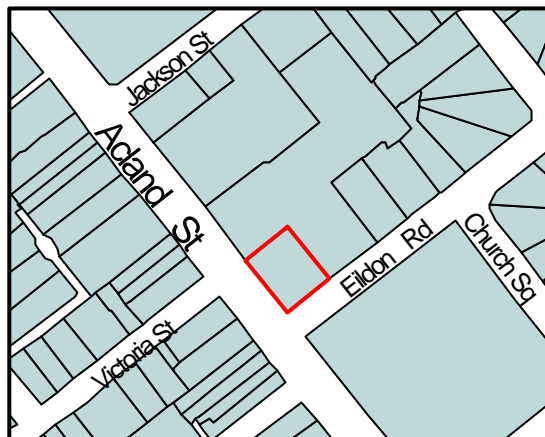


**Identifier** "Inverleigh Court"  
**Formerly** unknown



Heritage Precinct Overlay HO5  
Heritage Overlay(s)

**Address** 14a Acland St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1920's

**Designer** See reference notes

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

This building is significant as an unusually large and well scaled block of apartments. This significance is enhanced by the intact state of the original finishes (roughcast render, terracotta tile roof) and the composition which plays the vertical, decoratively gabled entrance bays against the sweeping horizontality of the roof. The curved balconies adjacent to the southern stair hall add further complexity to the composition. The scale of this building, and the way it establishes the street corner with Eildon Road, makes it a key building in the church square locality. The balconies have been filled in and the canopy over the Acland Street door is missing, but the Eildon Road canopy and the low front fences appear to be contemporary with the flats.

## Primary Source

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

## Other Studies

## Description

Date : 1920s  
Style : Mediterranean  
Three storey walk-up flats

Builder: see reference notes  
Original owner: see reference notes

A three storey complex of twelve apartments arranged in two groups of six, one entered from Acland Street and the other from Church Square. The bulk of the building is set back from these streets but the two entrance porches which incorporate the main stairs both project to the property boundary. A variety of drawings relating to various alterations and additions are held at the St Kilda Council, but no original construction drawings have been found. On stylistic grounds, the buildings probably date from the 1920s.

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

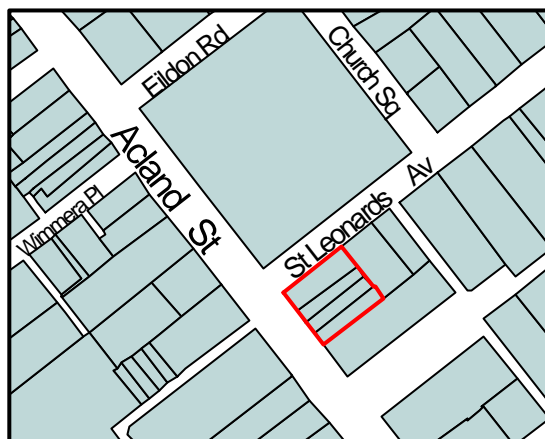
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References

### NOTES

St K C C building approval records are ambiguous for this property; some of the following may prove to be for different buildings or addresses: No. 4395 issued Nov 1920 for conversion to flats by H V Gillespie (arch), Rose & Wales (bldrs) for Mrs C Dawson; No. 6516 issued 1926 for 'chalet' sleepouts (bungalows); No. 7724 issued 1/4/30 for additions by W H Merritt (arch), R B Campbell (bldr) for Mrs L Kearney; No. U1185 issued 17/8/51 and No. U2294 issued 23/5/55 for alterations by G Ingram (bldr) for Mrs Ince; No. 5589 issued 8/7/75 for repairs for H G Kyriakos.

**Identifier** Terrace  
**Formerly** unknown



**Heritage Precinct Overlay HO5**  
**Heritage Overlay(s)**

**Address** 16-22 Acland St  
ST. KILDA

**Category** Residential:row

**Constructed** 1860's-1920's

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

A former, very early terrace, which has been extensively remodelled with new facades during the 1920s. This group of buildings is significant for a number of reasons. The original building appears to have been an unusual combination of a large Victorian house (the corner building) with adjoining terrace houses (along Acland Street). The overlay of new facades and further alterations c1970 have produced a complex fabric reflecting an evolution in the use of this housing stock. It is one of the best examples of this kind of evolution, which is so characteristic of St Kilda. The modulation of the Acland Street facades is cleverly handled to give a variety of forms and a coherence of architectural detail. As such they make a major contribution to the Acland Street streetscape. The facade on St Leonards Avenue, on the other hand retains much of its original simplicity of form. With its fine coat of 1920s roughcast render, simple rectangular form and tension of asymmetrically placed windows and portico, this facade is a delightful composition and a very important element in the church square locality.

## Primary Source

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

## Other Studies

## Description

Date : 1860s-1920s  
Style : Arts and Crafts  
Two storey terrace

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## **References**

unknown

**Identifier** "Linden"

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO10

**Address** 26 Acland St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1870

**Designer** Alfred Kursteiner

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

'Linden' located at 26 Acland Street, St Kilda and designed by architect Alfred Kursteiner, was erected in 1870 for Moritz Michaelis, German born Jewish merchant and co-founder of the long established Michaelis-Hallenstein tannery and leather goods business. The 18 room stucco rendered brick mansion, designed in the popular Italianate style is enhanced by a well proportioned and finely detailed cast iron verandah.

**Primary Source**

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

**Other Studies**

**Description**

'Linden' located at 26 Acland Street, St Kilda and designed by architect Alfred Kursteiner, was erected in 1870 for Moritz Michaelis, German born Jewish merchant and co-founder of the long established Michaelis-Hallenstein tannery and leather goods business. The 18 room stucco rendered brick mansion, designed in the popular Italianate style is enhanced by a well proportioned and finely detailed cast iron verandah.

**Intactness**

'Linden' now divest of the landscape gardens, and sympathetically converted to an apartment house, stands well maintained and externally intact.

**Of significance.**

**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**

The Architects Index, Department of Architecture, University of Melbourne.

National Trust of Australia (Victoria) File No. 234.

'Argus' Melbourne 16 May 1870 - Tender Notice

Raggatt, Howard 'A Study of the Development of St Kilda from its Beginnings Till 1873' History Research Report. Faculty of Architecture, University of Melbourne.

Hone, J. Ann 'Mority Michaelis (1890-1902)' in Pike, Douglas (ed) Australian Dictionary of Biography M.U.P. Melbourne 1974 Vol 5 pp. 245-246.

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

**Identifier** "Leithen"  
**Formerly** unknown



Heritage Precinct Overlay HO5  
Heritage Overlay(s)

**Address** 39 Acland St  
ST. KILDA

**Constructed** 1860s-c.1930

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

An important example of a significant St Kilda building type comprising a substantial apartment block erected in front of an important large Victorian residence (now converted into flats). The former residence building probably dates from the 1860s and has finely executed and unpainted render facades. The Acland Street facades of the apartment block are also unpainted and are strongly articulated with stepped massing and bays of arched porches at either end. The hipped terra cotta tiled roof with its wide eaves contributes to the Mediterranean flavour of the building. The front fence and hedge are probably contemporary with the apartment addition.

### Primary Source

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

### Other Studies

### Description

Style : Italianate, Mediterranean  
Three storey walk-up flats and former residence

### History

see Description

### Thematic Context

unknown

### Recommendations

**Category** Residential:apartment

**Designer** unknown

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** "Aston Court"

**Formerly** unknown



**Heritage Precinct Overlay HO5**  
**Heritage Overlay(s)**

**Address** 43 Acland St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1926

**Designer** Edwin J. and C.L. Ruck

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

A high quality example of Spanish Mission style apartment design. The building is significant in the streetscape. Its scale, symmetry and style make it a dominant and important element in the streetscape. Important individual features include the arched galleries to both floors and the complementary exotic garden. The building incorporates an earlier single storey Victorian residence, a conversion characteristic of much of St Kilda's flat development.

