5. Port Melbourne rate book, 1910-11, no. 1276
6. Port Melbourne Building Register, 23 September 1940, R 340, 14 November

Identifier   Residences
Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 353 Princes St PORT MELBOURNE	**Category** Residential:detached
Constructed 1865 /6	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

353 Princes Street is of local significance. A substantially intact simple timber cottage of relatively early date, it is representative of early cottages 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: Nineteenth century weatherboard cottage, single-storey
ORIGINAL OWNER: John Wishart
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to   90%+ original
adjacent, contributes to overall
character of the precinct)
BUILDING TYPE: Nineteenth century weatherboard cottage, single-storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian Timber Cottage
PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION
353 Princes Street is a small double-fronted single-storey cottage of timber-framed and weatherboarded construction. The house is located on a corner site and has a front verandah extending out to the property line and a lean-to rear section. The transverse gabled roof is covered with corrugated iron, and extends at

shallower pitch over the verandah. On each side of the central front door are sash windows with single vertical glazing bars. The front door is four panelled and there is an early timber screen door. The verandah is supported on simple square posts, closely spaced in front of the door, between which is a timber picket fence and gate. The chimney is constructed from red brick and has a tall yellow terra cotta pot. The fence to the side is made from corrugated iron.

COMPARATIVE ANALYSIS
353 Princes Street is typical of the small workers cottages erected in the 1850s and '60s in suburbs such as Port Melbourne, South Melbourne, Collingwood and Brunswick. While the house is of a relatively early date for Port Melbourne, earlier houses of similar type exist elsewhere, for example in South Melbourne at 1 Morris Street (c. 1855) and 51 Church Street (1857). In Port Melbourne, there are several other broadly similar houses, probably of similar date to 353 Princes Street. 353 Princes Street, however, appears to be among the most intact, and the simple detailing of the verandah and front fence are particularly notable in comparison with the often later cast iron and other detailing of other houses.

History

353 Princes Street was constructed in 1865 or 1866. The building's first owner was a shipwright, John Wishart, who owned land valued at £3 in Princes Street in 1864-5. (1) By 1865-6, a four-roomed timber cottage valued at £16 had been constructed on the site.

Thematic Context

The house was typical of working class cottages of its period, and of much of Port Melbourne's nineteenth century residential building stock. It is a remnant of a early Port Melbourne building type.

The building also has a typical occupancy history. Owned by a shipwright, in the late nineteenth century, the house was variously let to a soap boiler, a mariner and a mason. (2)

Recommendations

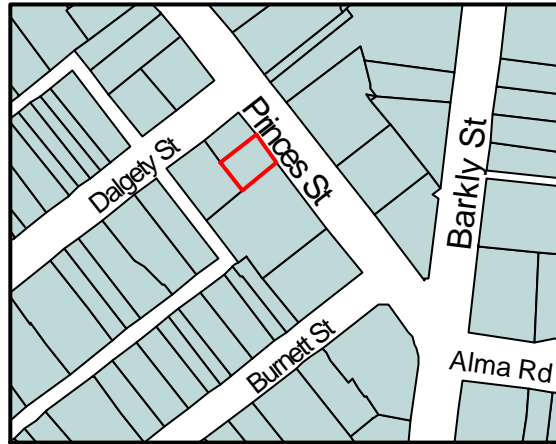A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1864-5, no. 875.
2. Port Melbourne rate books, various years.

Identifier   "San Diego"

Formerly   Former Villa

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	9A Princes St ST. KILDA	**Category**	Residential:apartment
Constructed	late 1930s	**Designer**	unknown

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

This complex of apartments is interesting for its uncompromising Functionalist design, featuring a fine array of horizontally divided steel framed fenestration, highlighted by its wrap around corner windows. The complex is an important example of a distinctive St Kilda development type, built around a single storey Edwardian villa (still partially visible on the south elevation when viewed from Princes Street). The perimeter fence is contemporary with the apartment conversion. The crisp forms of this building are prominent on the rise in Princes Street and the design expresses the availability of views.

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 and former villa

History

see Description

Thematic Context

unknown

Recommendations

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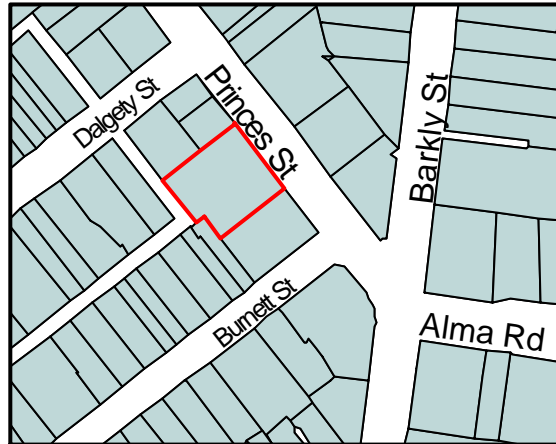recommended inclusions:

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

References

NOTES
Includes 45 Dalgety Street

Identifier   "Berkeley Hall"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO229

Address   11 Princes St
ST. KILDA

Category   Residential:detached

Constructed 1854

Designer Albert Purchas

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Berkeley Hall' one of the oldest surviving houses in St Kilda and dating from 1854, was for many years occupied by H.F. Gurner, Melbourne's first town clerk in 1842 and later, upon separation, the first Crown Solicitor for Victoria. The Georgian qualities apparent in the original design have been heavily disguised by later classic revival additions and the architectural importance of this early house is entirely reduced by construction of the coarsely detailed colonnaded verandah.

Primary Source

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

Other Studies

Description

'Berkeley Hall' a large classic revival style cement rendered brick residence in Princess Street St Kilda was erected in 1854 for solicitor, Henry Field Gurner to a design by early Melbourne architect Albert Purchas. The house has been substantially altered since construction and the original Georgian character obliterated by addition of a neo-classical colonnade verandah early this century.

Intactness
'Berkeley Hall' has been largely altered in the conversion to reception rooms and only the facade (as altered early twentieth century) and the drawing room interior remain intact. A stable at the rear retains Morewood and Rogers galvanised iron roof tiles.

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

References
National Trust of Australia (Victoria) File No.1746
The Architects Index. Faculty of Architecture, University of Melbourne.
'Melbourne Herald' Melbourne 1 April 1854, p. 1 Tender Notices.
Woods, Carole 'Henry Field Gurner (1819-1883)' in Pita, Douglas (ed) 'Australian Dictionary of Biography'
M.U.P. Melbourne 1972 vo. 4 p. 309.
Raggatt, Howard 'A Study of the Development of St Kilda from Its Beginning Till 1873' History Research
Report, Department of Architecture, University of Melbourne, 1978.

(National Estate citation reprinted with permission Of the Australian Heritage Commission.)

Identifier   "Wyndham"

Formerly   unknown
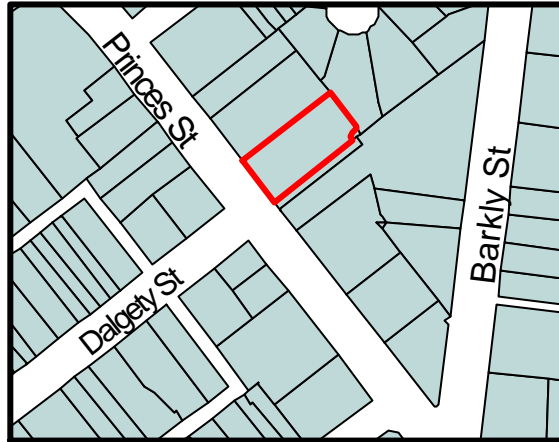
Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 20 Princes St ST. KILDA	**Category** Residential:apartment
Constructed 1934	**Designer** unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

An elegantly proportioned three storey Mediterranean style apartment complex, which features a fine semi-circular two storey porch with tuscan columns on the ground floor and ionic columns on the first floor. The building has a standard plan layout, and is notable for its larger than usual size. The simplicity and clarity of the facades, with their false arched multipaned windows and deep overhanging eaves, and restrained application of detail (particularly in the wrought ironwork of the portico balconies and the Serlian motif of the front facade) make this the finest example of the style in St Kilda. The building encloses a well proportioned garden court.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Three storey walk-up flats
Builder: J. Morrison
Original owner: A. Bancroft

A three storey block of apartments constructed in 1934 for A. Bancroft. The builder was J. Morrison. No architects name is mentioned on the building permit plans lodged with the St Kilda Council. The building is designed in a L shape with the rendered facades decorated in a neo-georgian vocabulary and terra-cotta tiled hipped roofs with deep projecting eaves. In common with many contemporary flat designs, the long arm of the L runs perpendicular to the street, allowing the building to enclose on two sides a garden space that acts as the main entrance to each apartment as well as the main outlook. In this particular case, the garden is located on the north side of the block and with the neighbouring apartment complex which in layout is

essentially a reflection of the apartments in question, forms a large and pleasant green space. The dominant feature of this complex is a two storey columned porch centrally located on the northern elevation of the main wing and forming a centrepiece to the garden space.

History

see Description

Thematic Context

unknown

Recommendations

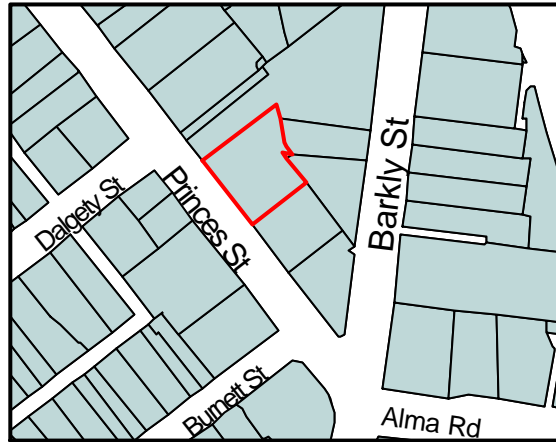A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K.C.C building approval No. 6855 issued 28.2.34

Identifier   Residences

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO230

Address   24 Princes St
ST. KILDA

Category   Residential:attached

Constructed   before 1858

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The main section of this building was erected early in St Kilda.

Primary Source

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

Other Studies

Description

The brick residences at 24 Princes Street, St Kilda Road appear to have been erected before 1858 for
Captain George Gilmore as an adjoining pair of two storey residences. Although later additions have
occurred, the quoining of the corners and dentils of the exposed hip roof arch indicate the form of the original
house.

Intactness: The original buildings and its later additions are intact and a cast iron palisade fence lines Princes
Street.

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
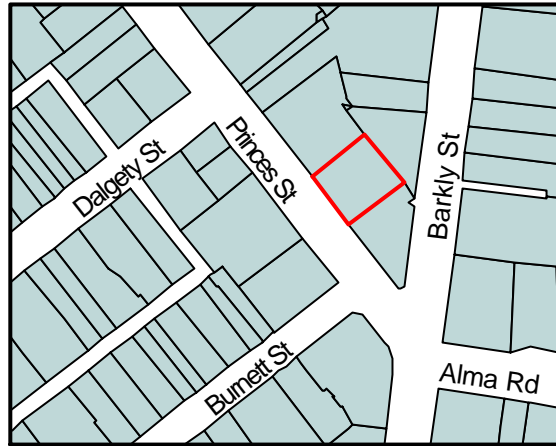
References

References
Rate Books, City of St Kilda, 1858, 1861-1874.
Vardy, J.E.S., Plan of the Borough of St. Kilda, 1873.

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	34 Princes St ST. KILDA	**Category**	Residential:apartment
Constructed	1926	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This palazzo-like block of flats has a particular beauty in its clarity and rationality of form. The four flats of each level are clearly represented in the massing of the building by four clearly articulated pavilions, capped by a large hipped roof and expressed again in the four chimneys. The pavilions are separated by deep balconies and taal piers, terminated by small coupled Tuscan columns. The ambiguity of this motif is notable, and reinforces the romantic classical character of the building. The front fence appears to be contemporary with the building, and the intact state of the render finishes, the distinctive panelled eaves lining detail and the terra-cotta roof are all contributory.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Three storey walk-up Flats
Builder: H.C.Hall

The history of this building is a little uncertain as the drawing file held at the City of St Kilda is missing and an internal inspection has not taken place. It is possible that the existing three storey apartment complex is in fact an extensive addition to an earlier Victorian residence. The City of St Kilda building permit records show that a permit was applied for in 1926 for brick additions at this address, the owner being C.J. Irving and the builder H.C.Hall. The present complex takes on a palazzo-like form. The rendered facades are broken in each elevation to form recessed balconies on the front and rear facades and open staircases on the side elevations. The simple hipped roof is clad in terra-cotta tiles and incorporates a deep eaves projection. A wide ground floor hallway traverses the building from the main street entrance to the rear motor court. The

outbuildings facing onto the motor court date from Victorian times.

History

see Description

Thematic Context

unknown

Recommendations

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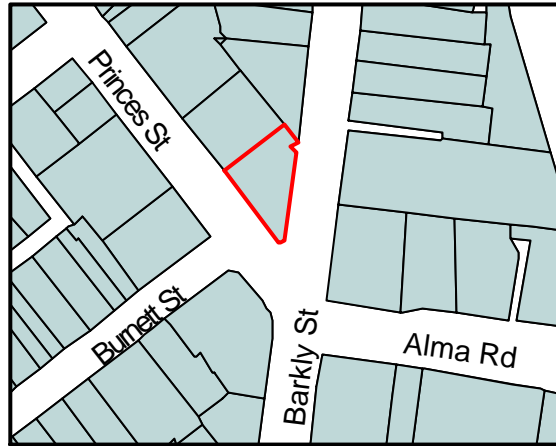recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K.C.C. building approval No. 6543 issued 28.8.26

Identifier   "Liverpool"

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	36 Princes St ST. KILDA	**Category**	Residential:detached
Constructed	1888-89	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

"Liverpool" was built at 36 Princes Street, St. Kilda, in 1888-89 for the Estate Agent and MLC, Nathaniel Levi. It is historically and aesthetically important. It is historically important (Criterion A) as the home of Nathaniel Levi, Victoria's first Jewish member of the Legislative Council and a member of the Legislative Assembly and recalls the importance of the Jews in St. Kilda from an early date. It is aesthetically important as an imposing villa residence with campanile situated at the high point of St. Kilda hill, the area's most prestigious residential location.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An imposing two storeyed Italianate villa with unusually plain stuccoed surfaces and having an engaged campanile as its most dominant element. The shallow pitched hipped roof is of slate whilst the openings are generally round or segmentally arched. The massing is straightforward although interest is added by means of a bay window to the Barkly Street wing and by the campanile having a view over the Bay.
Condition: Sound
Integrity: High

History

The east side of Princes Street contained just four properties when J.E.S.Vardy made his survey of St.Kilda in 1873. They comprised large blocks of land with substantial houses, the most southerly of these (lot 7) on the Barkly Street corner, being owned by Joseph Levi by 1885. In 1888, Levi, an advertising agent, subdivided his land to form two blocks. He retained his home at no.34 and handed over the corner block to Nathaniel Levi (1830-1908), who built a residence there for himself. The house was brick with ten rooms and was

finished in 1889. Nathaniel Levi, who at the time was an estate agent, named his house "Liverpool" after Liverpool, England, the place of his birth. Nathaniel Levi was probably best known for his parliamentary career as a member of the Legislative Assembly and later Legislative Council, Cooper in "The History of St. Kilda" stating that he was the first Jew to enter the Parliament of Victoria. He lived at "Liverpool" until his death in 1908 by which time his nephew, John Levi was living there. The property which passed to John, continued to be his home in 1930. As his uncle before him, Levi pursued a public career being elected to Council in 1922 and serving as mayor in 1924.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (Middle Park). Nineteenth century suburban expansion. 2. Peopling the continent. 2.4 Migrating.

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:1889-91, 1899-1900.
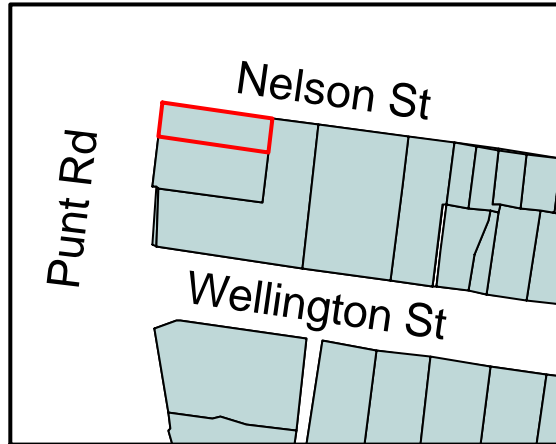Sands and McDougall directories: 1885, 1890, 1900, 1902, 1930.
MMBW litho plan no.35, undated.
J.E.S.Vardy, "Plan of the Borough of St. Kilda", Hamel and Ferguson, 1873.
John Butler Cooper, "The History of St. Kilda", Printers Pty Ltd, Melbourne, 1931, Vol 2, pp.290-291.

Identifier   Restaurant

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO232

Address   14 Punt Rd
WINDSOR

Constructed 1905

Amendment **C 29**

Comment

Category   Commercial

Designer

Significance (Mapped as a Significant heritage property.)

The former shops and residential building at 14-15 Punt Road, Windsor was built in 1905 for C. Peacoulakes. It is aesthetically important (Criterion E). This importance rests on its unusual façade treament consisting of suspended pilasters capped by figures of cherubs and other ornamentation. The building's cultural value hinges also on its prominent position at St. Kilda Junction and on its capacity to recall a time when this intersection was an important civic space.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A three storeyed former retail and residential building distinguished by its romantic arcaded façade treatment with faceted suspended piers surmounted by cherubs at first floor level. The windows are round arched with cast cement shell ends whilst the upper level is more severe, having round arched windows, a simple cornice and the date "1905" in raised cement to the pediment which may have been defaced by a surmounting advertising sign. The side elevation is of utilitarian character in overpainted face brickwork. Condition: Sound. Integrity: Medium, Ground level façade defaced.

History

At the turn of the century there were two shops each described as "brick and wood, two rooms" on the south east corner of Hoddle Street (Punt Road) and Nelson Street which were owned by Albert Burgess. They were leased to the dressmaker Reby (sic) Topping.

By the end of 1904, the shops had been removed and the vacant land site, measuring 60 by 99 feet, was owned by George Peacoulakes who lived at no.2 Hoddle Street. In the following year, the property passed to

Christopher Peacoulakes who commenced developing it by December 1905 with two brick shops, each with residences of seven rooms. The shops were completed in 1906 and had the street numbers 14-16. From about 1910, the shops seemed to have been converted to one building occupied by Peacoulakes, who was described as a fishmonger (1906), confectioner (1916) and caterer (1920).

Thematic Context

3. Developing local, regional and national economies.   3.18. Marketing and retailing.

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

Prahran Rate Books: 1904-7, 1910-11, 1915-16, 1920-21. VPRS 7244/P2.
MMBW litho plan no.45, undated.

Identifier   "Quat Quatta"

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	17 Quat Quatta Avenue RIPPONLEA	**Category**	Residential:detached
Constructed	1890-1891	**Designer**	W.H. Cooper

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
Quat Quatta is significant historically as well as architecturally. Its site was part of the grounds of Erindale, the home of wealthy early settler Thomas Monahan and the mansion was apparently built soon after his death by his daughter Betsy Keogh. The second owner was Monahan's son-in-law and executor, mining entrepreneur and politician John Alston Wallace (died 1901), owner also of Quet Quetta Estate (5) on the Murray River in New South Wales. Subdivision of Quat Quatta and Erindale in 1911 resulted in the development of that area, with further close subdivision around Quat Quatta in 1920(1) creating the row of shops in front of the house. Architecturally the building generally typifies mansions of the time in planning and detailing. The central room with gallery is a feature and the slate roofed verandahs are very unusual.
EXTENT OF SIGNIFICANCE
Entire building including the screen wall and archway to the old service yard on Western side. 1935 addition is not significant.
SURROUNDING ELEMENTS OF SIGNIFICANCE
None. Part of the Los Angeles Court/Glen Eira conservation area

Primary Source

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

Other Studies

Description

ORIGINAL OWNER
Mrs. Betsy Keogh (3)
ARCHITECT
W. H. Cooper,?(4) 1935 additions Jas. Doig (2)
BUILDER/ ARTISANS

Not known.   1935 S. Curry (2) builder
LATER OCCUPANTS
1892/93 - 1901 John Alston Wallace (3); 1935 J.E. Morris (2)
LATER ADDITIONS/ ALTERATIONS
1911 subdivision of grounds (1), 1920 further subdivision of land West of Quat Quatta Avenue around the
house (1) (Appendix).
1935 South-East wing (2). Apparently flats before being converted to reception rooms in recent times.