**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, former residence

Builder: D. Mitchell Pty Ltd  
Original owner: Mr R.J.E. Grant

The surviving working drawings for the present main wing of this complex of apartments indicate that the present structure incorporated a single storey Victorian residence. Edwin J. & C.L. Ruck prepared plans for the conversion of this structure into seven apartments in 1926. These alterations virtually obliterated the earlier structure, adding a second storey to the building and constructing additions to all sides. The present main block facing Acland Street is identical to the building shown on the architects' drawings, the only elements missing from the elevations are the timber shutters to the windows on the flanking projecting wings. The apartments, all two bedroom, are accessed from either the main gallery facing the street or a side courtyard adjacent to the neighbouring right-of-way. The architects' intention to create a fully integrated Spanish

Mission style setting is evident in the architectural drawings, which designate the area in front of the arcaded galleries defined by the two projecting bays of the facade as a 'cortile'. This character is enhanced by the compatible exotic planting of the front garden. The front fence and gates are probably contemporary with the 1926 alterations.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

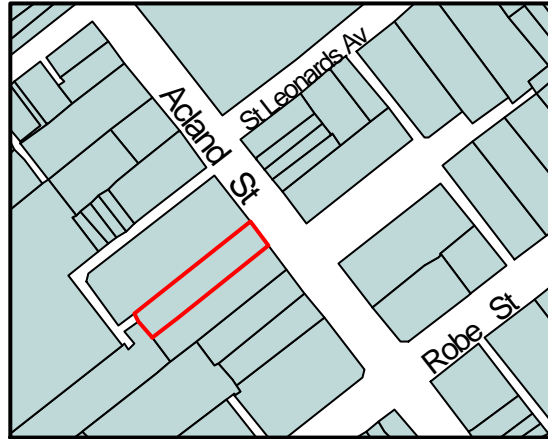
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

### **NOTES**

St K.C.C. building approval No. 6577, 27.9.26. Permit No. U320 for fibro-cement sleepout at rear, 1947.

**Identifier** "Acland Hill"  
**Formerly** unknown



Heritage Precinct Overlay HO5  
Heritage Overlay(s)

**Address** 45 Acland St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1939

**Designer** Arthur W. Plaisted

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

One of the earliest modernist flat blocks, this building is a significant stylistic advance on Functionalist precursors such as Mewton's 'Bellaire' and 'Woy Woy'. The crisp intersection of austere brick volumes and the clear expression of elements such as the stair halls, pilotis and window openings are a concise embodiment of principles of design set out in the influential 1929 text 'The International Style'. These design principles were not commonly seen in Australia until the 1950s and 60s, and therefore this building is important in representing one of the stages of the development of the flat type in Melbourne. The intactness of the building contributes to its significance.

## Primary Source

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

## Other Studies

## Description

Style : International  
Three storey walk-up flats

Acland Hill is a block of 12 units constructed in 1939 for S. Wein. The builder was E. & G. Gallagher and the architect was A.W. Plaisted. The design of the building is said to have been undertaken by an overseas architect who was working in Plaisted's office at the time. The design is a dramatic departure from Plaisted's other works which are generally in a picturesque Old English style. Three storey structure is typically planned with two staircases giving access to groups of six apartments. Clothes drying facilities are provided on the rooftop.

## **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 10370, 29.8.39. Conversation with Robert Grace, Architect. Internal inspection of the flats has been conducted by David Brand.

**Identifier** Harley Court  
**Formerly** unknown



Heritage Precinct Overlay HO5  
Heritage Overlay(s)

**Address** 52 Acland St  
ST. KILDA

**Constructed** 1933-1988

**Amendment** [C 29](#)

**Comment**

**Significance** (Mapped as a Significant heritage property.)

A prominent example of a typical symmetrical three storey block of flats dating from the 1930s. The building is given significance by a variety of design elements to the main elevation, including the central stair with arched windows, the decorative parapet to the gable projection and the attractive Tuscan entry porch. Recent renovations include the conversion of the ground floor into two cafes, extending and contributing to Acland Street's cosmopolitan cafe tradition. It has further significance as part of an architectural and functional pair with 'Colombo Court' (no 52A). Their recent transformation has added a new architectural and social landmark to Acland Street.

## 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, cafes

## History

see Description

## Thematic Context

unknown

## Recommendations

**Category** Commercial: residential

**Designer** unknown

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** Colombo Court, Dog's Bar  
**Formerly** unknown



Heritage Precinct Overlay HO5  
Heritage Overlay(s)

**Address** 52a Acland St  
ST. KILDA

**Category** Commercial: residential

**Constructed** c.1930-1988

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

A prominent example of a typical symmetrical three storey block of flats dating from the 1930s and now substantially renovated with ground floor cafe/bar. The neatly composed street facade with groupings of bay windows and projecting balconies gives the building individual character. A small ground level niche in the fence pier to the northern end designated a 'dog's bar' several decades ago, a quaint and possibly unique feature.(1) The recent renovations have included a conversion of the ground floor to a cafe/bar, extending and complementing the Acland Street's cosmopolitan street cafe tradition. It is of further significance as an architectural and functional pair with Harley Court (no 52). Their recent transformation has added a new architectural and social landmark to Acland Street.

## Primary Source

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

## Other Studies

## Description

Style : Mediterranean  
Three storey apartments & bar, former flats

The dogs bar incorporates a rail.

## 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

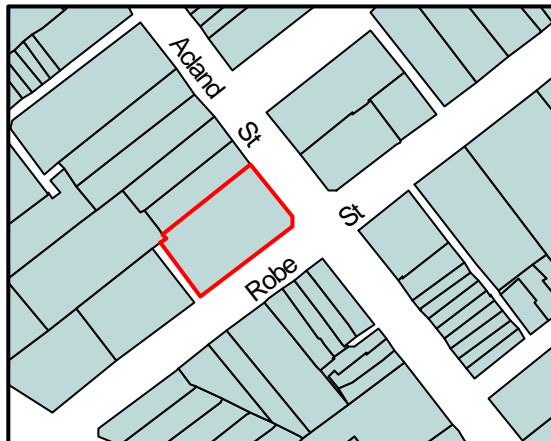
## **References**

### NOTES

(1) Mary Maxwell, *Peeps into the Past* (Melbourne, 1957), p 8.



**Identifier** Residence  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO11

**Address** 53 Acland St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1886

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

This residence represents the many opulent buildings erected in St Kilda during Melbourne's boom and remains in an intact form.

## Primary Source

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

## Other Studies

## Description

The two storey mansion at 53 Acland Street, St. Kilda is an exuberant example of a residence erected for Annie Dudgeon in 1886 during the Melbourne land boom. A light balcony and verandah, which surrounds two facades and terminates at the entrance-tower, feature slender paired cast iron columns, cast iron balustrading and valancing, and brackets which form Gothic pointed arches. The dominant entrance porch is emphasised by vermiculated blocks and the tower above, is highly decorated with pilasters, festoons and string courses. Protruding bays feature arch headed windows and the roof above is exposed.

## Intactness

This mansion is substantially intact although it has been painted and a section of the balcony has been filled in.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

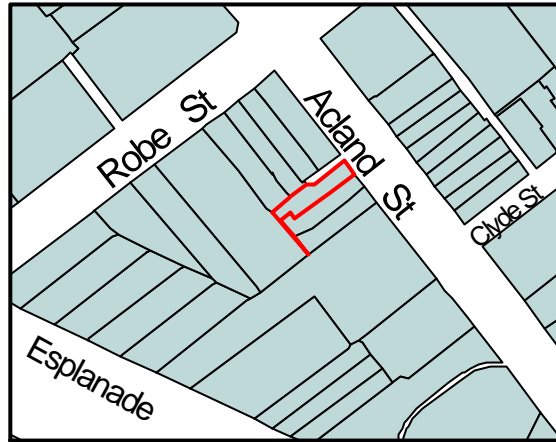
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

Conservation Study of St. Kilda. Investigation Project, Department of Architecture, University of Melbourne, 1979.

Rate Books, City of St. Kilda, year ending 30th September, 1885: no mention, year ending 30th September, 1886: 4745, Annie Dudgeon, 0 & 0, 45 Acland Street 12 Room Brick, N.A.V. 250 pounds.

**Identifier** "Southwold"  
**Formerly** unknown



Heritage Precinct Overlay HO5  
Heritage Overlay(s)

**Address** 57 Acland St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1915

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

This pair of flats is of significance as the purest example in St Kilda of the rare 'two flat home' type. The building is part of an unusual development concept, having been constructed in tandem with the duplex development next door (nos. 59 and 61). The significance of this small building is further enhanced by its unexpected prominence in the streetscape, due to its siting close to the footpath alignment and its bold, parapeted and delightfully composed facade.

## Primary Source

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

## Other Studies

## Description

Style : Freestyle  
Two flat home  
Builder: A. Pallet

A two storey brick structure with one apartment on each floor erected in 1915 for Mrs B.M. Pallet. Quite surprisingly, Southwold was actually one part of a larger development that incorporated the much more conventional single storey pair of cottages next door (No. 59 & 61). It is only upon closer inspection that one notices the number of identical details, mouldings and decorative devices that they share. The builder was A. Pallet. Few alterations have been made to its delightfully composed street facade.

## History

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

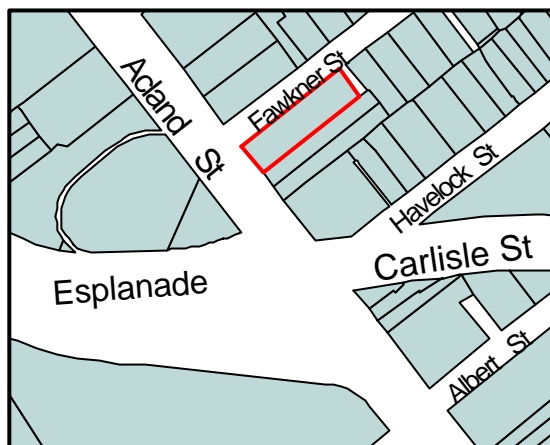
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

NOTES

St K.C.C. building approval No 2619, May 1915

**Identifier** Flats over shops and former Residence  
**Formerly** unknown



**Heritage Precinct Overlay HO5**  
**Heritage Overlay(s)**

**Address** 58-60 Acland St  
ST. KILDA

**Category** Commercial: residential

**Constructed** c1870-1920's

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

This building complex is of significance for its combination of two types important to the character of St Kilda. First, it consists of a conversion of an earlier site to accommodate new uses by the construction of flats and shops in front of a retained pre 1873 residence (3 Fawcner St). Secondly, it is a good example of the flats over shops building type. As such it potentially reflects in its fabric the historical evolution of Acland Street from a predominantly residential area to one dominated by shops. The building contributes to the streetscape in scale, form and type, and the facade composition is notable the disjunction of the asymmetric composition of the first floor fenestration and the symmetrical shopfront composition. The complex is substantially intact, though the shopfronts and existing awning are not original.

## Primary Source

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

## Other Studies

## Description

Flats over shops and former residence  
Style: Arts and Crafts

## History

see Description

## Thematic Context

unknown

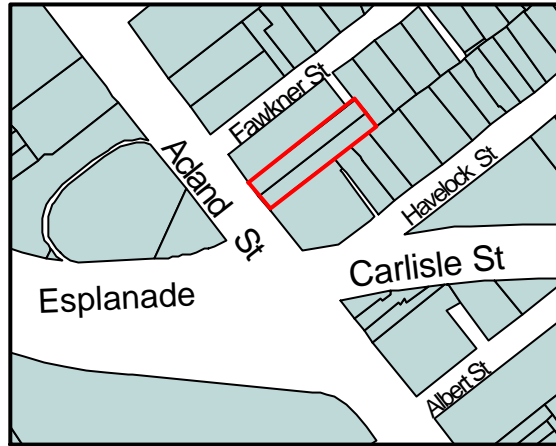
## Recommendations

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** Caffé Maximus Restaurant  
**Formerly** unknown



Heritage Precinct Overlay HO5  
Heritage Overlay(s)

**Address** 62-66 Acland St  
ST. KILDA

**Category** Commercial

**Constructed** c.1920-1985

**Designer** Allan Powell

**Amendment** C 29

**Comment**

## Significance

Caffé Maximus is of significance as the most artistic and stylish example of street front restaurant architecture in St Kilda. The glamorous Acland Street facade with its black glazed tile cladding derives stylistically from 1950s American Diner architecture and is complemented by the nautically derived facade sculpture of local artist Peter Cole. As the conversion of two former shops into a fashionable cafe it expresses clearly the re-emergence of St Kilda as a seaside recreation venue. The interior is of significance for the incorporation of the work of several local artists and as one of the most stylish of its type to be found in Melbourne.

## Primary Source

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

## Other Studies

## Description

Style : Post Modern  
Restaurant, former shops

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998  
recommended Conservation

**References**

unknown



**Identifier** Shops  
**Formerly** unknown



**Heritage Precinct Overlay HO5**  
**Heritage Overlay(s)**

**Address** 81-85 Acland St  
ST. KILDA

**Category** Commercial: residential

**Constructed** 1930

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

An interesting group of three two storey shops/residences dating from the 1930s. The most important element of the building is the symmetrical first floor Acland Street elevation with its striped brickwork and series of three casement style bay windows surmounted by rendered panels which incorporate a deco derived design. Neither the fascias of the cantilevered canopy nor any of the shopfronts are original or contributory.

**Primary Source**

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

**Other Studies**

**Description**

Style : Art Deco  
Two storey shops

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

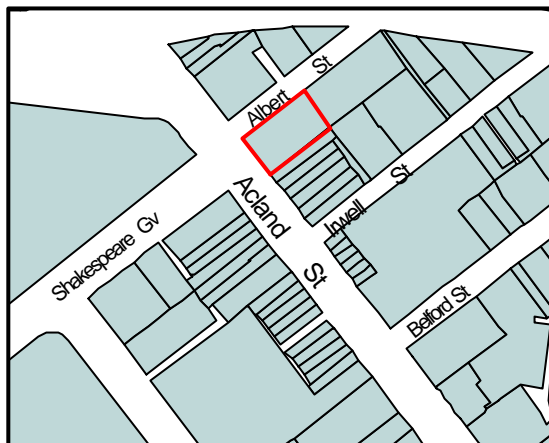
recommended inclusions:

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

**References**

unknown

**Identifier** St Kilda Army & Navy Club  
**Formerly** unknown



**Heritage Precinct Overlay HO5**  
**Heritage Overlay(s)**

**Address** 88-90a Acland St  
ST. KILDA

**Category** Public

**Constructed** 1923

**Designer** Hudson & Wardrop

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

This building is important as a lasting reminder of the St Kilda Community's response to the trauma of the First World War. It was designed by the architects Hudson and Wardrop who are well known for their academic classicism, particularly in their main work, the Shrine of Remembrance. In this case, the classical dress is appropriate to its role as a memorial but is relatively superficial. The imposing mass of this building makes it an important reference point in the Acland Street streetscape.

### Primary Source

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

### Other Studies

### Description

Style : Free Classical  
Four storey hall, offices and shops  
Builder: R.L. Phillips  
Builder: R.L. Phillips

### 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**

Extant foundation stone laid 11.11.23

**Identifier** Acland Court

**Formerly** unknown



**Heritage Precinct Overlay HO5**  
**Heritage Overlay(s)**

**Address** 91-93 Acland St  
ST. KILDA

**Category** Commercial: residential

**Constructed** 1935

**Designer** Leslie J. W. Reed

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The upper floor of this building is in the Spanish Mission style and is important for its contribution to the stylistic variety of Acland Street. The leadlighting over the central street entrance to the flats and one of the shopfronts is an intact and fine example of its type.

## Primary Source

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

## Other Studies

## Description

Date : 1935

Style : Spanish Mission

Two storey shops, flats above

Builder: J.W. Ingram

Original owner: S. Originale

This two storey complex of two ground floor shops with apartments above was erected in 1935 for S. Originale. The builder was J.W.Ingram and the architect was Leslie J.W. Reed. The division of the upper floor into two apartments is clearly expressed on the Acland Street elevation with its centrally located pair of recessed balconies. This facade makes a token gesture to a Spanish Mission style with its twisted columns and paired arched windows. The most outstanding element of the building, the original surviving ground floor shopfront and residential entrance, is not shown on the architects drawings held by the St Kilda Council and was probably designed and executed by the shopfitter. The shop windows themselves are typical with their copper glazing bars and sills, however, the upper leadlight panels with their numerous glass types composed in a regimented background of rectangles overlaid with an ovoid panel above the shop and a shaped fanlight

above the residential entrance emblazoned with the building's name put the shopfront among the finest surviving of its type in Melbourne.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

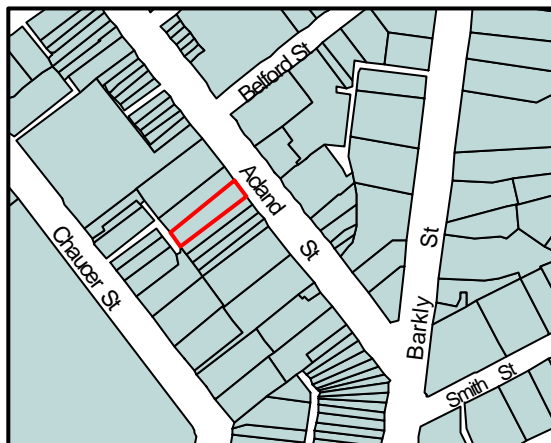
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

NOTES

St K.C.C. building approval No.8833 issued 19.3.35

**Identifier** State Bank  
**Formerly** unknown



**Heritage Precinct Overlay HO7**  
**Heritage Overlay(s)**

**Address** 133-135 Acland St  
ST. KILDA

**Category** Commercial

**Constructed** 1960's

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

A good example of small scale bank architecture dating from the 1960s. The essentially symmetrical facade cleverly expresses an asymmetrical plan generated by the bank's functional duality: on one side expressing public accessibility, on the other, solid security. The symmetry of the double curved awning resolves this duality and the fine marble facings enhance the sense of formality. The canopy and the height of the parapet continue the dominant characteristics of the streetscape. The setback of the building contributes a small public space to the Acland Street footpath.