DESCRIPTION
Quat Quatta is a single storied mansion originally of some 14 rooms arranged around a central, top-lit room
with gallery originally giving access to a widows walk. Early this century this room contained a billiard table.
On the main axis of the house through this room are the entrance porch, front door and lobby. A verandah
with cast iron columns, timber board ceiling and marble paving faces three sides of the house. A feature of
the exterior is the elaborate stucco-work to the balustraded parapet. The slate clad verandah roof is unusual.
CONDITION
Good.
ORIGINAL USE
Private residence.
PRESENT USE
Reception rooms.
OTHER
The plan of subdivision of 1920 shows a 'road' was to be left on the Glen Eira Road frontage to provide
access. It is not known if this was in fact done.

History

Quat Quatta was constructed in 1890/91 for Mrs. Betsy Keogh, daughter of early settler Thomas Monahan of
Erindale, who died in May, 1889.   W.H. Cooper may have been the Architect. (4) The Honourable John
Alston Wallace, Betsy Keogh's brother-in-law and a widower by then, acquired the mansion in 1893/94.
Wallace died in 1901. Both Quat Quatta and Erindale were subdivided in 1911 (1) (Appendix), Quat Quatta
retaining the land between the railway and Quat Quatta Avenue. Subdivision of this land occurred in 1920
(Appendix). The building was flats before being converted to reception rooms.

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

OTHER EVALUATIONS
Australian Heritage Commission - Register of the National Estate.
National Trust of Australia (Victoria) - Classified.

BIBLIOGRAPHY
1. City of St. Kilda archives, subdivision plan, draw. 18 nos. 48 & 49, 1911, draw 18 no. 98 1920 -
   Appendix.
2. City of St. Kilda building permit records, no. 8877, 1935 additions.
3. City of St. Kilda Rate Books.
   M.M.B.W. Detail Plan No. 1452, 1901 - Appendix, shows layout of the grounds.
   Source unknown. Photocopies of two old photographs held by D.V. Bick.
   The Architects' Index, Department of Architecture, University of Melbourne.
   National Trust of Australia (Victoria) file no. 2387, -contains three old photographs.
4. Australian Builders and Contractors News, Melbourne, 21 September, 18 p. 292.
   Building, Engineering and Mining Journal, Sydney, 22 November 1890.
   Mellor, Suzanne G., 'Thomas Monahan (1812-1889)' in Pike, Douglas (ed.
   'Australian Dictionary of Biography', M.U.P., Melbourne, 1974, Vol. 5, pp.266-267 – Appendix.
5. James Smith (ed), 'The Cyclopedia of Victoria', F.W. Niven, Melbourne, 1903, Vol. 1, p. 151,
   Biography late Hon. J.A. Wallace - Appendix.
   Woods, Carole, 'John Alston Wallace (1824-1901)' in Nairn, Bede (ed.),
   'Australian Dictionary of Biography', M.U.P., Melbourne, 1976, Vol. 6, pp. 345-346 – Appendix.

Identifier   "Lancaster House"

Formerly   "Lancaster Flats"
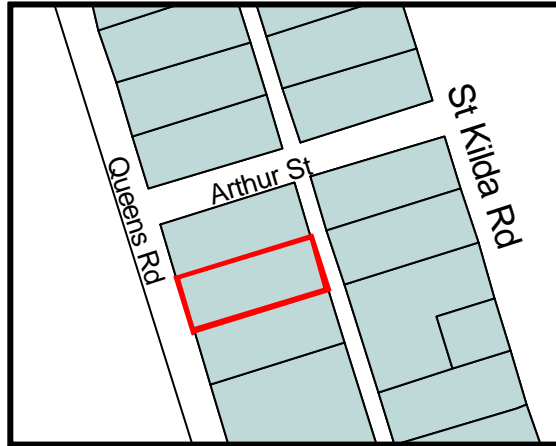
Heritage Precinct Overlay None
Heritage Overlay(s) HO321

Address 18 Queens Rd MELBOURNE	**Category** Residential:apartment
Constructed 1938	**Designer** Peter McIntyre

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

"Lancaster House" is situated at no. 18 Queens Road, Melbourne, and is understood to have been built in 1938 to a design possibly of architects Purnell and Pearce. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a picturesque and substantial apartment building in the Georgian Revival style, underscoring the continuing tradition of Queens Road as an attractive residential location. The choice of style demonstrates popular preferences at the time and the strong links with English domestic design practices of the period, the Georgian tradition being favoured in the mother country during the Inter War years.The symmetrical arrangement of the parts with visual interest heightened at the central entry and the Palladian windows are characteristic elements of the style.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An imposing Georgian Revival apartment building with layered wings generally having hipped roofs but with a single gable end, balancing a central stair well and entry given expression by means of a pedimented margin to the porch and surmounting arched stair well window with quoining and balustraded parapet, all in the Georgian Revival style. The double hung windows are expansive to afford generous views over Albert Park, the sashes being subdivided by glazing bars. Bricks are light pink with accented sills, stringcoursing and pedimented motif to the gable end. The symmetry of the arrangement has been reinforced by the location of Palladian windows either side of the main entry. The other elevations are utilitarian.

The building is set well back from Queens Road across lawns having a small centrally placed fountain and mature trees. There is a stylistically consistent recessed entry gate with elaborate wrought iron work and

curved ingo. Out buildings include an early structure predating "Lancaster House" and presumably forming part of the earlier "Lyndhurst" complex. It has a hipped colorbond roof with a skillion and brick walls that have sustained significant changes but retain an early segmental opening with bluestone sill. It has been converted into a garage.

Condition: Sound.   Integrity: High.

History

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

By the end of the nineteenth century four large properties had been built there including one at no.18 shown in situ on MMBW plan 20 in 1894. It consisted of a house with an adjoining block of land, now no.19.   Various out buildings were depicted where present day garages stand. During the Great War L.P. Jacobs owned this property leasing it to Matilda Damman.

By 1926 the property had been split and sold. Frederick W.Blight had taken ownership of no.18 by then known as "Lyndhurst" and Robina Hartley had become the owner of the vacant block at no.19. Blight subsequently moved to Toorak. He retained no.18 as an investment property being listed as its owner in 1937 when it was five brick flats .

Council property records indicate plans and specifications for a permit for additions and alterations were submitted in May 1938 (plans and documents not found), the rate card for that year indicating that 15 flats existed from that year. Their owners were Margaret and Charles Swinburne, formerly of Barkly Street, St.Kilda, who lived in flat 1, their occupations being home duties and investor respectively. A search of the MU Architectural Index for the architect of these flats revealed only one possible entry, that of Arthur Purnell and Pearce who let a contract for a new block of flats in Queens Road, St.Kilda in January of that year.   The property was reassessed in 1940, perhaps on completion and from then was known as "Lancaster Flats" and subsequently "Lancaster House".

New owners were listed in 1951.   They were four people named Cropley of Kooyong Road, Toorak. They made additions/alterations to flats 1, 2, 3, 5, and 6 including the provision of garages in 1954.   The changes were significant enough to double the valuation of four of these flats the following year.   At the same time the Cropleys registered an application for subdivision with the Titles Office.   A Plan of Subdivision was adopted in 1956 with 14 new titles issued for the flats with the residue being retained by Harold Harrison Cropley and others. From then the flats were gradually sold as "own-your-own", the first (no.11) being bought by Miss Patricia Feilman in November 1957.

During this period the architectural firm of Carleton, Henderson and Butler moved into flat 9. Carleton and Henderson had been residents since 1955 with Butler joining them in 1956. Alex Henderson continued as sole occupant from the mid 1960s.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (Melbourne).

Recommendations

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

References

Judith Raphael Buckrich, "Melbourne's Grand Boulevard The Story of St.Kilda Road", State Library of Victoria, Melbourne, 1996, pp.50-51.
Part Parish plan, City of Port Phillip building records, file no.4870/018/1.
South Melbourne, MMBW plan no.20, 1894.
South Melbourne Rate Book 1916-1917, p.212, rate no.7938. PROV VPRS 8264/P1, Unit 62.
  Ibid., 1925-26.
  Ibid.,1926-27, p.217, rate no.8180. Unit 72.
  Ibid., 1937-38, p.223. Unit 83.
 City of Port Phillip building records, file no.4870/018/1.
South Melbourne Rate Cards 1938-43, nos.8601-14. PROV VPRS 8266/P1, unit 6.
Miles Lewis Architectural Index, Melbourne University Architectural Library, R 016.7249 LEW.
Sands and McDougall Directory of Victoria, 1940, p.59.

South Melbourne Rate Cards, op.cit., 1951, nos.9646-59. Unit 23.
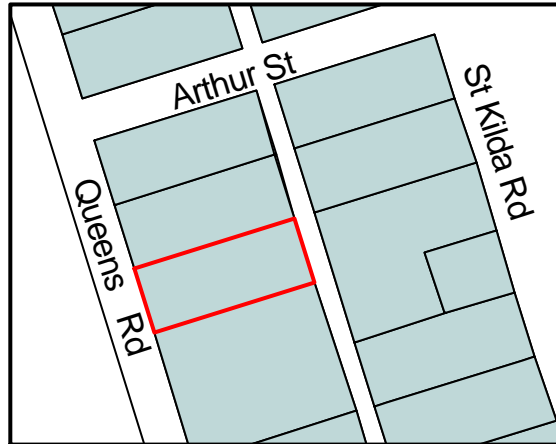 Ibid.
 Ibid., 1954.
 Ibid., 1955.
Building records, op.cit.
Rate Cards, op.cit. 1957.
 Ibid, 1951-59. Also Sands and McDugall, op.cit. 1951-73.

Identifier   "Alan Ramsay House-Secondary Teachers Hostel"

Formerly   "Devon Flats"

Heritage Precinct Overlay None

Heritage Overlay(s)

Address 19 Queens Rd MELBOURNE	**Category** Residential:apartment
Constructed 1929	**Designer**

Amendment   C 29

Comment

Significance

NA

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

This building had been demolished when visited, a new building being under construction by L.U. Simon Builders Pty. Ltd.

History

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

By the end of the nineteenth century four large houses had been built there including one at no.18 which had an adjoining block of land at no.19.   In 1926 this property was owned by Frederick W.Blight who during the following year, disposed of the block of land to Robina Hartley of South Yarra.   At the time it was described as vacant land with an NAV of 125 pounds.   During 1927 Hartley developed a Garden there and in 1928 commenced building a block of flats, now demolished. It is understood they were designed by the architect Claude Gibbs and comprised of four flats with garages. They were completed in 1929 and tenanted by Raymond Hawkins, Mark Alexander and one Hughes. Hartley retained one flat for herself.   By 1931, Hughes had vacated his flat and the merchant Charles Turton was living there.

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

Presently the site is being redeveloped with a new block of apartments understood to be named "Grandview Apartments", the contractors being L.U.Simon Builders Pty Ltd.

Thematic Context

NA

Recommendations

Nil.

References

Judith Raphael Buckrich, Melbourne's Grand Boulevard The Story of St.Kilda Road, State Library of Victoria, Melbourne, 1996, pp.50-51.
  Part Parish plan, City of Port Phillip building records, file no.4870/018/1.
  South Melbourne, MMBW plan no.20, 1894.
  Ibid.,1926-27, p.217, rate no.8180. Unit 72.
  Ibid.,1927-28, p.219, rate no.8123. Unit 73.
  Ibid.,1928-29, p.217, rate no.8151. Unit 74.
  Ibid.,1929-30, p.218, rate nos.1867-70. Unit 75.
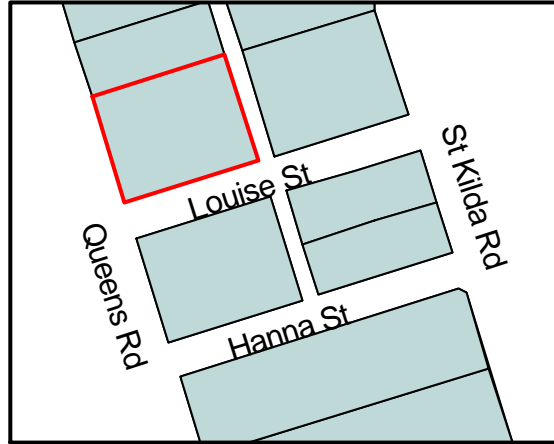 Ibid.,1930-31, p.218.
  Ibid.,1937-38, p.223. Unit 83.
  Sands and McDougall Directory of Victoria, 1963.
  City of Port Phillip building records, file no.4870/019.
  Ibid., 1965, p.180a.

Identifier   Former "Brookwood Flats"

Formerly   Site of "Brookwood"

Heritage Precinct Overlay None

Heritage Overlay(s) HO335

Address	32 Queens Rd MELBOURNE	**Category**	Residential:apartment
Constructed	1936	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

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

History

A controversial move was made by the Government in March 1875 when it decided to sell park land on the western boundary of St. Kilda Road. A new road called Queen's Terrace (now Queens Road) was formed

parallel to St. Kilda Road and a subdivision of large blocks took place with building restrictions that would limit development to the erection of mansions and large villas.

In 1880, Queens Road between Louise and Leopold Streets was vacant land. By 1881, it had at least three houses, two of which were the residences of builders Samuel Amess and Benjamin Barnes. At the time, lots 8 and 9 on the north east corner of Louise Street remained vacant and were owned by George Simmie. Each lot had a NAV of 36 pounds. In the following year, manufactuer William Brookes bought lots 8 and 9 and commenced building a large house there for his residence. In 1883, the house was completed and occupied. It was named "Brookwood" and had 15 rooms and a NAV of 400 pounds. Brookes, who was joint owner with Archibald Currie of the Yarra Bank paper mill in 1890, continued to live at no.32 at the turn of the century. At that time, the property was described as "brick, 16 rooms, stable, NAV 250 pounds". The Brookes family was still in residence in 1916.

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

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

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

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (Melbourne).   Twentieth century suburban expansion.

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
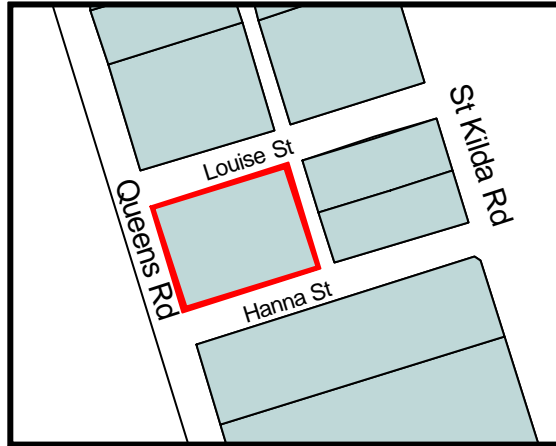
References

South Melbourne Rate Books: 1880-86, 1890-91, 1900-01, 1927-38.
Sands and McDougall directory 1916, 1921, 1937, 1973.
MMBW litho plan no.20, dated 17.7.1894.
Susan Priestley, "South Melbourne, A History", Melbourne University Press, Carlton, 1995, p.94, 216.

Identifier   "Stanhill"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO336

Address 33 Queens Rd MELBOURNE	**Category** Residential:apartment
Constructed 1937	**Designer**

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

"Stanhill" is situated at no.33 Queens Road, Melbourne and was built in the English Domestic Revival style in 1936-37 for a Mrs.M O'Donoghue of Camberwell. It is of historic and aesthetic significance.

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

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

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

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

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

History

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

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

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

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

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (Melbourne).

Recommendations

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

References

Judith Raphael Buckrich," Melbourne's Grand Boulevard The Story of St.Kilda Road", State Library of Victoria, Melbourne, 1996, pp.50-51.
Sands and McDougall Directory of Victoria, 1890, p.447.
South Melbourne Rate Book 1934-35, p.217, rate no.1845. PROV, VPRS 8264/P1, unit 80.
Ibid., 1935-36, p.220, rate no.8290. Unit 81.
Sands and McDougall, op.cit. 1936.
Rate Book, op.cit., 1936-37, pp.220-21, rate nos.835-81. Unit 82
Ibid., p.221.
Sands and McDougall,op.cit., 1938, p.53.
Ibid., 1963 & 1965.
Ibid., 1951-54.

Identifier   "Stanhill Flats"

Formerly   unknown
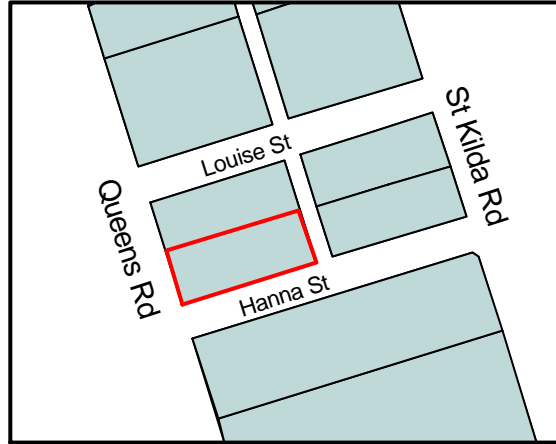
Heritage Precinct Overlay None
Heritage Overlay(s) HO346

Address   34 Queens Rd
MELBOURNE

Category   Residential:apartment

Constructed 1948 - 1949

Designer   Frederick Romberg

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Although it was in 1942 that Frederick Romberg, a Swiss-trained architect, designed the nine storey block of flats, named Stanhill after its financiers Stanley and Hillary Korman (3) due to World War II the building was not completed until 1950 (4). 'Stanhill', like his earlier 'Newburn' flats close by (q.v.), was of off-form reinforced concrete with '... bold, curved balcony balustrading providing the dominant form…' (5).

Being a most '...conspicuous example of European Expressionist architecture in Victoria' (6), contemporary professional critiques described the building as an 'exaggerated and unorganised jumble' (7) and 'a monumental incubator'(8). Although the flats were converted into office space in the 1970s(9), 'Stanhill' ' anticipates the changing nature of inner city suburban development' (10).

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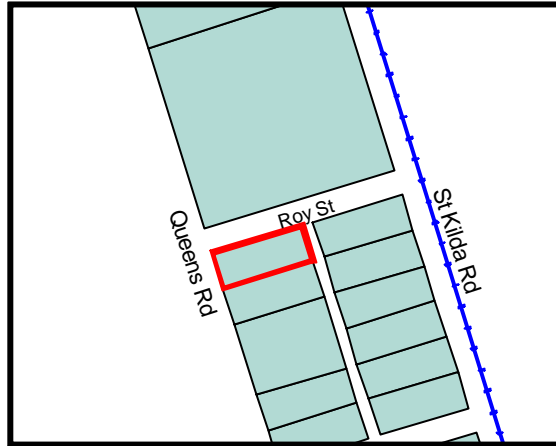6 National Estate, `Listing for South Melbourne : Stanhill', 22 September 1986
7 ibid.
8 ibid.
9 ibid.
10 Sayer, op.cit, p.46

Identifier Receptions Rooms

Formerly Residence: "Lady Fife House"

Heritage Precinct Overlay None
Heritage Overlay(s)

Address	48 Queens Rd MELBOURNE	**Category**	Residential:detached
Constructed	1883	**Designer**	

Amendment **C 29**

Comment

Significance

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

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

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

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

History

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

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

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (Melbourne).

Recommendations

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

References

Allom Lovell & Associates: "Assessment of Significance and Comment on the proposed demolition of 48 Queens Road South Melbourne" 8/98.

Identifier   Formerly "Lanark"

Formerly   unknown
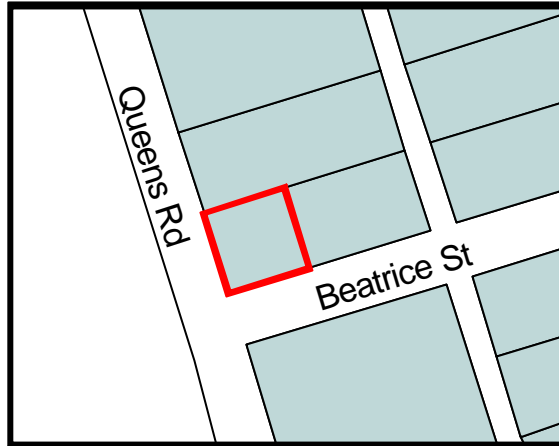
Heritage Precinct Overlay None
Heritage Overlay(s) HO322

Address 55 Queens Rd MELBOURNE	**Category** Residential:detached
Constructed 1887, c. 1929	**Designer** Terry and Oakden

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: 1887 (1) and c.1929 (2)
Architect: possibly Terry and Oakden (3)

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

Other later owners and occupiers have been Thomas Tait, a Chief Commissioner of the Railways, Sir Rupert Clarke, the prominent merchant and Cyril Steele, proprietor of a Melbourne furnishing business (8). It was under Steele's ownership that a ballroom was added (circa 1919) to the design of Toorak architect Robert Hamilton (9). Following Steele's death in 1939 (10) the house was renamed 'Grosvenor' and operated as a reception centre (11). It is currently used as the headquarters of the Third Division of the Department of the

Army (12).

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

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

Identifier "Glen Eagles", "Kinross Flats" and "Kinfauns Flats"

Formerly unknown
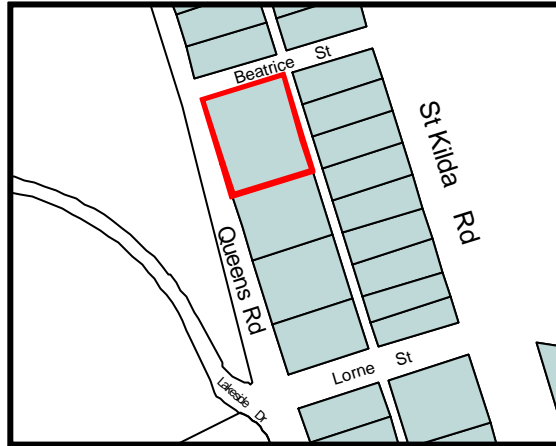
Heritage Precinct Overlay None

Heritage Overlay(s)

Address	58-60 Queens Rd MELBOURNE	**Category** Residential:apartment
Constructed	1942	**Designer**

Amendment **C 29**

Comment

Significance

The apartment buildings known as "Glen Eagles", "Kinross Flats" and "Kinfauns Flats" at nos. 58, 59 and 60 Queens Road, Melbourne, respectively, were built in 1940-42 presumably by the merchant Leonard Moran. They are of historic and aesthetic interest.

They are of historic interest (Criterion A) for their capacity to demonstrate the continuing tradition of Queens Road as a residential location during the immediate Post War period.

They are of aesthetic interest (Criterion E) for their capacity to demonstrate aspects of European Modernism which have their genesis in Melbourne during the previous decade. This interest, however, is moderated by the conservative hip roofed forms and mode of treatment.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A group of three similar apartment buildings demonstrating European Modernist influence in the emphasis given to the horizontal by means of the use of brickwork, window transoms and corner windows and to the vertical by means of the stair well windows. Body bricks are pink, the plinths dark brown and the hipped roofs terra cotta tiled. Emphasis is given to the entries not only by means of the stair well window but by bringing these elements forward of the main buildings and by placing the apartment name in wrought iron above the entry. There is a corner store at the Beatrice Street corner.

Condition: Sound. Integrity: High.

History

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

When the MMBW surveyed the area between Beatrice and Lorne Streets in 1894 only two houses existed facing Queens Road and the site of "Glen Eagles" was vacant. By 1910, however, a large brick house with thirteen rooms stood there owned by the Misses Lees.   They continued as owner/occupants during the Great War, however by 1930 the grazier Robert Scott had acquired the property for his city residence naming it "Wandook".   Before the end of the decade owner/occupancy changed to the merchant Leonard Moran who lived there until the site was redeveloped in 1940-41 with the present flats known as "Glen Eagles". The building forms part of a three building complex, "Kinross Flats" at no.59 built in 1941 and "Kinfauns Flats" at no.60, c.1942 where a house of the same name stood.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (Melbourne).

Recommendations

Nil.

References

Judith Raphael Buckrich, Melbourne's Grand Boulevard The Story of St.Kilda Road, State Library of Victoria, Melbourne, 1996, pp.50-51.
South Melbourne Rate Book, 1910-11, p.208, rate no.7726. Unit 56, 1929-30, p.216, 1937-38, p.281, rate no.8322. Unit 83.
Sands and McDougall Directory of Victoria, 1940-42.

Identifier Consulate General of the Republic of Indonesia

Formerly unknown
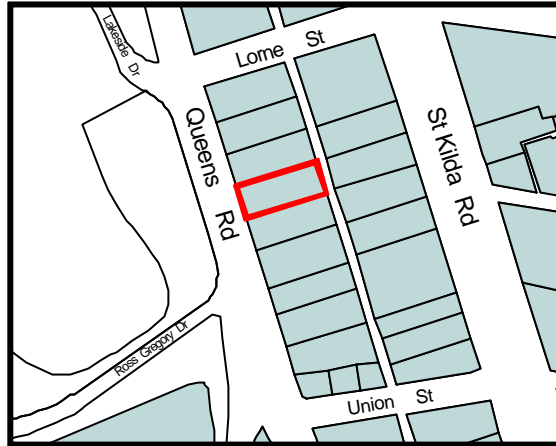
Heritage Precinct Overlay None

Heritage Overlay(s) HO325

Address	72 Queens Rd MELBOURNE	**Category**	
Constructed	1925	**Designer**	

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The former house, now the Consulate General of the Republic of Indonesia, situated at no. 72 Queens Road, Melbourne, was built in 1925 for the manager, Elcon B. Myer. It is historically and aesthetically significant.

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

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

Primary Source

Other Studies

Description

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

Condition: Sound.   Integrity: High, spacious front lawns, Indonesian stauettes and coat of arms at the entry,

unsympathetic rear additions.

History

Queen's Terrace, now Queens Road was formed in 1875 when the Government sold off the St.Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that mansions and large villas would be built there. Municipal responsibility for this part of Queens Road passed back and forth between the Borough/City of St.Kilda and Town of Emerald Hill before the turn of the century. When contained in the municipality of Emerald Hill, for valuation purposes the area between Fraser, now Lorne and Union Streets was referred to as Block V.

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

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

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

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

By March 1992, the Indonesian Consulate was interested in the property for offices, at the time being informed by Council that it would have to maintain 14 car spaces. The sale went through, being settled on 30 September 1992, there being permission to
? add amenities, a covered walkway and foyer to the rear of the existing building
? construct four lock-up garages in the parking area
? use the building as the Indonesian Consulate
Archbuilt Constructions of Oakleigh was given building approval for the additions at an estimated cost of $72,000. Later that year Arcbuilt (sic) Construction, Cheltenham received building approval to erect a rear brick fence and garage offices, estimated cost $34,000.

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

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (Melbourne).

Recommendations

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

References

PROV, VPRS 8816/P1 St.Kilda Rate Books, Unit 137, 1923-4, p.47, ass.no.2981, Unit 141, 1924-5, p.49, ass.no.3054, Unit 145, 1925-6, p.49, ass.no.3084, Unit 149, 1926-7, p.49, ass.no.3157
City of Port Phillip, Property File 72 Queens Road, 4870/072/1.

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

Identifier   "The Connaught"

Formerly   "Queenslodge Motor Inn" "Koala Motor Inn"
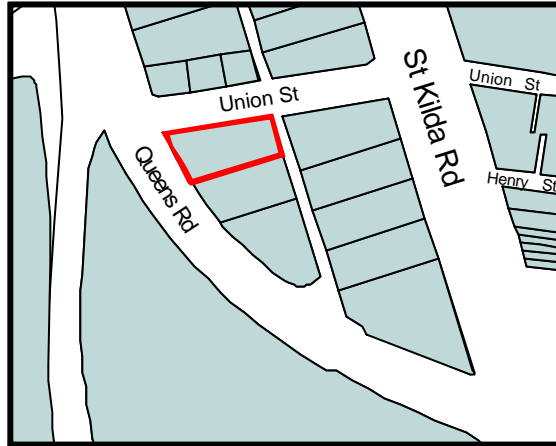
Heritage Precinct Overlay None
Heritage Overlay(s) HO326

Address 81 Queens Rd MELBOURNE	**Category** Commercial
Constructed 1966	**Designer**

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former "Queenslodge Motor Inn" at no. 81 Queens Road, Melbourne, was built in 1966 possibly to the design of the architect Miles Jakl. It was converted into residential apartments in 1992. It is aesthetically significant.

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

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

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

Condition: Sound.   Integrity: High.

History

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

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

By 1927 Mrs.G.D. Mackenzie owned the property with Harry Ponsonby MacKenzie, a pastoralist listed as occupant.   The MacKenzie family continued in residence into the 1960s, the property being sold to D.A. Margolin of Mont Albert by 1966 and redeveloped that year with the present building which opened as "Queenslodge Motor Inn", first listed in the Sands and McDougall directory of 1969. The building is understood to have been designed by the architect, Miles Jakl. In the 1970s business operated under the name "Koala Motor Inn" before reverting to "Queenslodge", a truncated version of its former name. A notice advertising the property's forthcoming auction in 1978 described it as a 14 storey building with 72 basic units, a ground floor licensed restaurant and large top floor convention or function room. There was a swimming pool (1967) and car park.

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

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

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (Melbourne).

Recommendations

Preliminary recommendation

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

References

Judith Raphael Buckrich, Melbourne's Grand Boulevard The Story of St.Kilda Road, State Library of Victoria, Melbourne, 1996, pp.50-51.
 Sands and McDougall Directory of Victoria, 1890, p.487, 1911, p.591.
 St.Kilda Rate Book, 1926-27, p.48, rate no.3150. PROV VPRS 8816/P1, unit 149.
 City of Port Phillip, property file no.4870/081/2-7.
 Letter from Ron Jeffs, building surveyor to Kliger Katz, 9 August 1988. Reference to Building Permit No.1384 issued on the 23/9/1966 to construct a 13 storey building containing 72 flats.

Identifier   Former "Brooklawn", now "Minasco House"

Formerly   "Glen Lovat" (house), "Lister" (private hospital
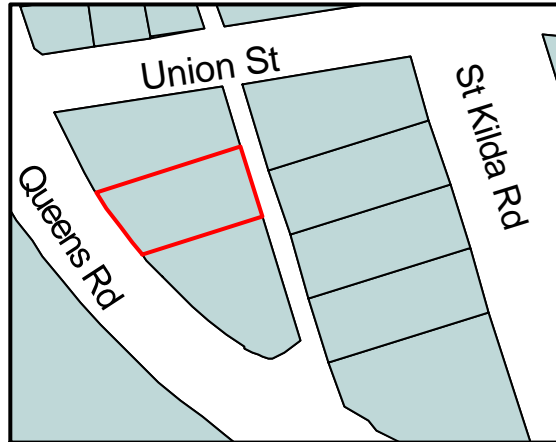
Heritage Precinct Overlay None
Heritage Overlay(s) HO327

Address   82 Queens Rd
MELBOURNE

Category   Residential:detached

Constructed   1879

Designer   unknown

Amendment   C 29

Comment

Significance

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

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A stuccoed single storeyed Italianate villa having faceted projecting wings to the principal elevations terminating a now demolished posted verandah. Ornamentation and architectural form are characteristic of the Victorian period, the pilastrated architraves to the windows being of interest.
Condition: Medium, maintenance needed.
Integrity: Medium, verandah removed, corrugated iron sheeting to hipped roof.

History

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

In the south of the subdivision, two roods and twelve perches of land facing Queen's Terrace between Union Street and St. Kilda Road were bought by George Godfrey. This block of land had a NAV of 22 pounds in

1878. In the following year, Godfrey sold the block to warehouseman George Bruce who immediately built a 12 roomed brick house there for his residence. It had a NAV of 100 pounds. The Bruce family continued to live at no.82 in 1910 when Miss Edith Bruce was listed as the occupant of the house which at that time was known as "Brooklawn".

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

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (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
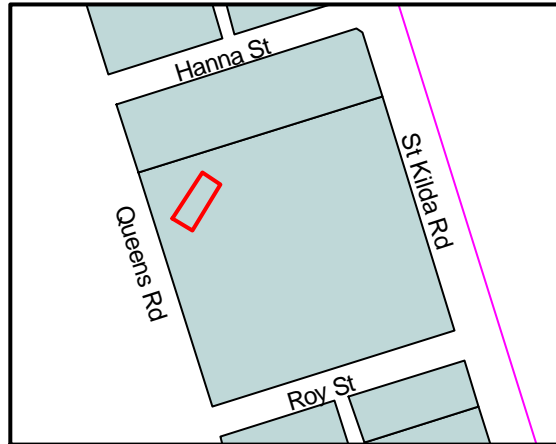
References

St. Kilda Rate Books: 1877-79.
South Melbourne Rate Books: 1879-81.
Sands and McDougall directories: 1890, 1910, 1911, 1937, 1965, 1973.
MMBW litho plan no.35, dated 1896.

Identifier   Sports Pavilion

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s)   HO330

Address	Queens Rd SOUTH MELBOURNE	**Category**	Public
Constructed	c. 1920	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

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

History

see Description

Thematic Context
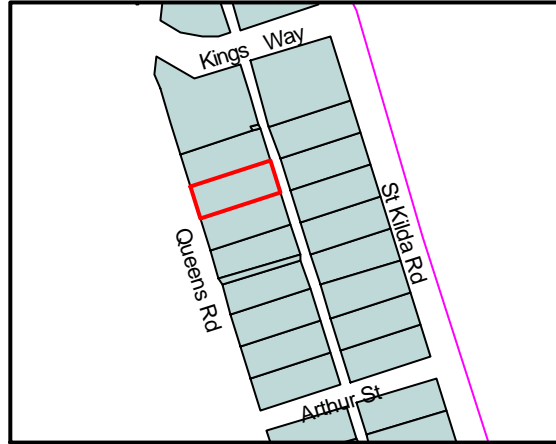
unknown

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 "Netherby"

Formerly unknown

Heritage Precinct Overlay None

Heritage Overlay(s) HO233

Address 8 Queens Rd
SOUTH MELBOURNE

Constructed 1891

Category Residential:detached

Designer David C. Askew?

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

'Netherby' is of significance as a substantially intact mansion remaining from the original subdivision of Queens Road. The additions at the rear are detracting from 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: 1891 (1)
Architect: possibly David C. Askew (2)

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

Sharp took over his father's timber business in City Road, South Melbourne, in 1901, having previously been a partner of the firm since 1877 (7). An advertisement in 1890 describes the prospering and substantial establishment of 'John Sharp and Sons, Australian Saw, Planing and Moulding Mills' as providing 'building materials of all descriptions … at the current rates …' (8). Sharp devoted much of his time to business matters and was involved in the Melbourne and Suburban Timber Merchants Association, and was its president from 1896 until 1908 (9). He was also a director of various other companies including the Metropolitan Gas Company, the Norwich Union Assurance Company and the Royal Humane Association of

Australia (10).

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

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

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 DHC, 'Interim Heritage Assessment' 8 Queens Road', April 1986
2 ibid. Askew, a noted Melbourne architect, was responsible for designing the Block Arcade in
    Collins Street in 1892. Certain architectural similarities make it possible that he also designed
    'Netherby'
3 Murphy, J. and Murphy P. 'An Architectural and Historical Study of Mansion Houses in St Kilda
    Road and Queens Road ...' prepared for the HBPC
4 ibid.
5 ibid.
6 ibid.
7 DHC, loc.cit
8 Sands & McDougall Melbourne Directory, 1890
9 DHC, loc.cit
10 ibid.
11 ibid.
12 ibid.
13 ibid.

Identifier   Formerly "Bendigonia'

Formerly   unknown
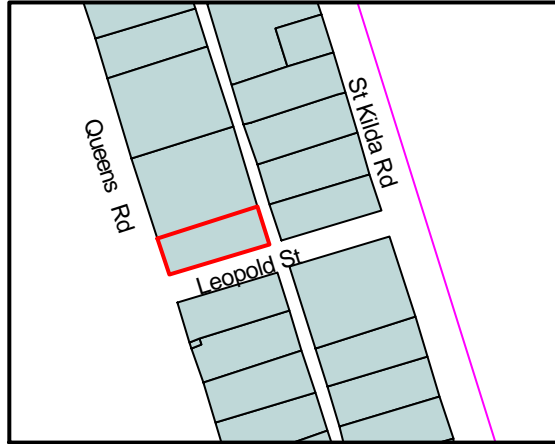
Heritage Precinct Overlay None

Heritage Overlay(s) HO234

Address   25 Queens Rd
SOUTH MELBOURNE

Category   Residential:detached

Constructed 1882

Designer   John Beswicke

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: 1882 (2)
Architect: probably John Beswicke (3)

Despite some strong public opposition the area on the western side of St Kilda Road and bounded by Queens
Terrace (now Queens Road) was alienated from parkland and sold for residential purposes in April and May
of 1875 (4). Although eight allotments were bought by R. Hepburn, he subsequently sold this lot to John
Edward Card, a 'gentleman' in 1881 (5). In the following year Card erected this fifteen-roomed brick mansion
which he occupied for a number of years (6). The 1896 MMBW plan indicates a large fernery as well as a
number of outbuildings on the property (7). It is believed that John Beswicke, a noted Melbourne architect,
was responsible for the design of this house (8).

It is a very unusual house in South Melbourne and in Melbourne generally, being decorated in the gothic style
rather than the Italianate that was far more common at that time. The design is dominated by a series of
projecting bay units that extend up both the floors and are terminated in steep gables with very fine decorated
barge boards punctuated by rosettes. The gothic styling also extends to the pointed vents, the hood
mouldings, chamfered window reveals and clusters of chimney shafts. The building has suffered from the

addition of a porch and box-like room added onto the front façade in about the 1950s. The stable and outbuilding are partially intact.

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 Murphy, J. and Murphy P., 'An Architectural and Historical Study of Mansion Houses in St Kilda
  Road and Queens Road …', prepared for the HBPC
2 ibid.
3 'Bendigonia' is illustrated in the Imperial Institute Album and Dr Miles Lewis, Uni. of Melb., attributes
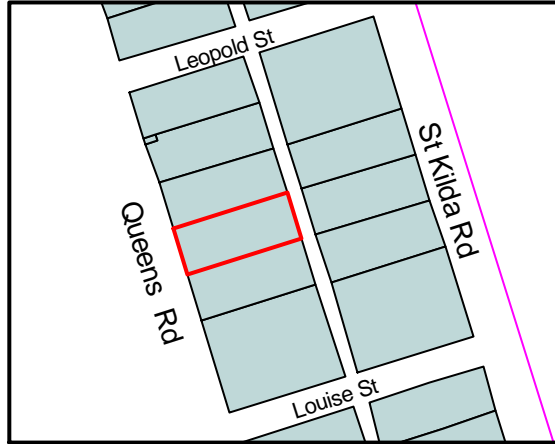 its design to Beswicke
4 Murphy and Murphy, loc.cit.
5 ibid.
6 ibid.
7 See Footnote 3
8 HBPC, 'Classifications Sub-Committee Meeting No. 291, 13/8/80' held in File No. S/14/76

Identifier   "Newburn Flats"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO235

Address   30 Queens Rd
SOUTH MELBOURNE

Category   Residential:apartment

Constructed 1939-1943

Designer   Frederick Romberg

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Original Use: Residences
Date of Construction: 1939-1943 (1)
Architect: Frederick Romberg (2)

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

While Newburn Pty Ltd financed the construction, Jack Aird was the builder of this early off-form concrete structure, which was later painted white and named 'Newburn' after the house Newburgh, which formerly occupied the site (7). Subsequent alterations to the building involved the replacement of the rooftop pergola

with the penthouse added in the 1950s by E.A. Watts (8) and the painting-over of Gert Selheim's graphic designs and sundials (9). This and the subsequent painting of the building are unfortunate, as colour was a large part of the original design. Robin Boyd described it thus: 'It was painted white, and red and blue paint was used about the windows; the awnings to the windows were vivid gold.'