## Primary Source

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

## Other Studies

## Description

Style : Stripped Classical  
Bank

## History

see Description

## Thematic Context

unknown

## Recommendations

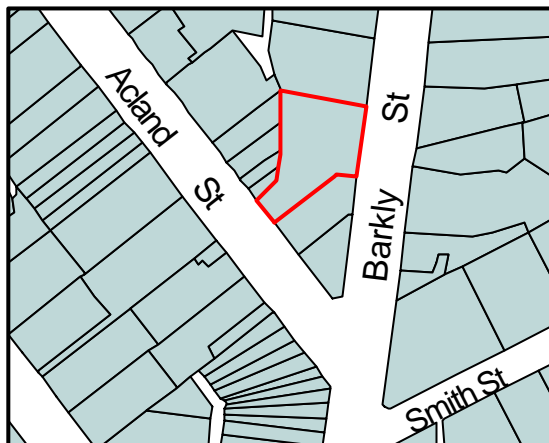
A Ward, Port Phillip Heritage Review, 1998  
recommended inclusions:

**References**

unknown



**Identifier** St Kilda Market Complex  
**Formerly** unknown



**Heritage Precinct Overlay HO7**  
**Heritage Overlay(s)**

**Address** 156-160 Acland St  
ST. KILDA

**Category** Commercial

**Constructed** 1938

**Designer** Harry A Norris

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The St Kilda Market complex occupies the large wedge shaped site at the junction of Acland Street and Barkly Street, perhaps the largest and most prominent single retail site in St Kilda. It is unusual for the diversity of uses contained within the one architecturally unified complex. The complex has a long history of diverse and distinctive uses: a market, a huge second hand furniture store, a Coles chain store, apparently an upstairs cabaret and wax museum, and reportedly an ice skating rink. (The complexities of this history require further research.) The Coles store section is a representative example of the work of the important architect Harry Norris. The exterior facades of this building appear to have been inserted into the fabric of the overall complex and they show an adept handling of geometric massing and decoration in the Functionalist idiom. The interior is a good example of the streamlined art deco idiom as applied to a retail design. As an example of a distinct type of retail architecture, the Coles Store is reasonably intact. Its precise significance cannot be established until further research is undertaken, both into the Coles Store type generally, and into how many stores in this particular style survive.

## Primary Source

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

## Other Studies

## Description

Style : Functionalist  
Shopping complex

Adopting a Moderne 'deco' style, the architect Harry A. Norris designed the large complex of shops and market at the intersection of Acland and Barkly Streets in November 1937, for Barkly Investments. The two storey complex fitted neatly onto the triangular shaped site and comprised a retail market, a Coles store, several ground floor shops and offices on the first floor. On both street frontages the elevation of the Coles

Store broke through the uniformly horizontal lines of the rendered first floor elevations. The ground floor shops sheltered under the encircling cantilevered verandah with short arcades leading to the market hall from both Acland and Barkly Streets. Upon opening, the Coles store was described by a reporter in The Modern Store(1) who noted the streamlined effect of the lines of the facade and interior fittings, stating that 'it is indeed very difficult to find any harsh projecting cornice or abrupt architectural detail anywhere inside or outside the building'. The interior was originally finished in cream tonings, with floors of multicolour terrazzo and joinery in Queensland Maple. The exterior was originally finished in buff coloured cement with facings of black tile lined with polished stainless steel.

(1)'Modern Chain Store Opened in St Kilda', The Modern Store (March 1938), pp.20-22.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

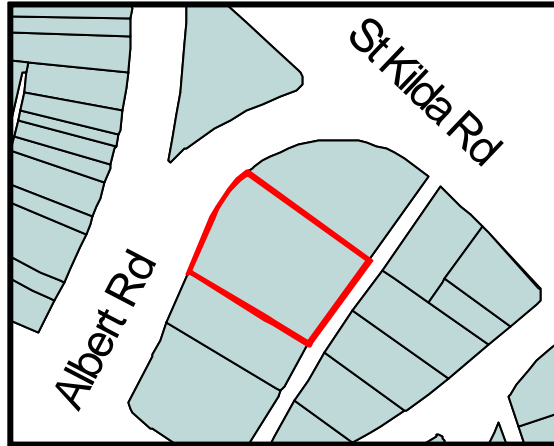
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

### **NOTES**

St K C C permit No. 5552. \* The National Trust holds a file for Wax Museum/Catharina Cabaret at 201 Barkly St (3685). The property includes the addresses 187-201 Barkly St.

**Identifier** Albert Road Clinic and Offices  
**Formerly** Offices



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO320

**Address** 31-33 Albert Rd  
MELBOURNE

**Category** Commercial

**Constructed** 1970

**Designer** W. L. Coltman

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The first stage of the former Folkestone Developments Pty. Ltd. high rise office tower was designed by the architect, D. Graeme Lumsden, practising subsequently as D. Graeme Lumsden Ashton and Hale. It is situated at nos. 31-33 Albert Road, Melbourne, and was built by Costain (Australia) Pty. Ltd. in 1969-70. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its capacity to demonstrate the consolidation of the process of transformation of St. Kilda Road from a residential boulevard of distinction to a commercial thoroughfare. It postdates such seminal buildings as the VACC offices at no. 464 and the Victorian Racing Club offices at no. 418, both erected in 1958 and both since demolished and belongs to the period during which the movement to commercial construction in St. Kilda Road gained maturity. In this respect it compares with the surviving VACC offices of 1968-70 and the nearby and slightly earlier BP House.

It is aesthetically significant (Criterion E) for the manner in which it responds to the curved alignment of Albert Road and the the curved façade of the pre-existing BP House (1965) and for its capacity to demonstrate the move away from curtain wall construction to a combination of pre-cast concrete and glass elements. Whilst never completed, the surviving building demonstrates the arrangement of high rise office towers into a podium level and tower that was a characteristic of the era and can be seen also at VACC house.

Its association with the highly successful architect, D. Graeme Lumsden, is also of note. The building is typical of his work which was characterised by the use of simply stated yet striking forms and by the development of building systems in a manner that have become exemplars of their time, the slender pre-cast concrete mullions and curtain wall technology being of note in this respect. Comparisons include the Aspro building (1957, demolished) and the Peterville building (1964).

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A four storeyed curved office building with basement car park forming a segment of a circle with the façade and rear elevations made up of slender pre-cast reinforced concrete mullions separated by narrow glazed bays with opaque glass spandrels. The plinth is of concrete and the tops of the mullions are linked by a metal tie rod. The Albert Road entry is recessed with the mullions forming a loggia. At the rear, a recent entry building and lift core constitute discrete elements.

Condition: Sound. Integrity: High.

## History

Albert and St.Kilda Roads between Kings Way and Bowen Lane were fully developed with large houses and terraces by the time the MMBW drew up its sewerage plan of the area in 1894. The two houses on the site of the present building were situated on large blocks, one with substantial stables along the rear boundary. In 1890 they were occupied by Henry Dinsdale and W.S.Smith. Subsequent occupants included John Zander (no.31) and John Cockbill (no.33) in 1911. By 1963, no.31 had been altered/redeveloped and contained offices with 13 tenants and no.33 continued as the Cockbill residence.