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

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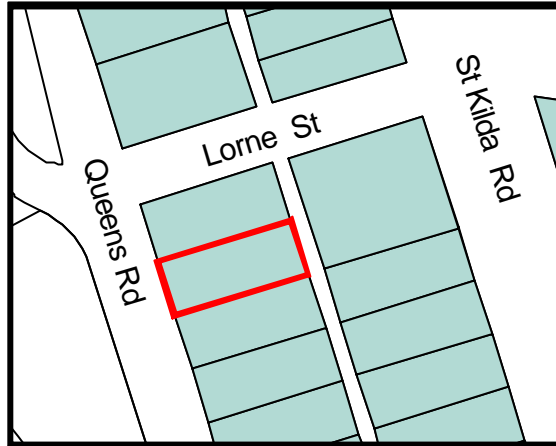7 National Trust of Aust. (Vic.), loc.cit.
8 G. Butler, 'Twentieth Century Architecture Survey' RAIA October 1982
9 National Trust of Australia (Vic.)., loc.cit.
10 'Architecture Australia', p.70
11 ibid., p.71

Identifier   "Avalon"

Formerly   "Bolac"

Heritage Precinct Overlay None
Heritage Overlay(s) HO324

Address   70 Queens Rd
SOUTH MELBOURNE

Category   Residential:apartment

Constructed 1904

Designer   unknown

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

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

Condition: Sound.   Integrity: Low (1904 work), High (1921 work).

History

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

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

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

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

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (Melbourne).   Twentieth century suburban expansion.

Recommendations

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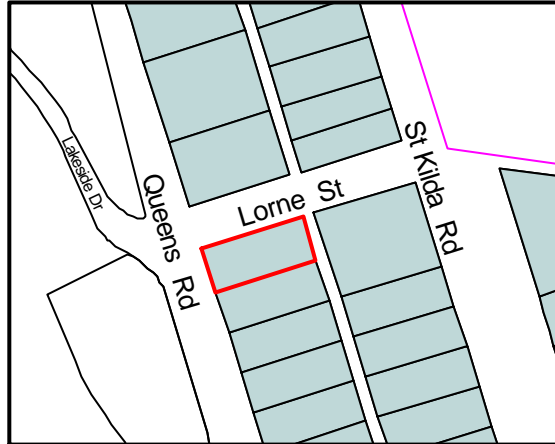Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

St.Kilda Rate Books: 1900-1905, 1915-16, 1920-26, 1930-31, 1940-41.
Sands and McDougall directories: 1901-06, 1916, 1973.
MMBW litho plan no.35, dated c.1895.

Identifier   Ambulance Officers' Training Centre

Formerly   Shelmerdine Apartments, John Batman Motor

Heritage Precinct Overlay None
Heritage Overlay(s) HO323

Address	69 Queens Rd ST. KILDA	**Category**	Commercial
Constructed	1962	**Designer**	Grounds Romberg and Boyd

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Style : International
Six storey training centre, former hotel
Builder: Morisons Pty Ltd
Original owner: Lorne Property Pty Ltd

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

room on the first floor overlooking Albert Park. In July 1962 amended drawings were submitted for the complex prepared by architects Grounds, Romberg and Boyd. Their proposal appears to be merely a reworking of the original scheme and adopted the same structural grid and apartment layout. The main departures were the inclusion of the curved roof form with penthouse apartment, the inclusion of a recessed porte cochere on the ground floor and new elevations. The building on completion became known as the John Batman Motor Inn and operated as such until 1979 when it was purchased by the ANZ Bank for use as a staff training centre. In 1988 the Bank sold the building to the Ambulance Officers for use as their training centre. When the building was published in 'Architecture in Australia', the architect is cited as Robin Boyd (of Romberg and Boyd). Presumably, therefore, Robin Boyd can be attributed as the building's architect.

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
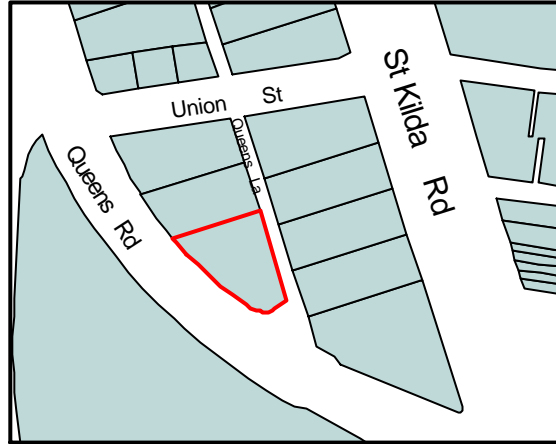
References

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

Identifier   Former Residence now 'The Mansion'

Formerly   Residence

Heritage Precinct Overlay None
Heritage Overlay(s) HO328

Address	83 Queens Rd ST. KILDA	**Category** Residential:detached
Constructed	c.1883	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

The residence now named 'The Mansion', at 84 Queens Road, St Kilda was erected c.1883 and its original address was Queens Terrace, South Melbourne. The two storey building is devoid of excessive decoration and features arcading along two facades which terminates at a polygonal bay with arch headed windows. These arches, together with those of the arcading and those of the remainder of the facades, dominate the composition. The roof is parapeted with balustrading and below that a cornice and row of consoles surround the building.

Intactness
The residence is substantially intact although surrounding grounds are used extensively for car parking.

History

see Description

Thematic Context

unknown

Recommendations

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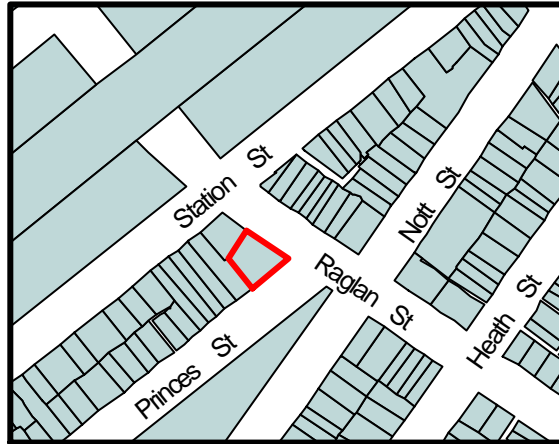recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

References
Sands and McDougall Directories, various dates.

Identifier   Railway Club Hotel

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	107 Raglan St PORT MELBOURNE	**Category**	Commercial
Constructed	1875-6	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The Railway Club Hotel is of local significance. The hotel is representative of nineteenth century hotels, with relatively intact facades which are notable for the detailing to the upper floor windows and the parapet.

Primary Source

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

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Hotels
ORIGINAL OWNER: James Bartlett
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Hotel
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Rendered brick

PHYSICAL/STYLISTIC DESCRIPTION
The hotel, located on the corner of Raglan and Princes Streets, is a two-storey building of rendered masonry construction. Horizontal banded rustication is formed in the render to the ground floor of the two principal elevations, continued as quoining to the corners at first floor level. Some of the ground floor window openings appear to have been altered. The ground floor window in the splayed corner probably originally was a door. The intermediate cornice at first floor level is terminated at each end and at the splayed corner by console brackets. The upper part of the walls are plain rendered and contain elaborately detailed fenestration with

moulded sills architraves and hood moulds supported on console brackets. The panelled French windows in the splayed corner are unusual. Above the principal cornice are segmental curved pediments at the corner and along each elevation, with square pedestals supporting urns. A later extension, with a plain rendered elevation, has been constructed to the rear on Princes Street.

COMPARATIVE ANALYSIS
The Renaissance Revival style of this hotel was frequently used for hotels in the 1870s and '80s. The two storey corner building form was typical. The treatment used on this building of rusticated ground floor, plain rendered upper floor and balustraded parapet was similarly used in the earlier former St Osyth Hotel, 135 Stokes Street (1872) (q.v.) and the Hotel Rex, Bay Street (q.v.). On a considerably grander scale, similar treatment can be seen on the three-storey Maori Chief Hotel, Moray Street, South Melbourne (1875). The number of curved pediments and urns above the parapet is unusual, as are the French windows to the splayed corner at first floor level and the formality of the flat hood moulds and console brackets above the windows.

History

(The site of the hotel,) Allotment 20 of Section 24B [of the Township of Sandridge] was purchased from the Crown, along with fifteen of the remaining nineteen allotments, by agent Robert Byrne. (1) Allotment 20 is again shown on a map in the Vale Collection unfortunately undated. (2) This was prior to December 1875 when William Barlow, a machinist, owned the vacant land. (3) By December 1876, a ten room brick hotel had been erected by James Bartlett. (4) The date 1875 on the parapet indicates that the construction may have commenced in December 1875. The first publican was William Stowe (1876 - 78) and he was followed by Robert Lyons (1879 - 80), Edward H. Sutton (1880), Mrs Mary Sutton (1881) and James Bartlett (1882 - 87). Bartlett again managed the hotel during the latter part of the century until his death in 1904. (5)

This is the second hotel of this name. The original Railway Club Hotel is shown as being situated in Bay and Nott Streets. Since these streets do not meet, the exact location is uncertain. The hotel is shown as existing for the period 1853 - 1869. (6)

[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. Plan of 'Sandridge', dated 21.5.1878
2. Vale Collection, Vol 4, p. 130: 'Crown Allotment 20 Sect. 24B Sandridge'
3. Port Melbourne rate book, December 1875, 874
4. Port Melbourne retack, December 1876, 875
5. R.K. Cole. Hotel Records. p. 325
6. R.K. Cole. loc. cit.

City of Port Phillip Heritage Review

Identifier   House

Formerly   unknown
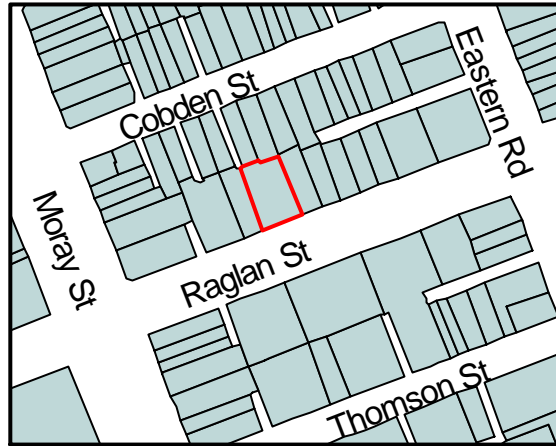
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   20 Raglan St
SOUTH MELBOURNE

Constructed c. 1899

Category   Residential:detached

Designer   George Hannon

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

20 Raglan Street is of significance as an outstandingly detailed and intact example of a typical polychromatic brick house of the late 1880s. The retention of the roof detailing and the front fence 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: Residence
Date of Construction: c.1899 (1)
Architect: probably George Hannon

This house was built by George Hannon, a builder, soon before the economic depression of the 1890s (2), and it is highly likely that he was also responsible for the design. The house is very finely detailed and intact. The walls, typically of the date of construction, are boldly banded in polychromatic brickwork and spanning full width there is a verandah heavily decorated with intact cast iron. The verandah fascia is decorated by timber brackets and rosettes while the six panelled front door remains intact with its Victorian leadlight windows. The cast iron fence and gate are intact and have a pattern unusual to the area. The roof also displays a high quality of decoration and intactness, with the chimneys decorated with vermiculation and the roof with a frieze of hexagonal slates.

History

see Description

Thematic Context

unknown

Recommendations

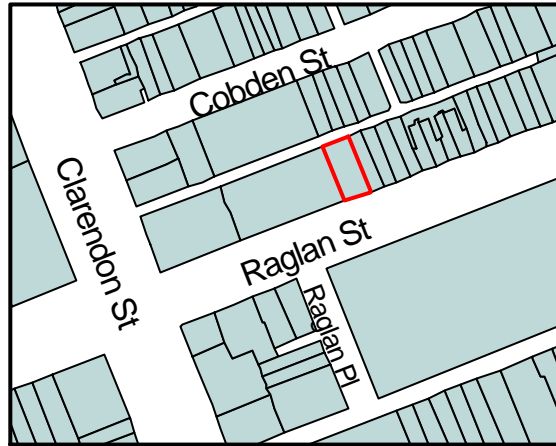A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 Date supplied by the occupant, Mrs P. Lewisham
2 ibid.

City of Port Phillip Heritage Review

Identifier   House

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 74 Raglan St SOUTH MELBOURNE	**Category** Residential:detached
Constructed c.1860s	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

74 Raglan Street is of significance as a building that appears to have been built during the first two decades of the settlement of the area and for the unusual configuration of its façade. Further research is required to verify the date and original function of this building.

Primary Source

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

Other Studies

Description

Original Use: Unknown

The date of this building has not been established, however through observation of its structure and its forms, it is probable that it was built as early as the 1860s. The trabeated decoration that frames the rendered façade is most unusual in the manner in which it dominates this small building. The building has been altered at the rear.

History

see Description

Thematic Context

unknown

Recommendations

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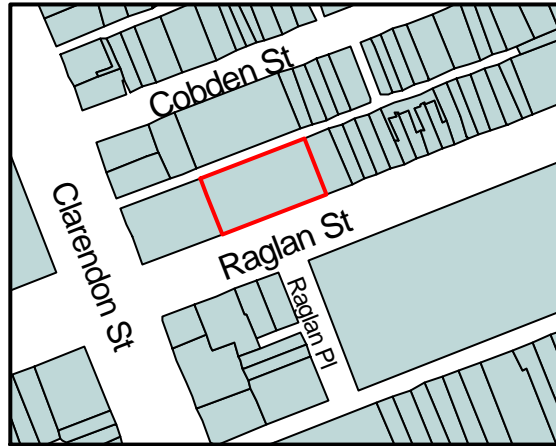recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   See Yup Temple

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO236

Address	76 Raglan St SOUTH MELBOURNE	**Category**	Church
Constructed	1866,1901	**Designer**	George Wharton, Harold Desbrowe Annear

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The See Yup Temple is of significance as a complex of buildings that were built for and that have continued to serve, the Melbourne Chinese Community for over 120 years. The buildings by both Wharton and Annear are outstanding examples of their work.

Primary Source

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

Other Studies

Description

Original Use:See Yup Temple
Construction:1866 and 1901(1)
Architect: 1866: George Wharton, 1901: Harold Desbrowe Annear(2)

Chinese first began arriving in Victoria in any numbers in response to the gold rush of the 1850s(3) . By 1866 a large community had become established(4) and the See Yup Society was the principal centre of worship and the death registry of the Cantonese in Victoria during the nineteenth century(5).

Financially independent, the Society commissioned the leading architect George Wharton to design a temple for worship and in 1866 Wharton called for tenders for its construction. Several years later, in 1888, the building required repairs and painting and the architect John Frederick Gibbons supervised the work(6). In 1901 additional work to the buildings was carried out to the designs of most innovative architect Harold Desbrowe Annear(7). The temple has recently undergone restoration work and remains in use by the Chinese community.

The main temple by Wharton, is a two storeyed rendered structure that pays little attention in its decoration or forms to the function of the building or the culture of its users. It is however a very fine loggied render structure, and is similar to nineteenth century buildings built by the British throughout South East Asia. The central building is flanked by freestanding pavilions, and the hall by Desbrowe Annear lies to the east. Annear's building is stylistically very different from Wharton's work and is in the red brick and render popular at the turn of the century. It has fluid Art Nouveau decoration including bulbous render surrounds to the front door, and a moulded brick hood mould that arches up to a stone balconette. The balconette and the brick cornice are set on slender brackets. While the brick and render fence repeats the theme of this building, that to the main temple is not original.

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
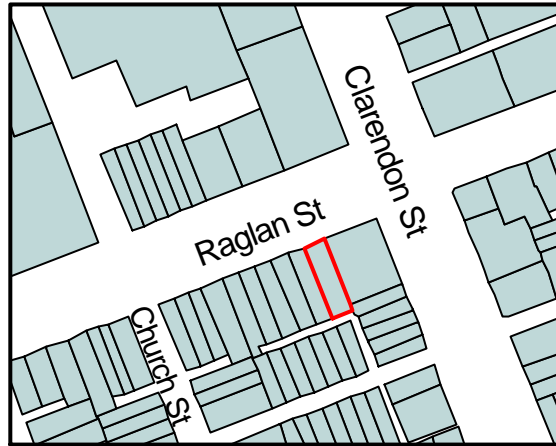2 ibid.
3 'The Heritage of Australia', 1971, p.3/81
4 ibid
5 National Trust of Aust. (Vic.), 'Building Citation : See Yup Temple…', held in File no. 582
6 Architects Index.
7 ibid.

Identifier   Terrace Row

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	87-97 Raglan St SOUTH MELBOURNE	**Category** Residential:row
Constructed	c.1880s	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

87-97 Raglan Street is of significance for its impact on the streetscape of this part of Raglan Street and for its substantially intact state. While alterations have removed some of the original detailing, it remains the longest and most intact two storeyed polychromatic brick row in the area and its retention adds to the variety of the extant nineteenth century building stock in South Melbourne.

Primary Source

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

Other Studies

Description

Original Use: Residences

This row of six terraces houses is built in polychromatic brickwork, five of which have been painted over. While the impact of the painting and the filling-in of the verandah to No. 91 have been very detrimental to the effect of the row, it is in fact substantially intact, and remains as one of the longest polychromatic brick terrace rows in South Melbourne. The details are typical of the period, with polygonal bay windows at ground floor level, five of the panelled front doors intact, a rendered parapet with alternating rounded and triangular pediments and a cast iron picket fence.

History

see Description

Thematic Context

unknown

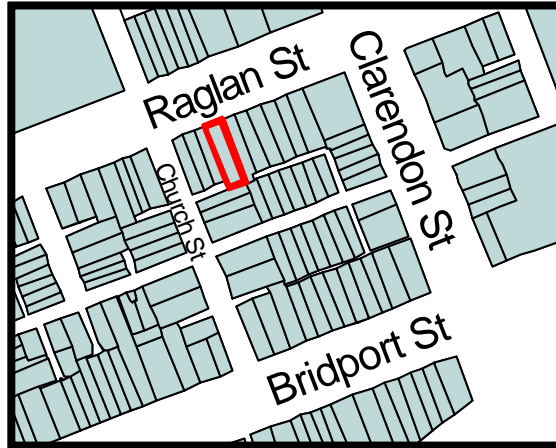## Recommendations

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   House
Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	99 Raglan St SOUTH MELBOURNE
Constructed	1885

Category   Residential:detached

Designer

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The house at no. 99 Raglan Parade, South Melbourne, was probably built in 1885 on the site of a house erected in 1860 for the clerk, James Muir. It is of interest as a substantially defaced two storeyed timber dwelling of uncertain date but presumed to have been erected in 1885 just prior to the terraced rows on either side.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A two storeyed formerly detached timber framed dwelling now located betweeen two terraced rows but set back from the alignment of the terraces on either side. Original visible elements include the verandah beams and verandah roof structure.

Condition: Sound.   Integrity: Low. The walls have recent metal cladding, the windows have been replaced with aluminium framed windows and the balustrade and verandah supports are of recent wrought iron work.