In March 1969, it was announced that South Melbourne is to get another skyscraper office building with a 36 storey tower in Albert Road designed by the architectural firm of D.Graeme Lumsden to complement the adjoining BP House. At the time the site which measured 226 by 249 feet was being cleared with constructional work due to commence. The plan was to erect a tower and smaller "satellite" structure the latter part to be commenced as stage 1 and described as costing \$1.1 million...a doughnut shaped building comprising a basement, ground floor and three upper floors served by two lifts...expected to be finished by next January (1970) built by Costain (Australia) Pty Ltd.

The size and position of the property were considered too valuable to limit the project to stage 1. However the project sponsor Folkestone Developments Pty Ltd planned to proceed with stage 2 only after there was some measure of the success of stage one and tenancy prospects for the extra stage. The first stage of the building was completed during 1970 as predicted with backing from the National Mutual Life Association which had invested in a 30% share.

The architects for the project, by then D.Graeme Lumsden, Ashton and Hale, submitted a formal application for a Planning Permit for Phase 2 to be erected at 31-33 Albert Road in January 1974, the application stating that the concept for the building remained as originally planned in 1969. By December 1980, the tower had still not been built, there being a new Planning Scheme Amendment to accommodate, a file note stating that the matter will have to be settled in the Supreme Court.

BP Properties Australia Pty Ltd became proprietor of the building in 1981. New owners and proprietors Ramsay Health Care Pty Ltd took over in 1994 with plans approved for a proposed general hospital with 80 beds and a medical centre with 21 rooms. Works to the building were designed by Silver Thomas Hanley (Vic) Pty Ltd, architects, health planners and interior designers, an Occupancy Permit being granted in August 1995. The hospital was officially opened in November 1995 as the "Albert Road Clinic", the name that it retains today under owners Healthscope Ltd. who purchased the property in 1998 for a psychiatric hospital.

## 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

South Melbourne, MMBW plan no.21, 1894.  
Sands and McDougall Directory of Victoria, 1890, p.419, 1911, p.519, 1963, p.51.  
art.: "New tower", The Herald, 19 March 1969. In City of Port Phillip property file 0050/031/2.  
National Mutual backs big project, Australian Financial Review. Property file, op.cit.  
Letter from E.R.Ashton to The Town Clerk, 29 January 1974. Property file op.cit.

Letter from N.G.Hayes to Town Clerk, 2 December 1980 with File note. Property file op.cit.

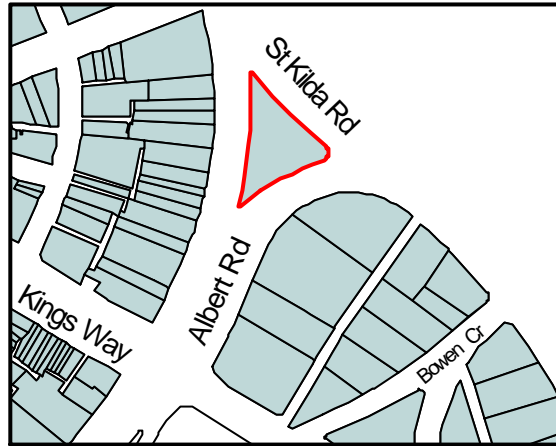
Documents in Property file op.cit.

Plaque inside the Albert Road entrance.

Letter from Arthur Robinson & Hedderwicks to Stephen Ryan, building surveyor, 25 December 1998.

Property file, op.cit.

**Identifier** South African Soldiers Memorial  
**Formerly** unknown



Heritage Precinct Overlay None  
Heritage Overlay(s) HO12

**Address** Albert Rd  
SOUTH MELBOURNE

**Category** Monument

**Constructed** 1921

**Designer** Irwin and Stevenson

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

This memorial is of significance as a major memorial to the Boer War and as a monumental landmark in Melbourne, dominating the St. Kilda Road, Albert Road corner. The quality of workmanship is integral to the significance of the work.

### Primary Source

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

### Other Studies

### Description

Original Use: Memorial

Date of Construction: 1921(1)

Architect: Irwin and Stevenson (2)

Construction of this memorial, commemorating the participation of Australian soldiers in the South African Boer War (1899 - 1902) was begun in 1921 and unveiled in 1924(3) : the South Melbourne soldiers who fought in the war having been remembered by the memorial fountain erected in Bank Street outside the Town Hall in 1905 (q.v.). At the suggestion of the South African Soldiers Association Council, South Melbourne formed lawns and landscaped the triangular reserve at the junction of St.Kilda and Albert Roads (4).

The design of this memorial was the work of Erwin G. Stevenson of the architectural firm Irwin and Stevenson. It is an elegantly planned and boldly executed obelisk in grey granite, set on a podium with steps leading up to each of the east and west faces. The outer corners of the podium are defined by four granite pedestals on which are set lions carved in freestone. The obelisk is a plain shaft of granite, and is embellished with a bronze dagger about 3 m tall set onto the east face of the shaft and on the pedestal there is a bronze commemorative tablet. Wrapped around the pedestal there is also a bronze wreathed band

decorated with eucalyptus motifs. The lions stand in contrast in style and materials. They are signed 'Stanley Hammond 1952' and are somewhat sphinx-like and stylised in their form. The memorial is substantially intact, with only a small amount of lettering on one of the tablets having been removed and while the concrete paving to the podium is intact, it will soon be in need of re-alignment. The garden beds bordered with railway sleepers and the stone barbeques close to the memorial detract from it.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

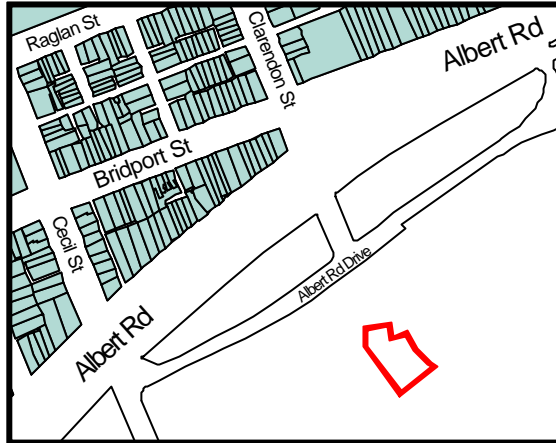
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

1. Architects Index, University of Melbourne
2. *ibid.*
3. C. Daley, 'History of South Melbourne'. p 268
4. *ibid.*



**Identifier** South Melbourne Cricket and Football Clubs Grandstand  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO15

**Address** Albert Rd  
SOUTH MELBOURNE

**Category** Public

**Constructed** 1926

**Designer** Clegg and Morrow

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The roof dominates the structure. It is clad in corrugated iron and at each end and facing onto the oval it has half timbered gables. Along the apex of the roof there are also three large lanterns with vents set into their sides. The stairs leading up to the grandstand on the oval face are timber with steel railings, these and the timber benches, appear to be original to the structure. On the outer face the wall is plain red brick only relieved by render banding and a number of openings with decorative steel guards. This face is given three dimensionality by the roof forming a wide cave supported on steel brackets. The recent porch to the entrance detracts from the facade.

## Primary Source

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

## Other Studies

## Description

Original Use: Spectator seating  
Date of Construction: 1926(1)  
Architect: Clegg and Morrow(2)

The Emerald Hill Cricket Club was in existence by as early as 1855 when it was recorded that the club obtained permission to occupy Sections 47 and 48 (the area bounded by Montague Street, Nelson Road, Dorcas Street and Park Street) for their matches(3). By 1857 the Club moved to the vacated Melbourne Cricket Ground, situated between Sandridge Road (now City Road) and the Yarra(4), while in 1862 the players obtained a permissive occupancy over about six acres in the north-west portion of Albert Park(5). Several years later, in 1878, the South Melbourne Football Club first shared the ground, removing their posts and equipment at the end of each season(6). Both the local Clubs have had the distinction of furnishing a number of national and international players and since at least 1880 the South Melbourne Cricket Club has



been one of Melbourne's foremost metropolitan clubs(7) . Past Presidents of the Club have been of note, and have included John Finlay as the first President, John Whitelaw MLA, Andrew Lyell MLA and John Baragwanath, a former Mayor of South Melbourne(8) .

A timber members' pavilion was erected for the ground in 1886 to the designs of Melbourne architect William Elliot Wells(9) , who in the following year was recorded as living at 41-42 Howe Crescent (q.v.). The pavilion was subsequently destroyed by fire in the early 1900s(10) and was replaced by the present structure in 1926. This commanding grandstand follows the curved boundary of the oval at its west end. It is built in red brick to its base and above the steeply tiered seating there is a protective roof. The base of the grandstand is built in to both its face onto the oval and the external perimeter and it can consequently house rooms within while the roof is supported on a series of open steel trusses that are supported at the outer eaves and on a single row of steel columns along the centre of the seating.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

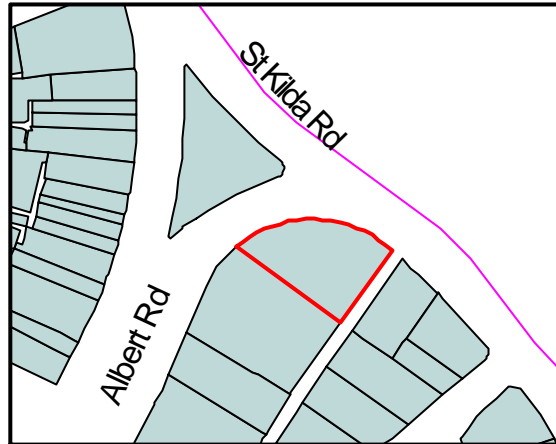
National Estate Register

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

## **References**

1. Architects 'Index, University of Melbourne
2. *ibid.*
3. C.Daley, 'History of South Melbourne'. p.279
4. *ibid.*
5. *ibid.*, P.280
6. *ibid.*, p.291
7. *ibid.*, p.279
8. *ibid.* p.282
9. Architects Index
10. Daley, *op.cit*, p.280

**Identifier** British Petroleum House  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO319

**Address** 1 Albert Rd  
SOUTH MELBOURNE

**Category** Commercial

**Constructed** 1964

**Designer** Various

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

BP House is of significance as one of the first commercial developments to be built along St Kilda Road and is a fine example of 1960s multistoreyed construction. Its curved form and domination of the Albert Road/St Kilda Road corner and of the vista along St Kilda Road have contributed to it becoming a Melbourne landmark.

## Primary Source

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

## Other Studies

## Description

Original Use: Offices

Date of Construction: 1964 (1)

Architect: R.S. Demaine, Russell, Trundle, Armstrong and Orton

In 1875 the Government announced that the western side of St Kilda Road was to be alienated from parkland and sold for residential purposes (2). Following this subdivision numerous houses were erected for Melbourne's wealthier society, establishing St Kilda Road as one of Australia's fashionable boulevards. Subsequently, during the 1920s and 1930s many of these properties were converted to flats and guest houses, such as the houses at 452 and 478 St Kilda Road (q.v). From parkland to residential properties St Kilda Road underwent another major land-use change in the early 1960s when businesses began to replace the mansions with multistoreyed offices.

The British Petroleum House, at the junction of Albert and St Kilda Roads, was one of the first multi-storey developments along this major thoroughfare. The contractors for the twenty two storey building were the prominent firm Costain Hansen and Yuncken (3).

BP House has become a Melbourne landmark with its curved form that follows the layout of the eastern end of Albert Road. It remains in a substantially intact state from the time of its construction, with the front façade dominated by the pale horizontal banding of the balconies, each with patterning impressed into it reminiscent of a Greek key pattern. The building is clad in dark brown brickwork to the main walls and to the piers that run up the façade while horizontal bands of windows are set behind the piers. The recent conversion of the building to apartments has not compromised the cultural values of the place.

## **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 G. Butler, 'Twentieth Century Architecture Survey', October 1982

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

3 Butler, loc.cit.

**Identifier**      Offices  
**Formerly**      House



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO334

**Address**      42 Albert Rd  
                    SOUTH MELBOURNE

**Category**

**Constructed** 1881

**Designer**

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The two storeyed terrace house at no. 42 Albert Road, South Melbourne was built in 1881 as what would appear to have been an investment for a Mr. Samuel Pearse, the painter. It is historically significant.

It is historically significant (Criterion A) as a representative Boom Style two storeyed terraced house recalling the late nineteenth century when this section of Albert Road was occupied exclusively by terraces and detached villa residences on spacious allotments. As such it is the only building surviving from this era (Criterion B) that demonstrates the prestigious standards of accommodation once characteristic of Albert Road between Queens Road and St. Kilda Road.

**Primary Source**

**Other Studies**

**Description**

A late Victorian Boom Style Italianate two storeyed villa with richly ornamented stuccoed façade and cast iron verandahs. There is a window bay at ground floor level with overpainted bluestone sills, tessellated tiled verandah floor, ashlar stuccoed surfaces, chamfered reveals, consoles to the expressed party walls and a bracketed cornice with surmounting curved pediment and consoles. The side walls are in face brick, overpainted.

Condition: Sound. Integrity: High, urns removed.

**History**

In 1859 a toll gate was installed on the Brighton (now St.Kilda) Road at the Three-chain Road which branched southwards to the beach. Part of this road was renamed Albert in 1862, the land bounding its eastern end

being undeveloped at the time.

The situation had changed however by 1880 with Block 58, bounded by Albert Road, Park Street, Palmerston Crescent and Kings Way being substantially built on. At the time Samuel Pearse, described subsequently as a painter, owned a 4 roomed timber house at no.317 which he let to the gentleman Robert Simpson. In the following year (1881) Pearse redeveloped the site with the brick house that stands there today, the street number having since been changed to no.305, then to the present no.42. Pearse let this new house to the gentleman Frederick Fowler who continued there until 1883 when Samuel Watcham, a traveller became tenant.

In 1890 Watcham was listed as owner/occupant of the house which was described as 7B (seven rooms, brick). In 1894 the property was shown in situ on the MMBW plan of the area. By then Albert Road between Park Street and Kings Way was fully developed with substantial villas and terraces. Many of the blocks including this one were deep with rear access via a labyrinth of rights-of-way from Palmerston Crescent. No.42 had a fenced area at its rear which contained a stable. By the turn of the century Watcham, by then a gentleman, had moved elsewhere in South Melbourne and was leasing this house to Francis Scott, a clerk.

## **Thematic Context**

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

## **Recommendations**

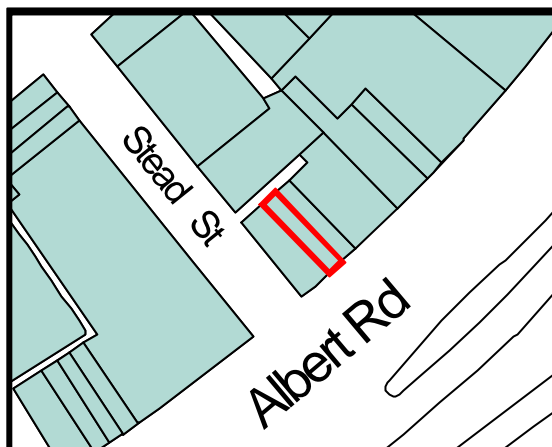
Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

## **References**

PROV, VPRS 2332, Rate Books: Unit 5, 1880-1, Assess.No.3036, 1881-2, p.84, Assess.No.3110; Unit 6, 1883-4, p.84, Assess.No.3252; Unit 7, 1885-6, p.200, Assess.No.7533; Unit 9, 1890-1, p.263, Assess.No.9989; Unit 12, 1900-1, p.179, Assess.No.6687.  
South Melbourne and Melbourne, MMBW plan no.21, 1894.  
Charles Daley, The History of South Melbourne from the Foundation of Settlement at Port Phillip to the Year 1938, Robertson & Mullens, Melbourne, 1940, p.88.  
Susan Priestley, South Melbourne A History, Melbourne University Press, Carlton, 1995, p.50-1.

**Identifier** William Helmore house

**Formerly** Unknown



Heritage Precinct Overlay None  
Heritage Overlay(s) HO361

**Address** 140 Albert Rd  
SOUTH MELBOURNE

**Category** Residential:row

**Constructed** 1877

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The house at 140 Albert Road is significant because:

- it is an externally well preserved and early example of a 19th century row house (Criterion D2);
- for its history, having been built speculatively by its owner-builder next to another similar speculation by a member of the same family (Criterion A4);
- it represents the early period of residential development in this part of the City which has since been overtaken by recent commercial buildings (Criterion A4) .

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

The two storey stuccoed house at 140 Albert Rd has a plain parapet cornice, panelled entablature, panelled cast-iron verandah friezes, lace-pattern cast-iron balustrade and concave hipped verandah roof - all in an early configuration. The openings have moulded cemented architraves. The verandah floor is concrete and the front door has been replaced with a recent multi-pane glazed door and lights (typically 4-panel with side and top lights). Similar verandah detail has been used on the flanking houses. A reproduction iron palisade fence is at the frontage.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

Context: One of three Victorian-era row houses isolated in multi-storey office environment.