History

Block 35 lay between the St.Vincent de Paul Orphanage (1855), a Temperance Hall (1860) and the swampland that would become Albert Park Lake. By 1860 James Muir was the owner/occupant of a wood and slate house on the south side of Raglan Street , the house in the ensuing years bearing the descriptions, W & Sl, 2 Rms & kitchen (1861), Numbers 34 & 32, W Sl Shed, 3 Rms (1865), W, 4 Rms (1871) and Number 32, 6W (1875-1884).   During that time the NAVs ranged from 24 to 36 pounds.

In 1885 Muir, a clerk, either extended or rebuilt for in that year his house was described as having 10 rooms

and an NAV of 60 pounds.   By then Alexander Hannan, a contractor and builder owned the blocks adjacent on which he subsequently built a six part terrace, completed by 1890 with one of them sold and three let. Concurrently the land to the west of Muir owned in 1885 by Thomas Hill, also a builder, was developed by 1890 with the three part terrace there today. In 1890, these houses were owned by the auctioneer Frederick Flint.   Thus the south side of Raglan Street between Church and Clarendon Streets was developed, the buildings depicted in situ on the MMBW plan 21 of South Melbourne c.1894.

By 1890, Muir's house had the street number 36, the number it retained at the turn of the century when owner/occupant was Mrs.Jemima Muir.   Numbering changed in the early years of Federation and this house acquired its present day number 99. Mrs.Muir continued as owner/occupant in 1910.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (South Melbourne).

Recommendations

Recommended for inclusion in the schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme as a contributory place.

References

Priestley,S., "South Melbourne A History", Melbourne University Press, Carlton, 1995, p.68.
South Melbourne Rate Book 1859-1860, p.23. PROV, VPRS 2332,1861-62, 1865-66, 1871-72, various 1875-84, 1885-86, p. 59, rate no.2244, 1890-91, p.126, rate nos.4839ff, 1900-01, p.79, rate no.2996, 1910-11, p.79, rate no.3004.

Identifier   House

Formerly   unknown
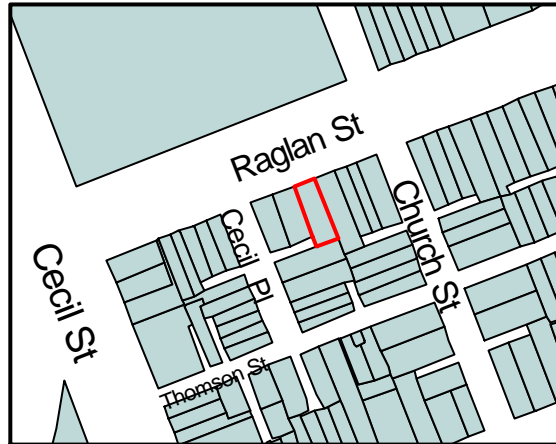
Heritage Precinct Overlay None
Heritage Overlay(s) HO237

Address   115 Raglan St
SOUTH MELBOURNE

Category   Residential:detached

Constructed   c.1850s

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

115 Raglan Street is of significance as a house that appears to have been built during the first decade of the settlement of the area and as a rare survivor with dormer windows to its roof. Further research is required to verify the date of this house.

Primary Source

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

Other Studies

Description

Original Use: Residence

The date of this house has not been established, however through observation of its structure and its forms, it is probable that it was built as early as the 1850s. The walls are built in hand pressed bricks and the roof line interrupted by two dormer windows: a feature not at all common in South Melbourne. Across the front of the house there is a rendered arcaded screen that appears to have been an addition, perhaps made in about the 1870s. The house has been altered at the rear and it is unfortunate that the front wall has been sandblasted.

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   "Sedgely"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) 430

Address	7 Rainsford ELWOOD	**Category**	Residential:detached
Constructed	1886	**Designer**	unknown

Amendment **C 54**

Comment New citation

Significance (Mapped as a Significant heritage property.)

What is Significant?
The house at 7 Rainsford Street, Elwood, is a double-fronted Victorian single-storey brick villa that was erected during 1886 as part of a speculative development by builder C R Wyld. It displays particularly high level of external integrity, retaining original concave verandah roof, ornamented frieze, timber posts, lacework frieze and an original (or early) timber fence and gate.

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

Why is it Significant?
Historically, the house at 7 Rainsford Street provides rare evidence of the dense but somewhat limited phase of residential development that occurred in Elwood during the prosperous Boom period of the 1880s, concentrated in the relatively small area bounded by Mitford Street, Clarke Street/Mason Avenue, Brighton Road and Scott Street.

Architecturally, the house is significant as a representative and notably intact example of the more modestly-scaled brick villas that were built on Elwood's few Boom-period speculative subdivisions in the late 1880s. While several other examples survive in the area, they are invariably much altered, sometimes almost beyond recognition. Aesthetically, the house remains a distinctive element in the otherwise much-altered streetscape, of particular note for its fine verandah detailing and its timber front fence and gate.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The house at 7 Rainsford Street is a double-fronted Victorian single-storey brick villa, with a hipped slate roof and an asymmetrical frontage with a projecting bay to the right side. The tuckpointed bichromatic brickwork has been whitewashed, but the house is otherwise remarkably intact. The verandah comprises a concave roof of corrugated galvanised steel, with an unusual dentillated frieze along the eave, supported on stop-chamfered timber posts with moulded caps and what appears to be the original cast iron lacework frieze and brackets. Rectangular windows have projecting sills and timber-framed double-hung sashes. The roof has paired brick brackets along the eaves line, and a two unpainted rendered chimneys with moulded caps. A brass nameplate on the front walls bears the name SEDGELY

The property is also noted for its early (if not original) timber paling fence and distinctive cross-braced gate, made up of turned and stop-chamfered timber members with a simple trabeated frame over. The fence and lychgate are now heavily overgrown with foliage.

History

This site formed part of a small residential subdivision, gazetted in December 1885, comprising sixteen residential allotments fronting Brighton Road and newly-formed Rainsford Street. The latter first appeared in the rate books exactly a year later; the 1887 edition (dated 23 December 1886) recording many new brick and timber houses in the street, all owned by C R Wyld (presumably the estate's developer), and all but a few still unoccupied. This is confirmed by the Sands & McDougall Directory for 1887, which lists seven houses on the south side, five simply designated as 'vacant'. The house at No 7, one of four adjacent brick villas on that side of the street, was one of these. Subsequent rate books record that it was occupied by George Glasscock, a builder, by the end of 1887 and thence by James Anderson, another builder, until 1890. Directories list it as 'vacant' in the late 1880s and early 1890s, and then a succession of short-term tenants including John A Raw (1894-95), Henry Hoad (1897-98), Robert Graves (1900-02) and Robert Wadsworthy (1903-04). The next owner was more permanent: Joseph W Wensor, another builder, who lived there from 1905 until his death in 1953.

Thematic Context

Amongst the relatively limited extent of Boom-period residential development in Elwood, detached brick villas were, by far, the most common manifestation, while detached timber villas were slightly less common, timber row housing even less so, and brick terrace houses virtually unknown. The grander brick villas proliferated in the portions of Byron Street and Scott Street between Brighton Road and Tennyson Street. Many of these, however, have since been demolished, with examples surviving (in various states of intactness) at 20 Scott Street (HO259) and at Nos 2, 4, 14, 18 and 24 Byron Street. Smaller brick villas once abounded in Rainsford Street, although many have since been demolished or altered. Elsewhere in Elwood, comparable small masonry villas still survive at 99 and 101 Tennyson Street, and at 54 and 56 Spray Street, but all of these have been much altered and, in some cases, are now barely even recognisable as nineteenth century dwellings. Sedgely, at 7 Rainsford Street, displays a remarkably high level of external intactness (including verandah detailing and fencing) that is not in any of these contemporaneous examples.

Recommendations

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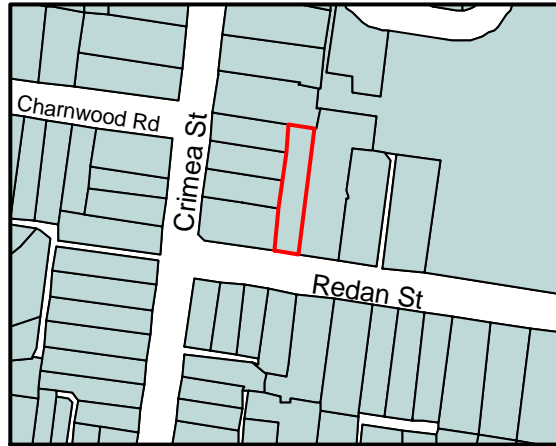Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Lodged Plan No 944, dated 9 December 1885.

City of St Kilda Rate Book. South Ward.

Sands & McDougall Directory.

City of Port Phillip Heritage Review

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address	2 Redan St ST. KILDA	**Category**	Residential:apartment
Constructed	late 1920s	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

An attractive and well preserved apartment block dating from the late 1920s compactly arranged on this long site. Small tuscan porches punctuate the west elevation to the driveway and provide access to the two groups of eight apartments that comprise the complex. Each apartment incorporates a fireplace to the living room and the two apartments facing Redan Street include balconies (now glazed). The roughcast render has been painted, otherwise the building is generally well-preserved.

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
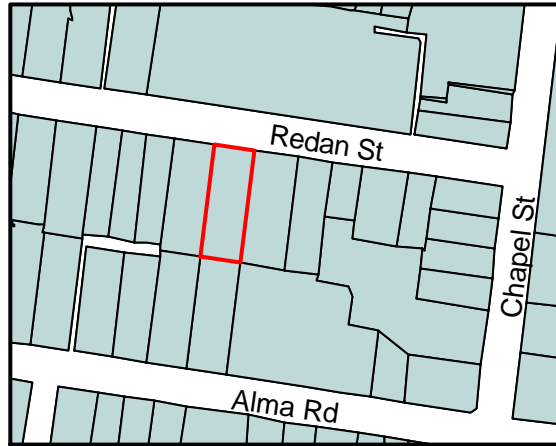
Recommendations

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 None
Heritage Overlay(s)

Address	21 Redan St ST. KILDA	**Category** Residential:attached
Constructed	1970s	**Designer** unknown

Amendment   C 29

Comment

Significance

An unusual complex of apartments comprising twelve two storey units arranged back-to-back in two groups of six and circumnavigated by a driveway. Each apartment is stepped down the site to enjoy the most of the site's northern orientation towards the street. The complex's unassuming and consistent detailing allows the basic planning and design principles of the building to be expressed. The exposed red brick facades and boundary fence differ from more standard apartment finishes. The building and grounds are intact, and the significance of the building relates primarily to its unusual type and distinctive form.

Primary Source

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

Other Studies

Description

Style : Functionalist
Maisonettes

History

see Description

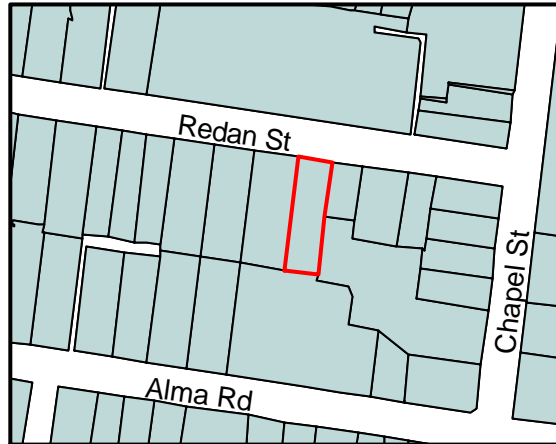## Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommendation nil

References

unknown

City of Port Phillip Heritage Review

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s)

Address   27 Redan St
                 ST. KILDA

Constructed 1880s, 1920s

Amendment   C 29

Comment

Category   Residential:detached

Designer   unknown

Significance

This two storey Victorian residence was extended with the construction of a garage and additional rooms to the eastern sections in the 1920s. The additions feature distinctive timber shingled canopies to the principal openings of these added sections. Two further elements contributory to the building's significance are the khaki green paint scheme to the external timber joinery and Victorian wrought iron of the verandahs and balconies and the unpainted external rendered facades. The paint scheme may date from the period of the additions. The front fence is a later addition and negates from the building's general well-preserved character.

Primary Source

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

Other Studies

Description

Two storey residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
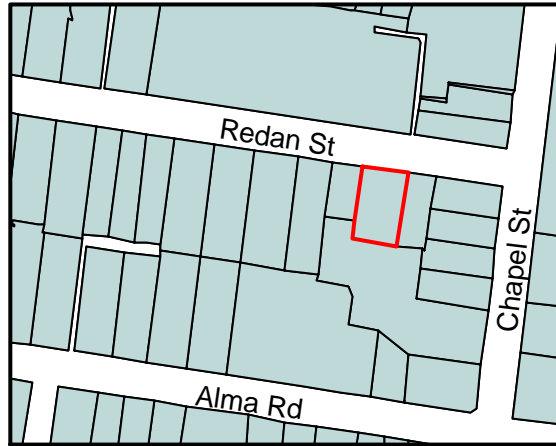recommended Conservation

References

unknown

City of Port Phillip Heritage Review

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address	31 Redan St ST. KILDA	**Category** Residential:detached
Constructed	1910s	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A fine and well-preserved example of attic villa design. Contributory to its importance is the building's unusual side orientation with its series of dormers and sleep-out porch and main entrance both facing the large open space to the east of the house. The dominating roof form, an inherent characteristic of this type, is given additional distinction with its slate cladding and the rhythm produced by the smaller half-timbered gables which terminate the principal elevations. The building materials usage is consistent and well-resolved. The circular projecting entrance porch with its flat roof is a contributory feature to 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
Attic villa

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   Houses

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	181-193 Richardson St MIDDLE PARK	**Category**	Residential:row
Constructed	1892	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The terraced row with corner shop at nos. 181-193 Richardson Street, Middle Park, was built for the plumber, John Smith, in 1892. It is of historical and aesthetic importance. It is historically important (Criterion A) as one of the last of the terraced developments to be built in Middle Park just prior to the 1892 depression. It is aesthetically important (Criterion E) to the extent that it demonstrates the evolution of terrace designs at the time, the use of red body bricks being somewhat avant guard in 1892. In these respects, this development adds diversity to the housing stock of Middle Park.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A two storeyed bi-chrome brick late Victorian terraced row of six dwellings with corner shop and dwelling, slate roof and two storeyed cast iron verandahs. The red body bricks are relieved with cream bricks to the heads of openings and banding at window head level whilst the corner shop has a corner splay with a round arched opening flanked by the original shop windows on either side.
Condition: Sound
Integrity: High, includes original front palisade iron fence with brick base wall and gate pillars.

History

Richardson Street extended east as far as Harold Street in 1879. Beyond Harold Street, the terrain was low lying and swampy although recent Government funded works had resulted in parts of it being filled and Beaconsfield Parade being formed. The corner of Richardson and Harold Streets at the time did not attract development. Subsequent drainage and filling works improved the area's prospects so that by the mid 1890's, the area was filling with rows of narrow fronted houses.

Plumber John Smith of South Melbourne owned several lots of land in the area in 1891 including lots 29 to 31 on which he built this terrace of six brick houses plus corner shop with residence in 1892.   The houses each had seven rooms and the shop had eight. Smith was deceased by the end of the following year and the properties were in the hands of his executors. In that year, five of the places were let. The tenants were Mrs Lilley Dow (no.193), Gertrude Malcolm (no.191), warehouseman Robert Tipton (no.189), porter James Tipton (no.187) and valuer Henry Wilson (no.185). The NAVs of the shop and houses were 45 and 40 pounds respectively.

At the turn of the century, ownership continued unchanged. The tenants of the places were shop keeper Mrs. Hannah Lee (no.193), speculator William O'Shea (no.191), Mrs Elizabeth Clifton (no.189), printer Thomas Reardon (no.187), manager Francis Roche (no.185) and civil servant Ernest Osborne (no.181). The house at no.183 was unoccupied.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (Middle 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: 1890-94, 1900-01.
MMBW litho plan no.34, dated 20.3.1947.

Identifier   Mount Carmel Church and Hall

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO238

Address	216 Richardson St SOUTH MELBOURNE	**Category**	Church
Constructed	1890	**Designer**	George Gray, Philip Treeby

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Our Lady of Mount Carmel Church is of significance for its large scale and the distinction of design of its exterior and as a rare example of an early twentieth century church built with romanesque styling. It is also of significance as a physical reminder of the strong influence the Carmelites have had on South Melbourne.

Primary Source

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

Other Studies

Description

Original Use: Church and Hall
Date of Construction: 1890; 1912; 1927(1)
Architect: George Gray(2) ; Philip Treeby(3) ; facade: Augustus Fritsch(4)

Australia's first Carmelite foundation was established in 1881 at Gawler, South Australia, following traditions observed in Ireland since 1271(5) . Victoria's first parish at Sandridge(6) (now Port Melbourne), was established in 1882 and it was during the boom conditions of the 1880s that the Camelites were encouraged to buy and build on a large scale(7). Land was bought in Beaconsfield Parade in 1882 and by 1886 a priory had been opened(8) (q.v.).

The site in Richardson Street was bought in 1888(9) and in September 1890 a start was made on the construction of a Middle Park church(10). Designed by George Grey(11) and built for a cost of £8,000(12), the church was opened in November the following year(13). By 1912 Prior Kindelan the first parish priest of Middle Park stressed that the building was too small for the growing congregation and plans were drawn up for a replacement building(14). Due to a lack of funds, a compromise resulted in a new sanctuary and transepts being added to the existing building and Grey(15) was again the architect.

Following the death of Prior Kindelan, long a familiar figure in Middle Park, Archbishop Mannix suggested that the church be completed as a memorial to him(16). The facade was designed by Augustus A. Fritsch(17) and the church was opened in its present form in 1927(18). The Carmelite Hall next door had been registered in 1919, and boasts an elaborate stage and club rooms(19).

The church displays little of its pieced history and is one of the most coherent essays in the Romanesque to have been built in Melbourne. It is also a rare example of a church of this size of the early twentieth century, to have been built to serve a suburban congregation. The design is a bold combination of red brick and render and is particularly distinguished by the west window and the mosaic work set into the facade. The hall is a utilitarian red brick structure that makes reference to the Art Nouveau in its styling. It does however stand in sympathy with the church.

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 P. Chandler, 'The Carmelites in Australia : A Brief History', 1984, pp. 16, 21 and 22
2 Architects Index, University of Melbourne
3 'Victoria and its Metropolis', p. 534. The South Melbourne Carmelite Church is attributed to Treeby.
4 C. Daley, 'History of South Melbourne', p. 180
5 Chandler, op.cit. p. 8
6 ibid. p. 13
7 ibid.
8 Refer Citation for 52 Beaconsfield Parade
9 P. Chandler, loc. cit.
10 ibid. p. 16
11 Architects Index, University of Melbourne
12 Chandler, loc. cit.
13 ibid.
14 ibid. p. 21
15 Foundation Stone
16 Chandler, p. 22
17 G. Bulter, 'Twentieth Century Architecture Survey' 1984 p. 70
18 P. Chandler, loc. cit.
19 ibid.

Identifier   Middle Park Primary School No. 2185

Formerly   unknown
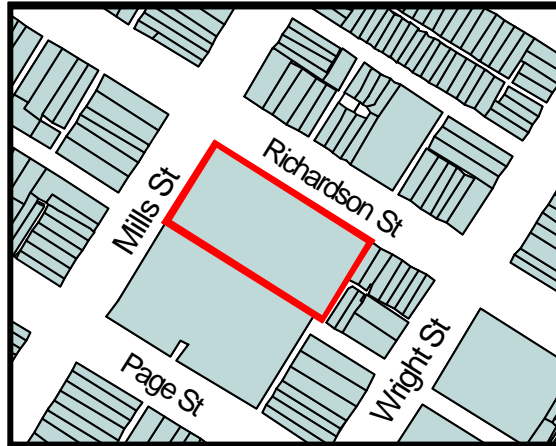
Heritage Precinct Overlay None
Heritage Overlay(s) HO239

Address	Richardson Street MIDDLE PARK	**Category**	School
Constructed	1886	**Designer**	Public Works Department

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Middle Park Primary School is of significance as a substantially intact school building, of the 1880s with a very sympathetic Edwardian addition. In the context of the concentration of the late-Victorian and Edwardian buildings in the Middle Park area, it forms a key element in that building stock, and for having been built to serve the local community who were settling the area at the time.

Primary Source

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

Other Studies

Description

Original Use: Primary School
Date of Construction: 1886 (1)

The Middle Park Primary School was opened on 1 January 1887(2), with William Calder as its first head teacher(3).   The school has been added to since that date, with the building on the south side of the block built in 1908 and those to the west appearing to have been added in the 1910s-20s. The 1880s building remains substantially intact and it is a tuckpointed polychromatic brick building, with the main alteration, like nearly all schools of the date, being the insertion of large units of multipaned double hung sash windows. The brickwork is decoratively applied across the facade and further decoration was applied with freestanding timber insets to the gables and the metal-clad conical fleche. The roof has been reclad in brown roof tiles. The 1908 building is particularly sympathetic in design to the original.

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. C. Daley, 'History of South Melbourne', p.244
3. ibid.

Identifier   "The Royal", Flats
Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 1 Robe St ST. KILDA	**Category** Residential:apartment
Constructed 1933	**Designer** Archibald Ikin

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Royal is significant for the visual strength and distinctiveness of its Art Deco design. The building's style is generated by the central bay of the street facade, marking the entrance and front staircase. This element culminates in a bizarre multi-arched structure that rises above the parapet. Lower on the facade, horizontal rendered bands extend around the main elevations forming the front balconies and dividing the side elevation into a series of contrasting bands of render and face brickwork. A variety of window sizes make an interesting composition of punched openings in the east elevation. Portions of the street elevation have unfortunately been painted, otherwise the exterior is generally intact. The robust style of this building makes it one St Kilda's most distinctive flat designs.

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

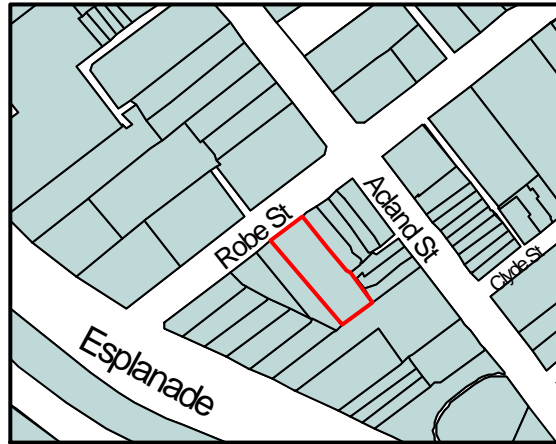see Description

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 "Corinthian", Flats

Formerly unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	5 Robe St ST. KILDA	**Category**	Residential:apartment
Constructed	c1923	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A well preserved and composed three-storey block of flats adopting a typical `L' shaped composition with a tranquil entrance garden on the west side of the property. The building is significant mainly for its contribution in scale and quality to streetscape, and its vigorous facade incorporating themes derived from the Mediterranean, Arts and Crafts and Functionalist styles. The street elevation is a distinctive composition divided into three different vertical bays each containing a different facade feature. The eastern bay incorporates three tiers of pseudo-serlian windows in the Mediterranean style. The central bay has three tiers of bay windows with projecting bellcast hoods in an Arts and Crafts style but made distinctive by their construction in render rather than the more usual shingles. The parapet of the western bay returns down its western elevation to produce a box-like Functionalist form with punched window openings. When viewed from the street the west elevation presents a similarly interesting series of vertical projecting bays, culminating in the final arm of the `L' which repeats the serlian window motif of the street elevation. The front fence is contemporary with the low brick main building.

Primary Source

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

Other Studies

Description

Style : Vernacular
Three storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

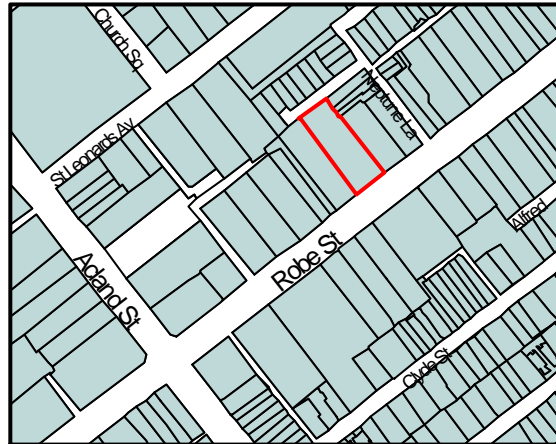A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   "Wingrove", Flats

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address   14 Robe St
ST. KILDA

Category   Residential:apartment

Constructed mid 1930s

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This complex of apartments is of interest for the fine brickwork of the facade, utilising a variety of brick types and patterns combined with banded rendered surfaces. The plan layout is of a standard type, and the building is highly intact including the low front fence of matching design.

Primary Source

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

Other Studies

Description

Style : Vernacular
Three storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
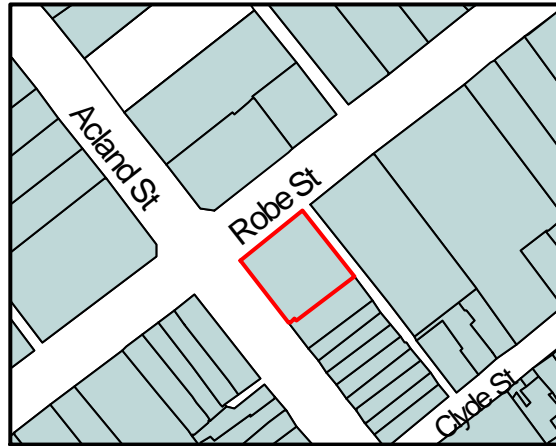recommended Conservation

References

unknown

Identifier　　Flats

Formerly　　Residence

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	15 Robe St ST. KILDA	**Category**	Residential:apartment
Constructed	1870s, c1920	**Designer**	unknown

Amendment **C 29**

Comment

Significance　(Mapped as a Contributory heritage property.)

A well preserved example of the conversion of a Victorian villa into a two storey block of apartments and a significant example of the conversion type. It is distinguished from others of the type, which often only involve facade alteration, by the complete envelopment of the original structure. Few alterations have taken place to the building since its conversion. Most notably the facades remain unpainted. The sliding shutter system providing shade to the windows on the main facades is an unusual feature. When closed, these shutters enhance the building's austere box-like form. The landscaping to the front garden, with its buffalo grass and carefully tended shrubs, is another notable feature and further enhances the intactness of the complex.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Two storey flats, former residence

The building was constructed in the 19th Century as a single storey house. Around 1920, the premises were converted into apartments. The verandahs were filled, external access stairs were constructed, some new windows were installed and the facades were rendered. The recessed ground floor entrance porch terminating in the generally intact Victorian front door gives the only indication of the conversion process. On closer observation, however, the Victorian form and other Victorian elements of the building can be discerned, including the bay window and front verandah and return and the bluestone plinth.

History

see Description

Thematic Context

unknown

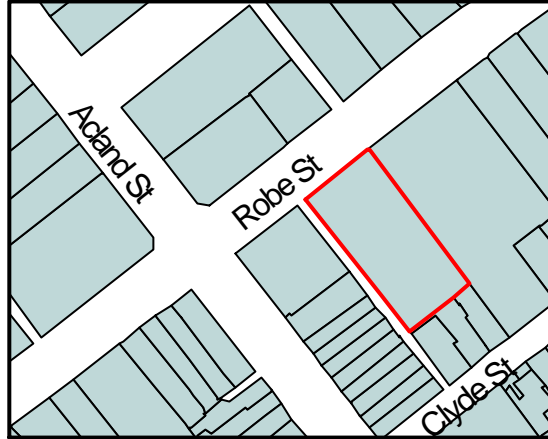## Recommendations

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   "Alliance Francaise"

Formerly   Residence

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	17 Robe St ST. KILDA	**Category**	Residential:detached
Constructed	unknown	**Designer**	Beaver and Purnell

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

An exceptionally fine example of bungalow design by the important architectural practice Beaver and Purnell. Several important features are evident in this building that point to its significance and high quality. The first aspect is the sophisticated plan layout centering on the main lounge, with advanced design features such as the ample and spacious bathrooms, outdoor sleeping facilities, well-appointed kitchen and ample storage space. The second aspect is the clarity and resolution of the massing of the building, emphasised by the shingle roof with its smooth expanses of tiling broken by a careful balance of gables, eaves lines and chimneys. The tile hanging and half timbering of the gables are particularly well detailed and constructed. Against this roof the main rooms of the house shelter under deep eaves and porches giving the building itself a negative aspect that is broken only by the Romanesque derived archway of the entrance porch. The design of the porch with its own gable and butterned piers demonstrates an oriental influence for which A.W. Purnell is renowned. The third aspect is the interior of the building which is well fitted out with panelling, fireplaces, cupboards and fine doorways. Most of the important fittings have been unchanged by the present owners. The home has suffered some minor alterations including the installation of handicapped access and the rather incongruous rear meeting hall, however, generally many of the original finishes have survived untouched since the building was completed. The front pathway and boundary fence are contemporary with the main building.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Cultural Institution, former residence.
Original owner: B.N. Altson

The former residence, now the Alliance Francaise at 15 Robe Street, was erected in 1922 to designs prepared by the architects Beaver & Purnell for B.N. Altson. The single storey brick structure originally comprised a central `lounge' area which opened onto the major reception rooms (the sitting room, the dining room and the billiard room) and the principal bedroom (which included an ensuite bathroom). A study adjoined the sitting room and two small corridors from the central lounge provided access to two secondary bedrooms, a bathroom and WC and the kitchen and service wing which included 2 maids rooms respectively. A large additional meeting room or hall has recently been appended onto the rear of the building. The former tennis court area now serves as a car park. The low pitch gable roof structure is clad in terra cotta shingles. The stonework (now painted) of the entrance archway to the main porch and the piers to the garden loggia contrast with the plain red brick perimeter walls.

History

see Description

Thematic Context

unknown

Recommendations

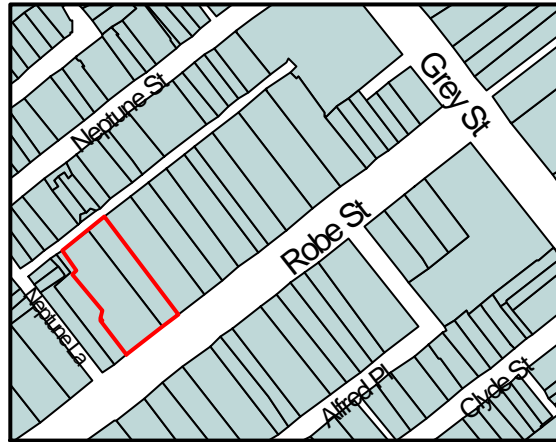A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K.C.C. building approval No. 4900.

Identifier   "Windsor Court"

Formerly   Star and Garter (former hotel)

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	24-26 Robe St ST. KILDA	**Category**	Residential:apartment
Constructed	1860s, 1919	**Designer**	H.V. Gillespie

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

An early Victorian hotel and residence converted into apartments in the 1920s. The building is important as a survivor from early times and provides a clue to the character of the street in the ninteenth century. The conversion by noted architect H V Gillespie has, in manner of most of this architect's works, produced a highly unusual edifice. The strange collection of openings, some glazed and some open, and its giant projecting gable oddly supported on tall masonry piers are notable and its siting directly on the footpath accentuates its over-scaled presence in the street. Glimpses of the earlier structure can still be seen beneath the built-on additions, adding a further level of complexity to the building. The building as converted is largely intact.

Primary Source

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

Other Studies

Description

Four storey flats, former hotel
Style: Free Style

Plans in the collection of the St Kilda Council indicate that this complex of buildings originally functioned as two premises. The western portion was the Star & Garter Hotel comprising three stories plus an attic and with a two storey verandah to the lower two floors. The eastern portion was presumably a three storey house. The two premises were erected at the same time and judging by the final appearance and detailing of the present street elevation were both converted to apartments at the same time. Plans, prepared by architects J. & V. Gillespie, survive for the conversion of the former hotel and show the construction of a new elevation and the conversion of the ground floor into two apartments with one apartment occupying each of the upper floors served only by one staircase. The original dormer windows of the attic floor were replaced by a long dormer to both front and rear facades. The roof was reclad in terra-cotta tiles.

History

see Description

Thematic Context

unknown

Recommendations

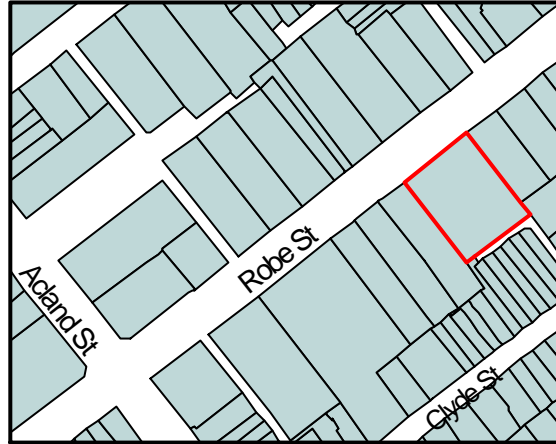A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K.C.C. building approval No. 4065,

Identifier   "Carnong Courts"

Formerly   Raglan Terrace

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	29-33 Robe St ST. KILDA	**Category**	Residential:apartment
Constructed	1870s, 1926	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A remarkably thorough conversion of a Victorian terrace row into apartments, to produce a building significant in its own right as a fine example of a larger apartment block in the Arts and Crafts style. The street elevation although somewhat altered by the glazing of balconies and verandahs has a distinctive rhythm with the series of three external stairs projecting forward at equal spacings along the facade. The materials used are characteristic of Arts and Crafts design practice and include roughcast rendered masonry to the lower sections giving way to timber shingles and bold scalloped timber belvederes to the upper sections of the projecting bays. The deeply recessed stair openings, the overhanging eaves and the slight projections at the base of the shingle panels along with the main projections of the staircase bays produce an interesting play of shadows across the facade. The front fence is contemporary with the alterations.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Three storey walk-up flats, former terrace
Builder: J. Kenyon

These buildings comprise six two storey Victorian terrace houses originally known as Raglan Terrace. In 1926 plans were submitted to the St Kilda Council to convert the houses into apartments. The owner at the time was Percy Henry and the builder was J. Kenyon. The internal stairs of the Victorian houses were removed and replaced by external stairs at front and rear of each of the former residences. Each floor of the former houses was converted into a two bedroom apartment giving 9 apartments in all. The exterior was entirely altered. All of the original front verandahs were removed and replaced by a new series of verandahs,

the Victorian windows were replaced by larger triple light windows and shallow bay windows, the roofs were clad in terra-cotta tiles and the chimneys were reworked.

History

see Description

Thematic Context

unknown

Recommendations

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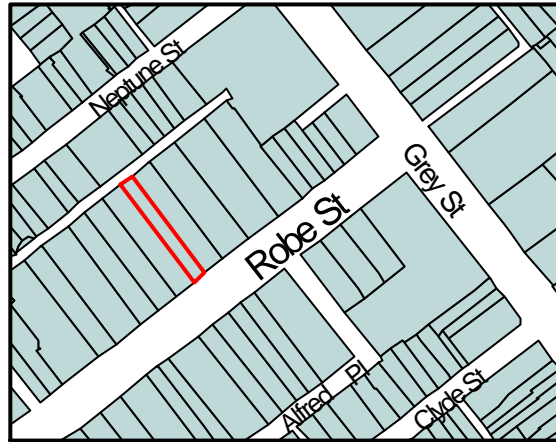Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K.C.C. building approval No. 6535 issued 18.8.26.

Identifier "High Royd"

Formerly unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 36 Robe St ST. KILDA	**Category** Residential:apartment
Constructed late 1930s	**Designer** unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A truly quirky yet completely coherent design for a tiny apartment block in the Inter-War Functionalist idiom. Its two units, one on top of the other, have been squeezed onto a very narrow site, but a successful uncluttered composition has been achieved with a careful balance of horizontal, vertical and diagonal elements. The signage to the ground floor window canopy contributes strongly to the character of the structure. The building is intact and the front fence is contemporary.

Primary Source

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

Other Studies

Description

Style : Functionalist
Two storey walk-up flats

History

see Description

Thematic Context

unknown

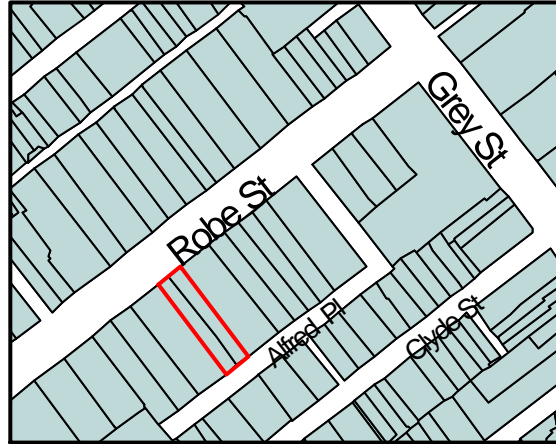**Recommendations**

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   Residences

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	47-49 Robe St ST. KILDA	**Category**	Residential:row
Constructed	1869	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This pair of terraces in Robe Street were erected early in St Kilda's history and their polychromatic facades display the simple style adopted before the boom years. The flat cast iron columns are most unusual and reminiscent of similar iron work in Ballarat. Additionally, the iron frieze and brackets are of an unusual pattern, and the total composition with the contrasting openwork iron columns and solid pilasters is quite elegant.

Primary Source

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

Other Studies

Description

The two storey terrace at 47-49 Robe Street, St Kilda was erected in 1867 by the builder William Allen who owned the site. The facade of the two eight-roomed residences displays polychromatic brickwork with cream bricks highlighting openings and the parapet over is plain with a simple cornice and row of dentils across the facade. Intricate cast iron work adorns the verandah and balcony in the form of diamond patterned valencing, florid brackets, swag-bellied balustrade panels and unusual flat decorative columns. The lightness of the cast iron is balanced by a system of columns and pilasters at ground floor level.

Intactness
This pair of terraces is substantially intact and retains its original cast iron work and front 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
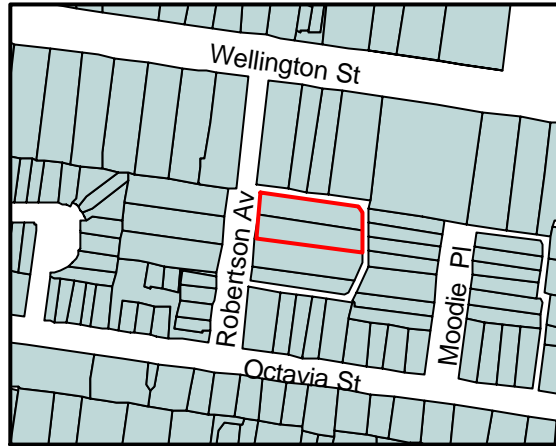
References

References
Rate Books, City of St Kilda, various dates.
Vardy, J.E.S. Plan of the Borough of St Kilda, 1873.

Identifier   Duplex

Formerly   unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address	6-8 Robertson Ave ST. KILDA	**Category**	Residential:attached
Constructed	c. 1910	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

An unusual example of the duplex residential design type, with the designer taking great pains to express the two dwellings as one entity. The quoinwork around the entrances and corners of the building, reminiscent of late Victorian cottage design, is unusual in a building of this period. The building is largely intact though the fence and front yard paving are intrusive.