## History

This site was vacant land (15x51 feet) owned by William Helmore in 1876-7. By the following year he had a vacant (unfinished?) 4 room brick house on the site, then listed as 215 Albert Rd and rated at a value of £14 annually. He resided in Stead St Emerald Hill in the 1870s { D1878}. By the next year (1878-9) John Major, an accountant, was in residence in a 6 room brick house. His next tenant was a clerk, James McKenzie { RB}.

The owner of the adjoining house, John Helmore, was described as both a builder and mason and appears to have built the house speculatively, perhaps also as for this house. William had married Elizabeth Patterson in 1863 and produced a large family { Macbeth}.

The site was in the old Emerald Hill government survey and faced the then undeveloped Albert Park lake or morass.

## Thematic Context

Making suburbs

## Recommendations

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

recommended inclusions:

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

## References

VPRO Sth Melbourne Municipal Rate Books VPRS 2332;

Macbeth `Pioneer Index Victoria 1836-1888';

Priestley, S.1995 `A History of South Melbourne'.



**Identifier** John Helmore house

**Formerly** Unknown



Heritage Precinct Overlay None  
Heritage Overlay(s) HO361

**Address** 142 Albert Rd  
SOUTH MELBOURNE

**Category** Residential:row

**Constructed** 1875

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The house at 142 Albert Road is significant because:

- it is an externally well preserved and early example of a 19th century row house (Criterion D2);
- of its early cast-iron and verandah detailing (Criterion F1);. and
- of its history, built speculatively by its owner-builder next to another similar speculation by a member of the same family, and later occupied by the builder for a long tenure into the 20th century (Criterion A4).

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

The two storey stuccoed house at 142 has a distinctive scrolled parapet with panelled entablature, while the two-storey timber verandah has panelled cast-iron friezes and a belied cast-iron balustrade- all in an early configuration. Similar verandah detail has been used on the flanking houses. The verandah has cemented side walls and quarry tile paving (cream and terra-cotta), and beyond the parapet are two terra-cotta chimney stacks. An iron palisade fence is set between two simple cemented piers which terminate the scrolled verandah side walls. The house is set back further than the adjoining houses showing its earlier construction but shares similar verandah detailing.

The parapet may have been altered in detail and the rear of the house has a new parapet above the side wall and painted brickwork. The upper level openings to the rear appear original.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions



Context: One of three Victorian-era row houses isolated in multi-storey office environment.

## **History**

This site was vacant land (18x80 feet) owned by John Helmore in October 1874. By the following October he had a vacant 6 room house on the site, listed as 217 Albert Rd and rated at a value of £46 annually. Helmore was described as both a builder and mason and appears to have built this house speculatively. He resided at Lt Raglan St Emerald Hill in the 1870s { D1878}. He had married Susan Radden in 1867 and produced a large family.

His first tenant after about 4 years was a civil servant, Charles A Poole, followed by Alfred Williams, an artist, and George Major, a solicitor. Helmore occupied and owned the house from c1884 until the First War.

Another mason, William Crippen rented the house from Helmore on the 1920s until Helmore's death meant his executors took over as land lord and the tenants changed accordingly.

The site was in the old Emerald Hill government survey and faced the then undeveloped Albert Park lake or morass.

## **Thematic Context**

Making suburbs

## **Recommendations**

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

recommended inclusions:

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

## **References**

VPRO Sth Melbourne Municipal Rate Books VPRS 2330;

Priestley, S.1995 'A History of South Melbourne';

Macbeth 'Pioneer Index Victoria 1836-1888'.

**Identifier** Paterson house

**Formerly** Unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO361

**Address** 144 Albert Rd  
SOUTH MELBOURNE

**Category** Residential:row

**Constructed** 1879

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The house at 144 Albert Road is significant because:

- it is an externally well preserved and early example of a 19th century row house (Criterion D2);
- of its association with a locally prominent businessman, James Paterson, who was linked with both the shipping and railway industries- both important in the City at that time (Criterion H1);
- of its early cast-iron and verandah detailing (Criterion F1);
- its location, near its first owner's own house, is indicative of a pattern of investors or business owners in the 19th century, often living near their business or investment, as well as reflecting early housing growth in the government survey of Emerald Hill (Criterion A4) .

**Primary Source**

Andrew Ward, City of Port Phillip Heritage Review, 1998

**Other Studies**

**Description**

The two storey stuccoed house at 144 Albert Rd has a hipped roof clad with corrugated iron, an eaves gutter with moulded eaves brackets and simple entablature. The two level timber framed verandah has panelled cast-iron friezes and belied cast-iron balustrade. This as an early configuration, particularly the centred upper level verandah post with no support below. Similar verandah detail has been used on the flanking houses. The lower level openings have moulded cement architraves and the verandah has cemented end walls with brackets set under a block and rosette at first floor level. The verandah floor is reproduction or reset cream and terra-cotta coloured quarry tiles while the door is 4 panel with a simple top light.

Sited at a corner, the side elevation of the house has been modified by creation of an entry porch between the front original section of the house and a similarly formed block to the north which may have been a separate tenancy once (central door blocked?).

There is an early timber front picket fence, in a swagged profile, with faceted pickets and moulded timber cornice moulds to posts- which is rare in the city.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

Context: One of three Victorian-era row houses isolated in multi-storey office environment.

## **History**

This site was vacant land (18 feet frontage) owned by James Paterson, lamp maker, 1878-9. By the following year he had occupied the 6 room brick house on the site, then listed as 219 Albert Rd and rated at a value of £50 annually.

There was a number of James Patersons in the area in that period. There was the James Patterson (or Paterson) who is now known for erecting a group of pre-fabricated iron houses off Montague St, Sth Melbourne in the 1850s { Priestley: 53}. There was the more famous Hon. James B Patterson who lived in St Kilda { Sutherland: 498}. However it is more likely to be in this case, given the rate description, the Paterson who lived in Albert Road, Emerald Hill (then 253) being of the firm Henkel & Paterson who were described in the 1870s as railway, ship and carriage lamp makers and importers, of 30 Lt Collins St east { D1878: 415}. Platformlamps bearing his name (James Paterson) may be seen today on early railway station recreations, such as the Puffing Billy line.

The site was in the old Emerald Hill government survey and faced the then undeveloped Albert Park lake or morass.

## **Thematic Context**

Making suburbs

## **Recommendations**

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

recommended inclusions:

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

## **References**

VPRO Sth Melbourne Municipal Rate Books VPRS 2332;

Priestley, S.1995 'A History of South Melbourne'.

Macbeth 'Pioneer Index Victoria 1836-1888'

**Identifier** "Tiberius" Flats**Formerly** unknown**Heritage Precinct Overlay** None**Heritage Overlay(s)** HO312**Address** 194 Albert Rd  
SOUTH MELBOURNE**Category** Residential:apartment**Constructed** c.1935**Designer** unknown**Amendment** C 29**Comment****Significance** (Mapped as a Significant heritage property.)

'Tiberius' flats are of significance as a good and intact example of Art Deco design, applied to a block of flats. They are rare in South Melbourne and compare with the better examples of such flats in areas of Melbourne such as East Melbourne. The fittings, including the name plate, lights, gates, fence and garages are integral to the significance of the whole.

**Primary Source**

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

**Other Studies****Description**

Original Use: Residential flats

One of the developments built subsequent to and in replacement of the area's original nineteenth century fabric, 'Tiberius' flats are a distinctive and intact block of three storeyed cement rendered flats, designed in the Art Deco style. The Art Deco vocabulary is most obvious in the interplay of the horizontal banding that runs over the alternating square and rounded corners of the building, against the vertical banding of the stairwell, that extends upwards and terminates by jutting-out beyond the plain parapet level. While these forms are well executed, the flats stand apart in their fine and very intact, minor detailing. This includes the wrought iron name plate wrapping around the curved corner, the external lights embellished with sea horses and the classically decorated wrought gates to the fence and the entrance lobby. The four car garage is also intact and the cypresses that nestle against the wall of the building appear to be original to the construction. The render of the wall is beginning to spall in places, however, the building is otherwise 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**

unknown

**Identifier** "Claremont"**Formerly** unknown

**Heritage Precinct Overlay HO3**  
**Heritage Overlay(s)**

**Address** 286 Albert Rd  
SOUTH MELBOURNE**Category** Residential:detached**Constructed** 1884**Designer** unknown**Amendment** C 29

## **Comment**

**Significance** (Mapped as a Significant heritage property.)

'Claremont' is of significance as the house built for one of South Melbourne's prominent and active citizens of the late nineteenth century. It is of significance for the stature and distinction of design of the building and the contribution it makes to the Albert Road streetscape.