Primary Source

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

Other Studies

Description

Style : Queen Anne
Duplex

History

see Description

Thematic Context

unknown

Recommendations

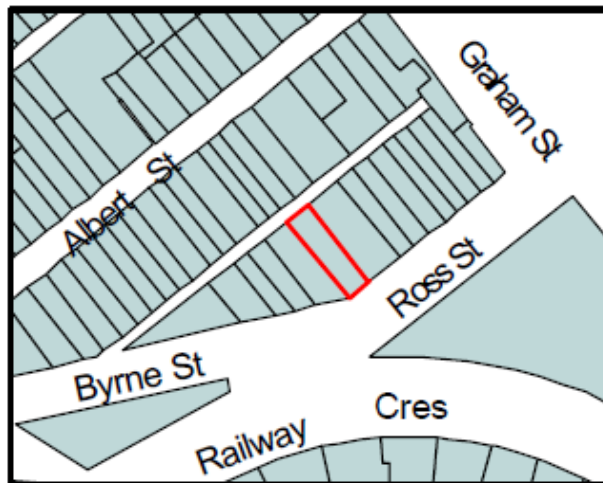A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No. 4820 issued May 1922 for one room rear wing addition to No.8 for Mrs Buckley by J. Plottel shows house plan.

Identifier   Residence
   Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	20 Ross PORT MELBOURNE	**Category**	Residential:detached
Constructed	1929-30	**Designer**	unknown

Amendment   C 89

Comment

Significance   (Mapped as a Significant heritage place.)

20 Ross Street is of local significance. The remarkably intact exterior is a notable example of the Californian Bungalow style used for a small inner-suburban house, particular features of note including the use of brickwork to the walls and front fence, the stained shingled gables, the diagonal chimneys and the leadlighted windows and doors.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Inter-War brick houses
ORIGINAL OWNER: Mary Guthrie
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Inter-War brick houses
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Inter-War Californian Bungalow
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
This single-storey brick house displays many typical characteristics of the 1920s Californian Bungalow style.

The lower parts of the walls to the front elevation are constructed of a dark red-brown brick, with a soldier course of bricks on end to the top and a brighter red brick on the upper walls above. The large roof, covered with terra cotta Marseilles pattern tiles, is gabled to the front and encloses a second smaller gable over a bay projecting to one side. The brick chimneys are square in section and set diagonally, and have dark brick on edge cappings. A lean-to verandah roof, also tiled, extends across the front of the projecting bay forming a hood over the window. Both gables are covered with stained shingles, bellmouthed and bracketed at the base, and the main gable contains a rectangular louvred vent. The verandah is supported on tapered square pressed cement columns on brick piers. The two and three light sash windows to the front project from the face of the walls and are supported on brick brackets. The upper sashes and the glazed double front door contain leadlight glass. The front fence matches the style of the house, and is constructed from red-brown and red bricks with panels of herringbone brickwork. The Cyclone type gate is probably original. The house appears to be virtually completely intact to the front.

COMPARATIVE ANALYSIS
Along with many thousands in Melbourne suburbs generally, a small number of Californian Bungalow style houses were built in the 1920s in Port Melbourne. Notable examples are at 220-2 Esplanade West (q.v.) and at the corners of Bridge Street and Esplanade West, Bridge Street and Esplanade East, and Graham and Nott Streets. Of these, 20 Ross Street is exceptionally intact and is a remarkably complete assemblage of characteristic elements of the Californian Bungalow style.

History
20 Ross Street was first rated in 1929-30, when it was described as a four roomed brick house, valued at £62 .(1) The house was owned by Mary Guthrie and replaced an earlier timber cottage on the site.

Thematic Context

This house was constructed as part of the piecemeal redevelopment of much of Port Melbourne's nineteenth century building stock which occurred in the twentieth century.
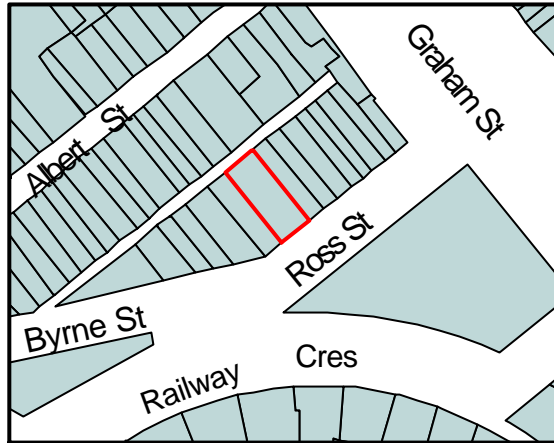

Recommendations
A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References
1. Port Melbourne rate book, 1929-30, no. 1783.

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO240

Address   21 Ross St
                 PORT MELBOURNE

Category   Residential:detached

Constructed 1880

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

21 Ross Street is of local significance. An unusually intact example, it is representative of the more substantial brick suburban villas built in other suburbs in the 1880s. It is of interest for its atypically elaborate design in an area predominantly of simple timber cottages.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick houses, freestanding, double-fronted, one-storey
ORIGINAL OWNER: Alicia McQuade
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Nineteenth century brick houses, freestanding, double-fronted, one-storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
DOMESTIC GARDEN TYPE: Nineteenth century villa
ARCHITECTURAL STYLE: Victorian Filigee
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
21 Ross Street is a double-fronted single-storey brick residence. The front elevation is constructed of dark brown bricks laid in Flemish bond. Painted brickwork, probably originally cream brick, is used for decorative

quoining to the corners and door and window openings and patterning below the eaves and below the windows. A moulded render string course runs across the elevation immediately above the verandah roof. The main roof is hipped and covered with possibly original slates. The four chimneys, symmetrically located, are finished with unpainted render with moulded cornices. The front chimneys have tall white terra cotta pots. The verandah, which extends across the front elevation, has a concave corrugated iron roof and unusually deep cast iron valancing and brackets. The verandah posts are turned timber, and may be of later date. The house otherwise appears to be substantially intact externally.

COMPARATIVE ANALYSIS
While double-fronted polychrome brick residences similar to 21 Ross Street were built in large numbers in the eastern and south-eastern suburbs such as Armadale and Hawthorn, they remained an unusual type in the Port Melbourne context of small, mostly timber-framed, cottages. Similar double-fronted brick houses exist at 79 Evans Street and at 200 and 238 Graham Street and some other locations. Of these examples, 21 Ross Street is notable as a particularly intact example, retaining a slate roof and largely unpainted brickwork, and having particularly elaborate cast iron verandah decoration.

History

The brick house at 21 Ross Street was constructed in 1880 for its first owner, Alicia McQuade. McQuade already owned a small timber cottage in the street, which she leased to tenants. When first rated, 21 Ross Street was described as a six-roomed brick house, and was valued at £34. (1) At this time, the south end of Ross Street was considered part of Railway Crescent. Though she initially leased it to a tenant, carpenter, Thomas Lee, by 1882, McQuade was living in the house, and remained resident there until at least the turn of the century. (2).

Thematic Context

This house was the first substantial brick residence to be constructed at the south end of Ross Street.

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, 1880-81, no. 2099.
2. Port Melbourne rate book, 1882-3, no. 2207, 1900-01, no. 1783.

Identifier   Chapman Memorial Hall

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	80-82 Ross St PORT MELBOURNE	**Category**	Church
Constructed	1903	**Designer**	F.J. Gibbins

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Chapman Memorial Hall is of local significance. The hall is of historical significance, being associated with the Baptist Church in Port Melbourne and with the Rev. Samuel Chapman, minister at the Collins Street Baptist Church from 1877 until 1899, and leading Baptist minister in Victoria in the 1880s and 1890s. Architecturally, the hall is a representative example of the rudimentary Gothic style typically used for church halls, and is notable for the intact lettered panels to the front elevation.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Religion
SUB-THEME: Church Halls
ORIGINAL OWNER: Baptist Church
CURRENT OWNER: Baptist Church
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Church hall
ARCHITECTURAL STYLE: Federation Gothic
PRINCIPAL MATERIAL: Brick
BUILDER: A Parker

PHYSICAL/STYLISTIC DESCRIPTION
The Chapman Memorial Hall is constructed of red brick and comprises a rectangular gabled hall with an

entrance porch and lobbies attached at the front. The steeply pitched roof is covered with corrugated iron. The windows and door openings to the front and side elevations have plain brick jambs with rendered sills and simple pointed arch lintels. The front porch and lobbies have a hipped lean-to roof with a central front-facing gable above the slightly projecting entrance porch. The porch gable has elaborate trussed bargeboards with Gothic detailing. Above the porch on the main gable are a pair of narrow pointed arch windows and flanking curved panels formed in render, with Gothic moulded borders and the words 'The Chapman Memorial Hall' in painted Gothic lettering. The main gable bargeboards are plain and supported on timber brackets at their lower ends. It is possible that originally more decorative bargeboards, similar to those on the porch, were fitted.

To the rear of the hall is located a small early twentieth century gabled building, apparently used as a second meeting room. A timber hall built probably in the last twenty to thirty years is located next to the main hall building.

COMPARATIVE ANALYSIS
In its basic gabled form and Gothic detailing, the Chapman Memorial Hall is typical of nineteenth century church halls. Its gabled porch with Gothic bargeboards, and the moulded render and painted name panels, are distinctive. Other church halls in Port Melbourne include the earlier Holy Trinity Church Hall, Bay Street (1887) (q.v.) and the former St Joseph's Church School, Rouse Street (1889) (q.v.). Holy Trinity Church Hall has a stronger Victorian Gothic Revival character, with bichrome brickwork to the door and window arches and parapeted gables to the porch and main building. The former St Joseph's Church School has plain brickwork and is unusual for the Renaissance Revival detailing to the round-headed window to the main elevation.

History

The hall in Ross Street was constructed in 1903 to the design of architect J.F. Gibbins. (1)

The building suffered severe fire damage in 1985, but has been restored. It is now used as the Baptist Church.

Thematic Context

The Baptist Church was established later than other churches in Port Melbourne. From 1894, the Baptist congregation rented premises in Clark Street, where evening services were conducted by the Preachers' Society. This was a late addition to this congregation's facilities in the municipality.

The foundation stone records that the hall was constructed as a memorial to the late Rev Samuel Chapman (1831-1899). Chapman was minister at the Collins Street Baptist Church between 1877 and 1899. He also served in most of the important positions within the Baptist Association of Victoria, founded the Victorian Baptist Fund for which he helped raise £50,000 towards the establishment of a Baptist Training College in just four years, and was Chairman of the Victorian Baptist Home Missionary Society for 19 years. He has been described as a 'forceful evangelist' and the 'leading minister of his denomination'. (2)

Recommendations

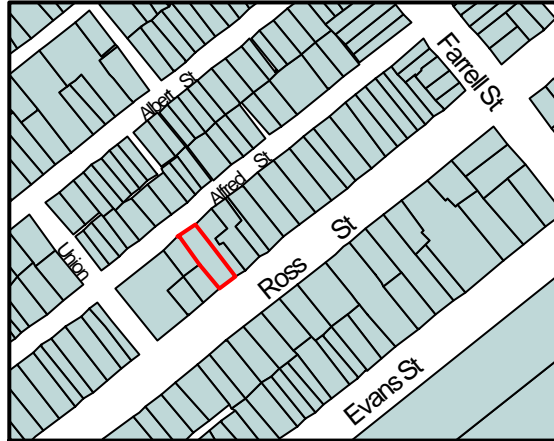A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Information on foundation stone, laid 24 January 1903. N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p. 59.
2. R.J. Barke-Hall. 'Samuel Chapman'. p. 382.

Identifier   "Denmark Villa"

Formerly   unknown

Address	123 Ross St PORT MELBOURNE	**Category**	Residential:detached
Constructed	1876	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

"Denmark Villa" at 123 Ross Street, Port Melbourne, was built in 1876. It is important as an early surviving house west of the railway line demonstrating the area's status as a residential location soon after subdivision as well as the contemporary practice of building to the front property alignment (Criterion A). Its capacity to inform is enhanced by its intact state.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A single fronted symmetrical stuccoed mid Victorian Italianate villa with party walls in the terrace form and cast iron posted verandah to the front alignment, emphasis being given to the central entrance by the positioning of the columns. The façade parapet has a plain cornice and small segmental pediment with volutes and the words "Denmark Villa" in raised dement work. Urns at either end of the parapet have been removed.   Condition: Sound.   Integrity: High.

History

The land on the west side of the railway line was not offered for sale until 1868 and then the spread of development was restricted because of proposals to build canal access to the Yarra River.

Ross Street was one of the first streets in this area to be formed. The area bounded by Farrell, Graham, Albert and Ross Streets was initially subdivided into six lots of just over an acre each. A Ross purchased lot 3, much of which remained vacant land in 1875.

In 1876, a further subdivision to create housing lots took place. James Hansen, a builder of Sandridge,

bought several lots including one on the west side of Ross Street between Farrell and Union Streets. On that site in 1876, Hansen erected a brick house with six rooms. It had an NAV of 30 pounds.

Hansen sold the house to James Osborne of Elsternwick the following year. Osborne subsequently leased the house to Richard Wilson, a carpenter.

By 1885, Thomas Julier, a blacksmith, had acquired the house for his residence. The street number at the time was 61 and the NAV 26 pounds. Julier continued as owner/occupant at the turn of the century. At that time the property was described as "six (rooms), brick house and stable" and the street number had been changed to 123.

In 1916, the property was occupied by the Port Melbourne North Police. Joseph Mackay was the senior constable.

Thematic Context

4. Building settlements, towns and cities. 4.1.2 Making suburbs (Port Melbourne).

Recommendations

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

References

Port Melbourne Rate Books: 1875-80, 1884-85, 1892-93, 1900-01 VPRS 2333, PROV.
Sands and McDougall Directories: 1885, 1901, 1916.
MMBW litho plan no.18, dated 7.7.1894.
Parish of South Melbourne (Port Melbourne), Department of Lands
  And Survey, 1932.
U'Ren and Turnbull, A History of Port Melbourne, Oxford
  University Press, Melb. ,1983, P84.

Identifier   House

Formerly   "The Presbytery"

Heritage Precinct Overlay None
Heritage Overlay(s) HO242

Address 127 Ross St PORT MELBOURNE	**Category** Commercial: residential
Constructed 1892	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former shop and residence now known as the "Presbytery" at 127 Ross Street was built in 1892. It is of aesthetic significance.

It is aesthetically significant (Criterion E) as an exceptionally prominent contributory building in Ross Street imparting historic character to the immediate vicinity. This importance is compromised by the recent works which are presumed to have obscured the original shop front.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A symmetrical two storeyed late Victorian villa with stuccoed upper storey and overpainted face brick lower storey in the form of a loggia with segmental arches and palisade iron fence, built to the property alignment. The side walls at first floor level are expressed as pilasters and connected by a plain cornice and string course enclosing two pairs of windows with cement architraves.   Condition: Sound.   Integrity: Medium. It is understood the loggia is recent.

History

In 1884, Joseph Reilly (Riley?), a grocer, owned and occupied a property on the west side of Ross Street between Farrell and Union Streets. It was described as 5 (rooms), wood and sheds. By 1892, the description had altered to a wood building with nine rooms.

In 1892, Reilly redeveloped the site, erecting on it a seven roomed brick house and shop from which he continued his grocery business. He remained there at the turn of the century however in 1916, Evan

Marshall, also a grocer, was living there.

The building was used as a shop as late as 1951, however today it is used exclusively as a house known as The Presbytery.

Thematic Context

4. Building settlements, towns and cities. 4.1.2 Making suburbs (Port Melbourne).

Recommendations

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

References

Port Melbourne Rate Books: 1884-85, 1891-93, 1900-01. VPRS 2333, PROV.
Sands and McDougall Directories: 1901, 1916, 1951.
MMBW litho plan no.18, dated 7.7.1894.
Parish of South Melbourne (Port Melbourne), Department of Lands
   And Survey, 1932.
See Citation for 123 Ross Street for early history of the area.
P. Grainger.

Identifier Shop and Residences

Formerly unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO305

Address	207-211 Ross St PORT MELBOURNE	**Category**	Commercial: residential
Constructed	1892-3	**Designer**	unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The shop and residences at 207-11 Ross Street are of local significance. They are notable as a locally rare surviving example of a unified terrace group comprising both small corner shop and houses. The relatively intact exteriors are of interest for their parapet detailing and bichromatic brickwork. The group forms a significant streetscape element together with the shops at 214-20 Bridge Street (q.v.) on the opposite corner.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
                        Commerce/Trade
SUB-THEME: Nineteenth century brick terrace, single-fronted, one-storey, plus shop
ORIGINAL OWNER:F. Demmler, John Jommatz and Alexander Douglas
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to   90%+ original
adjacent, contributes to overall
character of the precinct)
BUILDING TYPE: Nineteenth century brick terrace, single-fronted, one-storey, plus shop
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
This terrace of single-storey brick buildings comprises a shop at the corner of Ross and Bridge Streets and two adjoining single-fronted houses set back from the footpath in Ross Street. All three properties have brick parapets with rendered details, the houses having central raised panels flanked by piers and surmounted by small pediments, and the shop having a similar pedimented panel above the splayed corner. The chimneys retain the original unpainted render finishes with moulded cornices.

 211 Ross Street retains the original tuck-pointed dark brown brickwork with cream brick quoining and patterning and painted render detailing. The other properties have painted walls, but almost certainly originally had matching bichrome brickwork. The shop has possibly original timber shop windows, with brick pilasters to each side of the openings supporting a moulded render cornice above the verandah. The house verandahs are supported on brick wing walls and have cast iron valances. The shop verandah extends over the footpath on both street elevations and is simply framed with timber posts and standard municipal cast iron brackets. To the rear of the shop, a verandah which extended along the Bridge Street boundary appears to have been enclosed at an early date, and has a vertically boarded valance and later corrugated iron wall.

COMPARATIVE ANALYSIS
Although combined residential and shop terrace rows are not uncommon in other areas such as North Melbourne, Carlton or Fitzroy, 207-11 Ross Street is notable as a rare surviving example in Port Melbourne. Compared with the remaining nineteenth century corner shops in residential areas of Port Melbourne, such as 92-4 Bridge Street (q.v.) and 214-220 Bridge Street (q.v.), this row is notable for its relatively elaborate architectural treatment of bichromatic brickwork and pedimented parapets.

History

This corner shop and two houses were constructed in 1892-3. In 1893 a bootmaker, F. Demmler, occupied the shop, while the houses were occupied by John Jommatz and Alexander Douglas.(1)

In 1899, T. Tucker had his grocery store in the shop, while Thomas Purvis and Charles Harvey occupied the two houses along Ross Street. (2)

Thematic Context

Small corner shops accommodating grocers and other retailers were scattered through the residential and industrial areas of Port Melbourne.

Recommendations

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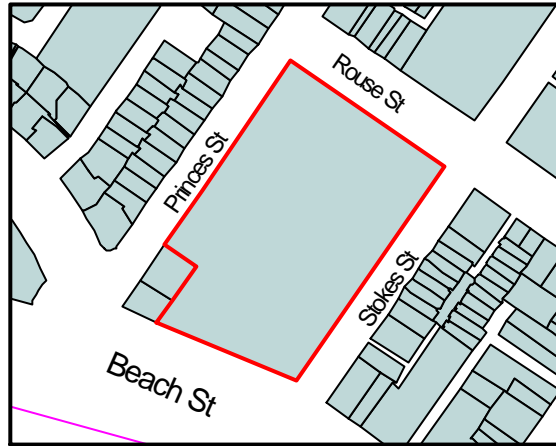recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Sands and McDougall Melbourne Directories, 1982-3.
2. Sands and McDougall Melbourne Directory, 1899.

Identifier   Swallow and Ariell 1858 and 1888 buildings

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO244

Address Rouse St, (between Stokes St and Princes St) PORT MELBOURNE	**Category** Industrial
Constructed 1858, c.1870/88	**Designer** Thomas McPherson Taylor (1858)

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The 1858, c. 1870 and 1888 buildings are of state significance. These buildings comprise the core nineteenth century buildings on the Swallow and Ariell site. Swallow and Ariell were the largest biscuit manufacturer in Victoria from the late 1860s until the 1950s, and the successive buildings on the site demonstrate the physical growth of the company in that period. Although the buildings were constructed over a thirty year period, they are stylistically remarkably consistent and form an exceptionally large unified streetscape group.

Primary Source

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

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Industry
SUB-THEME: Food processing works
ORIGINAL OWNER: Swallow and Ariell Pty Ltd
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to   90%+ original
adjacent, contributes to overall
character of the precinct)
BUILDING TYPE: Food processing works
CONSTRUCTION:1858, c.1870 and 1888
ARCHITECTURAL STYLE: Victorian Regency
PRINCIPAL MATERIAL: Brick
ARCHITECT/ENGINEER: Thomas McPherson Taylor (1858 building)
                    Frederick Williams (1888 building)

PHYSICAL/STYLISTIC DESCRIPTION
See also Stokes Street, Swallow and Ariell c. 1880 and 1911 Buildings.

The range of buildings along the Rouse Street side of the Swallow and Ariell site, although constructed at various dates between 1858 and 1888, presents a unified appearance with identical three storey pavilions terminating each end of the two storey centre buildings. The buildings all employ a consistent nineteenth century classical idiom typical of industrial and warehouse buildings.

The original three storey 1858 building, located at the corner of Rouse and Stokes Streets, has rendered masonry walls above a bluestone plinth with rusticated corner quoins and string courses at each floor level. Above the cornice on each principal elevation is a small decorative pediment. The windows have been built up at ground floor level and have moulded architrave surrounds to first and second floor. The 1888 building, at the opposite end on the corner of Princes Street, is virtually identical on the Rouse Street elevation to the 1858 building. It retains the ground floor windows except where a later roller door has been inserted near the corner. The Princes Street elevation is similar in style, with string courses, cornice and quoins, but differs in the details of the fenestration. The elevation has three bays with the centre bay projecting slightly and supporting a curved pediment. This elevation is substantially intact apart from the infilling of the centre doorway. The two storey buildings to the centre of the Rouse Street block comprise the c. 1870 extension to the 1858 building to the east and the west section which was probably built as part of the 1888 building. The two buildings are divided by a lane opening, but otherwise are symmetrical with regularly spaced bays divided by narrow pilasters. The elevation maintains the style of the 1858 building in the detailing of the windows, string courses and cornice.

COMPARATIVE ANALYSIS
The other large biscuit manufacturers in Victoria in the nineteenth century were T.B. Guest and Co and A.F. Brockhoff and Co. Guest and Co and Brockhoff and Co both relocated from their original West Melbourne sites to adjoining sites in the existing Laurens and Munster Street, North Melbourne industrial complex. Of these buildings, mostly dating from the late 1880s and 1890s and considerably later than the Port Melbourne buildings, the main Guest and Co building and the Thomas Brunton (now N.B. Love) flour mill building stand out for their scale and architectural qualities. Both four storey buildings four bays wide, with bichrome face brick elevations, they are comparable in form with the 1858 Swallow and Ariell building, but are of simpler and more industrial architectural character. The adjoining buildings on the complex, including the former Brockhoff and Co building, are of diverse form and appearance and some have been significantly altered. As a whole, the site lacks the architectural cohesion of the Rouse and Stokes Streets elevations of the Swallow and Ariell buildings.

Other large nineteenth century industrial complexes in Melbourne include the former Australasian Sugar Refining Company and Robert Harper starch factory complex, Beach Street, Port Melbourne (q.v.), the former Yorkshire Brewery, Wellington Street, Collingwood (from 1876), the former Victoria Brewery, Victoria Parade, East Melbourne (established 1854), the former Kimpton's Flour Mill, Elizabeth Street, Kensington and the Joshua Bros (now CSR) sugar refinery, Whitehall Street, Yarraville (established 1873). These complexes, built for quite different industrial processes, generally are of different architectural character, being composed generally of groups of buildings of diverse scale and form.

History

The land on which the Swallow and Ariell factory stands occupies various allotments in Section 12 [of the original Port Melbourne survey]. Those buildings of concern here occupy allotments 1 and 10 - 15. The original purchasers from the Crown are indicated on the 1860 map of Sandridge. The Swallow and Ariell Steam Biscuit Manufactory was established in 1854 by Thomas Swallow who rented premises opposite the present building. (1) He began his business as a maker of ships' biscuits.

In 1858 the first section of the factory was commenced, and this was the three storey section on the south west corner of Stokes and Rouse Street. This building was designed by architect Thomas McPherson Taylor (2). The building consists of three floors and a cellar with an iron roof. The original ground floor doors and windows have been subsequently rendered over providing a blank facade to the street. It was described in the rate books of 1859 - 60 as 'Thomas Swallow, owner, brick, tin roof, cellar, bakery, 3 floors: and dwelling house 6 rooms, yard and stable £234.' (3) The adjoining two storey wings along Stokes and Rouse Street were constructed in several stages. In 1862, allotment 14 was acquired by Swallow and Ariell, but the first section of the existing wing was not erected until 1865. The 1864 - 65 rate book lists '... Thomas Swallow, Thomas Harris Ariell' owners/occupants, '6 room brick manufactory, 4 floors, steam power and land 72 yards x 36 yards with sheds 55 yards by 72 yards. Brick bakery, stables ,workshops and building erecting 82 ft x 106 ft £360.'(4)

In 1870 land was acquired in allotment 15 and the wing was extended to the existing break in the first floor facade (originally a gateway). The section to the north of this break was constructed probably in the early 1880s, despite the fact that the land on which this section stands was in possession of Swallow and Ariell in 1877. (5)

The facade facing Stokes Street consists of three buildings. The first section was extended from the original factory during the 1870s, the second was acquired from John Burley Morton in 1876 at which time it was used as a malthouse. The third section was built in 1888 to the design of Frederick Williams. (6) The facade of the second section was altered to match the existing section. The factory extended considerably after the 1880s. A building was erected in Stokes Street in 1911, and buildings were acquired and erected along Beach Street and Railway Place. (7) In addition brick offices were erected in 1884 - 85 opposite the original section of the factory (see 60 Stokes Street).

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

The site is currently being redeveloped for residential use. The 1922 and 1937 buildings facing Beach Street and the 1952 building in Princes Street are to be demolished and a tower is to be constructed at the beach Street end of the site. The 1858, c. 1870, 1880s, 1888 and 1911 buildings facing Rouse and Stokes Streets are being retained at least to the extent of the facades, but are being extensively altered internally.

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. P. Farries. 'The Buildings of Swallow and Ariell at Port Melbourne'. B. Arch, University of Melbourne, 1965.
2. I. and R. Coleman. Conservation Plan for the Swallow and Ariell Site, Port Melbourne. p. 10.
3. Borough of Sandridge rate books. 1859 - 60.
4. Borough of Sandridge rate books. 1864 - 65.
5. Illustrated in H. Mortimer Franklyn. 'A Glance at Australia in 1880' . pp. 278 - 281 with advertisement p. XXXVIII.
6. I. and R. Coleman. op. cit. p. 11.
7. Records of these later buildings are held at the University of Melbourne Archives.

Identifier   Store

Formerly   Colonial Sugar Company Store
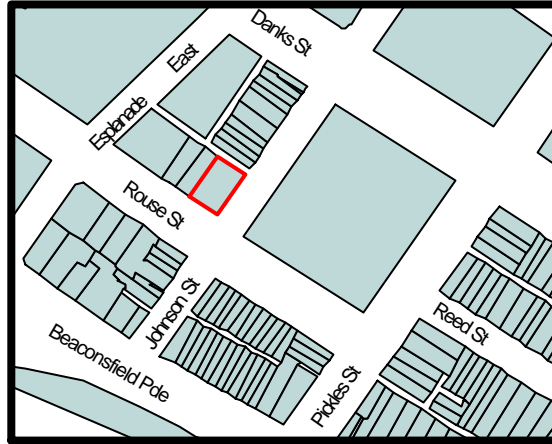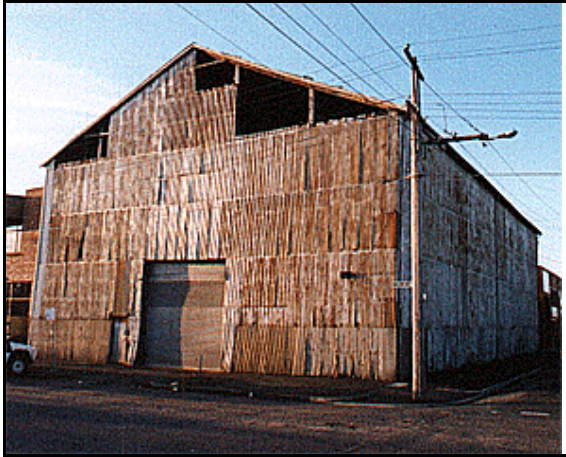
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 38 Rouse St PORT MELBOURNE	**Category** Industrial
Constructed 1902	**Designer**

Amendment   C 29

Comment

Significance

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

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

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

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

slab floor.

Condition: Unsound, building is leaning over Johnston Street.   Integrity: High.

History

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

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

Thematic Context

3.11 Feeding people.

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

Port Melbourne Rate Books: 1900-1910, 1915-16, 1920-21, 1925-6, 1930-31.
MMBW litho plan no.18, dated 7 July 1894.
Parish Plan South Melbourne, Department of Lands and Survey, 1932.
U'Ren, N., and Turnbull, N., "A History of Port Melbourne", OUP, 1983, pp.114, 142, 144-45.

City of Port Phillip Heritage Review

Address: 183, 185, 187 Rouse Street, PORT MELBOURNE

Category: Residential: Terrace row

Constructed: c. 1883-1892

Designer: Unknown

Amendment: C103

Comment: Updated citation

Heritage Precinct Overlay: N/a

Heritage Overlay: HO487

Graded as: Significant

History

While these residences present as though built at the same time, rate book evidence indicates that they were built over a period of about ten years. 183 Rouse Street appears in the rate book of December 1883, although this may not be the earliest entry.[i] 185 Rouse Street was next to be built, by February 1891.[ii] The last of the group, 187, was being erected during March 1892.[iii] All the houses were owned by Thomas Edwards, a farrier. He lived in 183 until 1891, when he occupied the newly built residence next door, at 185. He again moved further up Rouse Street, after 1892, when 187 was erected. 185 Rouse Street was occupied for a period by AV Heath, town surveyor and later town clerk for the City of Port Melbourne.[iv]

[Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979].

Thematic Context

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

PRINCIPAL THEME: Residences
SUB-THEME: Nineteenth century brick terrace, 2 storey
ORIGINAL OWNER: Thomas Edwards
CURRENT OWNER: Unknown/Various
LOCAL/PRECINCT CHARACTER: Individual Character (Individual, different from adjacent)
AUTHENTICITY 80% original
BUILDING TYPE: Nineteenth century brick terrace, 2 storey
ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Brick

Physical/Stylistic Description

This terrace comprises three two-storey residences, with the central residence set back behind the two flanking houses. All three have a two-storeyed balcony with cast iron decoration, and the end two sections have concave corrugated iron roofs. The whole group is constructed from brown brick with simple cement render mouldings, of a type more commonly found on earlier buildings. Two of the terrace houses (183 and 185) have been overpainted and 185 has been cement rendered. Of the three, 187 Rouse Street is the most intact, retaining its tiling to the front verandah and coloured glazing to the tripartite ground floor window and to the doorcase. 183 and 185 Rouse Street incorporate an unusual method of access to the first floor balconies in which the lower sash is set over a paired timber panelled door base. This enables the bottom sash to be raised, and the two door panels to open inwards, thus avoiding stepping over the sill. It is thought that 187 Rouse Street may have originally incorporated the same detail; however, a pair of modern French doors has been introduced to the west window.

[Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979; amended by Lovell Chen, 2012].

Comparative Analysis

Few examples of breakfront form terrace rows have been identified and 183-87 Rouse Street may be the only example in the Port Melbourne context. In South Melbourne, 'Dalkeith', 312-14 Albert Road is a large-two-storeyed house with a return bay to its west end, but the whole is a single construction. Further afield, Osborne House, Nicholson Street Fitzroy has a similar breakfront composition, and was also built as a phased construction with the side wings added as part of a significant phase of works in 1887-88.

Assessment Against HERCON Criteria

Criterion A - Importance to the course, or pattern, of the City of Port Phillip's cultural or natural history.

183-87 Rouse Street is of historical significance at a local level. With generally smaller-scaled and single-storey houses (often in timber) more common in Port Melbourne, this unusual two-storey breakfront terrace, constructed in three phases, suggests the increasing wealth and prosperity of the suburb during the 'boom' era of the 1880s. Built as a speculative development over a period of ten years by a local merchant, the grouping spanned the boom years of the 1880s and was completed during the onset of the Depression of the 1890s.

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.

Not applicable.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

183-87 Rouse Street is of architectural significance at a local level. While the terrace row adopts a restrained and conservative architectural style, the 'breakfront' form is unusual and may be unique in Port

Melbourne, with few other examples identified in Melbourne. The terrace row also features unusual detailing to the first floor windows, where the lower sash is set over a paired timber panelled door base, allowing access to the first floor balconies.

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.

Statement of Significance

What is significant?

183-87 Rouse Street is a two-storey row comprising three brick terrace houses. The properties adopt an unusual breakfront form, with the centre terrace house recessed between the two flanking houses. The houses retain elements of their early and original detailing intact.

How is it significant?

183-87 Rouse Street is of historical and aesthetic (architectural) significance to the City of Port Phillip.

Why is it significant?

The terrace row at 183-87 Rouse Street is of significance as a fine example of late nineteenth century speculative development in Port Melbourne, constructed over a decade which began in the economic boom and ended with the onset of the Depression of the 1890s. Built in stages over this ten year period, the restrained and conservative style remained consistent. The massing of the terrace, with the centre house set back behind the others in a breakfront arrangement, is distinctive and unknown elsewhere in Port Melbourne. The two-storey form is also distinctive in the context of a suburb where more modest single-storey cottages of timber and brick were the norm. The terrace is also of interest for its unusual first floor window detail, allowing access to the first floor balconies.

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 City of Port Phillip Planning Scheme.

Paint controls are recommended.

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   Port Melbourne rate book, December 1883, 102.
ii   Port Melbourne rate book, February 1891.
iii   Port Melbourne rate book, March 1892, 125.
iv   According to P Grainger, Port Melbourne Historical and Preservation Society.

Identifier   St Joseph's Catholic Church complex

Formerly   St. Joseph's Mission

Address	268 Rouse St PORT MELBOURNE	**Category**	Church
Constructed	1875-81	**Designer**	unknown

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The St. Joseph's Mission Church at Rouse Street Port Melbourne was built in 1875-81 and the Church hall in 1889.   The Church is unusual as an example of a Catholic church in the Romanesque Revival manner, whilst the hall, possibly designed by the popular Catholic Church architect Augustus Fritsch, complements the design of the church and is of interest to the extent that it tentatively uses details of the Renaissance Revival, first used by Fritsch in 1884 at the Sacred Heart Church, St. Kilda West (criterion E). The Carmelite priory is a substantial residential building contributing to the cultural values of the complex. The St. Joseph's Mission Church is historically important (Criterion A) as the original centre of the Carmelite Fathers activities in Port Melbourne which extended to the establishment of a school, in Stokes Street, the erection of the Carmelite monastery in Beaconsfield Parade and the establishment of the Church of Our Lady of Mount Carmel and school at Middle Park.

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. 5, 1995

Description

The church of St. Joseph is a Romanesque Revival coursed bluestone building with slate roof, sandstone and cement dressings and a circular west window in the façade gable end. On the south side of the nave there is a Romanesque sandstone entry with a capping above that appears to have been relocated from the façade when the present porch was built.
Condition: Sound.
Integrity: High

The church hall is a red brick building, also in the Romanesque Revival manner, with porch to one side and

distinguishing exaggerated modillions to the buttresses, radiating mullions to the round arched window heads with drip moulds and small louvred gable end vents with triangular arches and drip moulds.
Condition: Sound.   Integrity: High.

The priory is a substantial and rather austere two storeyed red brick building with an unusual bayed plan, each wing being encircled by a ponderous pillared verandah with shingled balustrades and restrained timber spandrels. The windows are double hung with glazing bars in the upper sashes in the Queen Anne manner and the tall chimney stacks have strapwork also consistent with that style.
 Condition: Sound.   Integrity: High.

History

When the township of Sandridge was surveyed, reserves were set aside for various religious denominations. The Roman Catholic Church continues to occupy this reserve granted to it in the early 1850's. It originally comprised about one fifth of section 11 on the north west corner of Rouse and Stokes Streets.

Initially, the Sandridge congregation was under the care of the Emerald Hill parish and concentrated its efforts in establishing a school. The Cox Map (1866), shows the Roman Catholic reserve with a building situated on the north western section of the site, possibly the school erected in 1857.

In 1875, the foundation stone was laid for a purposed built bluestone church facing Rouse Street. Six years later, it was officially opened and the following year, the parish was given into the care of the priests of the Carmelite Order. Later, the porch was added, the side chapel (?) completed and further additions made.

In 1889, a new school and church hall was opened. The hall, for which the foundation stone was laid on 19.5.1889, is a red brick building, which stands adjacent to the church and likewise faces Rouse Street. It was built to serve many parish functions however after the school closed in 1995 it was made available for leasing to the wider community. The nearby Carmelite priory was built in 1909.

Thematic Context

8. Developing cultural institutions and ways of life: 8.6 Worshipping

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

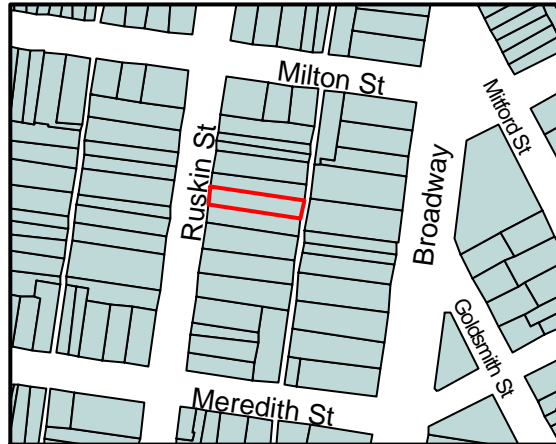'Some of the Fruits of Fifty Years Melbourne 1897', p.52
MMBW litho plan no.18, dated 7.7.1894.
Parish of South Melbourne (Port Melbourne), Department of Lands and Survey, 1932.
H.L.Cox, Hobson Bay and River Yarra, 1866. SLV, Map Section.
U'Ren and Turnbull, 'A History of Port Melbourne', Oxford University Press, Melb., 1983, P59.

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO306

Address	41 Ruskin St ST. KILDA	**Category** Residential:detached
Constructed c1910		**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A small intact timber cottage notable for the variety of unusual features in its facade timberwork; in particular its expressed stud work which is more common to the vernacular of Queensland or tropical regions. The building is largely intact.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Cottage

History

see Description

Thematic Context

unknown

Recommendations

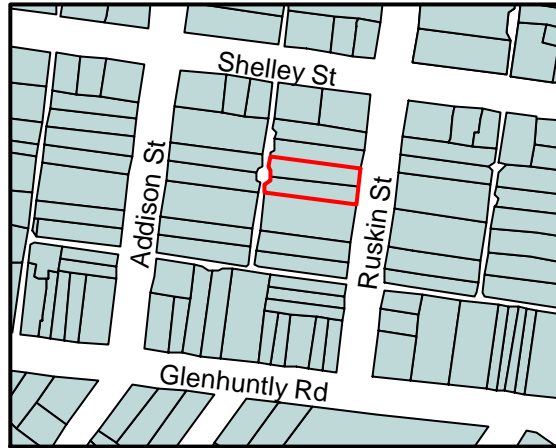A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Identifier   Lych-gate, and Residences

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address	120-122 Ruskin St ST. KILDA
Constructed	early 1920s

Category	Residential:detached
Designer	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This superb slate roofed English Vernacular Revival lych-gate is a well known local landmark. Its wrought iron and wire gates are stylistically anomalous but almost certainly original. The gate serves the neighbouring houses at Nos. 120-122 which were built at the same time. Though they are not of great architectural distinction in themselves, however, they are important in creating the wider and very intact setting of the gates.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Lych-gate, and residences

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
120 and 122 are of different styles but share some identical motifs. 120 is half of a duplex with 118.