## **Primary Source**

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

## **Other Studies**

## **Description**

Original Use: Residence

Date of Construction: 1884 (1)

Edward Drinkwater Heather purchased Crown Section 30, Albert Road, from the land speculator W.J. Clarke in 1883 (2). The following year he constructed his fifteen roomed mansion with stable, its N.A.V. in 1884 being £180 (3).

Heather's career extended to many avenues of public service but perhaps he was best known as the Secretary and Librarian of the Emerald Hill Mechanics Institute; a post he held for thirty eight years from 1881 (4). One of South Melbourne's prominent citizens, Heather was a boom time Mayor for one term from 1887 (5) and served on the Council for eighteen years. While aside from such duties, sporting activities also held his interest and Heather was Secretary of the South Melbourne Cricket Club for twenty five years (6) and founder of the Albert Park Bowls Club (7).

In 1950 'Claremont' was purchased for the sum of £15,000 for the establishment of a home for the aged (8) and remains in that use today. Befitting Drinkwater's standing, 'Claremont' is a most imposing two storeyed

rendered house. Its styling makes reference to the Italianate vocabulary and is dominated by a central tower to the front façade that rises from a central arcaded porch. Flanking it is a two storeyed verandah decorated with a restrained amount of cast iron for its boom time date. The tower is decorated with a pedimented window at first floor level and by typically Italianate couple round headed windows above. The six panelled front door and the encaustic tiles along the front path and across the verandah are intact, although the glazing to the door's sidelights and semicircular fanlight has not survived. The rear of the house is substantially intact despite an institutional building having been added to the north west corner. The stable block remains, although has had an number of its openings altered.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

## **References**

1 City of South Melbourne Rate Books, 1883-1885

2 *ibid.*

3 *ibid.*, 1884/85

4 'The Record', 11 April 1953

5 C. Daley, 'History of South Melbourne', p.375

6 Daley, *op.cit.*, p.282

7 'The Record', *op.cit.*

8 'The Record', *loc.cit.*



**Identifier** "Dalkeith"  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO13

**Address** 314 Albert Rd  
SOUTH MELBOURNE

**Category** Residential:detached

**Constructed** c.1890

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

'Dalkeith' is of significance for the intact nature of its aggressively boom-time façade, including the cast iron, joinery, glazing, paving and render details and particularly for the unusual and opulent form of its verandah.

## Primary Source

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

## Other Studies

## Description

Original Use: Residence

Date of Construction: circa 1890 (1)

James Aitken, a director of the tobacco manufacturers (2) Dudgeon and Arnell, purchased a four roomed brick dwelling from Edward Burke in 1888 (3) and occupied the property at least until 1899 (4). Apart from his prominence through business interests, Aitken was active in the area, being President of the south Melbourne Cricket Club for a seven year period (5).

Aitken steadily made improvements to his property, adding on an extra room in 1889 (6). However in the following year, 'Dalkeith' was described as having nine rooms (7) and an N.A.V. £50 and by 1893 its N.A.V. had increased to £90 (against the trend of slumped values of the depression) and it was listed having as ten rooms (8). This marked increase in the number of rooms and the value appears to indicate the construction of the building in its present form. During the 1920s and 1930s 'Dalkeith' was used as a private hospital (9).

'Dalkeith' is a substantial two storeyed rendered house built in a terrace form. It is dominated by a somewhat pretentious two storeyed verandah that both spans the front façade and extends out about 4m down the west



wing wall to the side of the house. Despite pretension, the effect is most distinctive and has elegance. The verandah is decorated with cast iron at all levels, including panels to the ground floor verandah and the cast iron picket fence adds to the effect of the whole. The walls behind are not heavily detailed and those to the ground floor have deeply incised banded rustication, although the parapet level repeats the accentuated forms, being tall with a large pedimented panel at the centre. The detailing of the house adds to the effect, with the six panel door with its fine leadlight glazing to the sidelights and semicircular fanlight intact and so too the encaustic tiles of the path and the verandah.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

## **References**

1 City of South Melbourne Rate Books, 1889-1891

2 Sands and McDougall Melbourne Directory

3 *ibid.*

4 *ibid.*, 1898/99

5 C. Daley, 'History of South Melbourne', p.282

6 *ibid.*, 1889/90

7 *ibid.*, 1890/91

8 *ibid.*, 1893/94

9 National Trust of Aust. (Vic.), File No. 1679, as at June 1986

**Identifier** Houses  
**Formerly** unknown



**Heritage Precinct Overlay HO3**  
**Heritage Overlay(s)**

**Address** 324-326 Albert Rd  
SOUTH MELBOURNE

**Category** Residential:attached

**Constructed** c. 1888

**Designer** unknown

**Amendment** C 29

## **Comment**

**Significance** (Mapped as a Significant heritage property.)

Nos. 324-326 Albert Road are of significance for the elegance of their simple planning and architectural effect. The composition is atypical to the general form of attached houses in Melbourne.

## **Primary Source**

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

## **Other Studies**

## **Description**

Original Use: Residences

Date of Construction: circa 1888 (1)

A speculative venture only George Leverett, an 'engraver', had built these two attached residences by 1888 (2) while also owning and occupying what is now 39-40 Howe Crescent (q.v.). At that date Leverett's property in Albert Road was given an N.A.V. of £70 and was described as having seven rooms constructed in brick occupied by Peter Sinclair, a draper (3). By 1895, a depressed period for Melbourne generally, the property was recorded as having an N.A.V. of only £30 and it was still owned by Leverett (4).

These two storeyed rendered houses are combined into a unified composition, each with its entrance within a rendered porch to one side. The front façade is consequently left free from door openings and it has also been given very little ornamentation. The plain rendered wall is only relieved by the raised quoining at each corner and the simple Renaissance revival mouldings around each window. The cornice line is also simple moulded render and it extends up to form the solid parapet. The porches are slightly more decorated and have pilasters to each corner and a bracketed cornice above. The chimneys are also bracketed.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## **References**

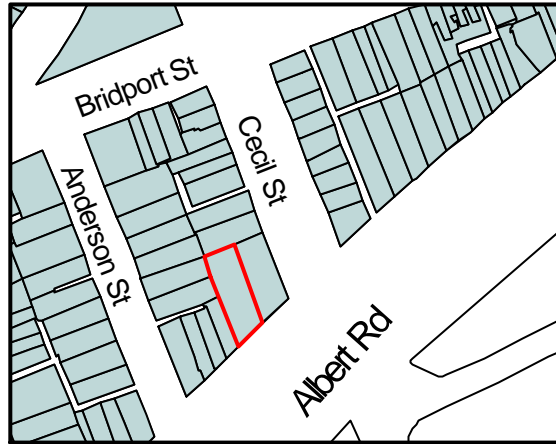
1 City of South Melbourne Rate Books, 1887-1889

2 *ibid.*

3 *ibid.*, 1888/89

4 *ibid.*, 1895/96

**Identifier** "Balmoral"  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 354 Albert Rd  
SOUTH MELBOURNE

**Category** Residential:detached

**Constructed** 1870

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The villa known as "Balmoral" was built in 1870 for John Lord and is situated at no.254 Albert Road, South Melbourne. It is historically and aesthetically important. It is historically important (Criterion A) for its capacity to demonstrate the attractions of Albert Park as a prestigious residential location during the nineteenth century. It is aesthetically important (Criterion E) on account of its elegant two storeyed verandah, Mid Victorian cast cement ornamentation and terraced form.

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

An imposing two storeyed mid Victorian hip roofed and stuccoed (unpainted) villa. The façade is symmetrical about the central front entry and the axis is visually strengthened by an arch to the narrow central verandah bay. The two storeyed cast iron verandah has curved timber spandrels at the upper level and there are aedicules to the upper level windows. The lower level windows may have been altered whilst the tiled verandah floor has bluestone margins.

Condition: Sound.

Integrity: High (presumed), includes double palisade iron fence.

## History

The north west corner of Albert Road and Cecil Street was described as "vacant land" comprising lots 11 (56 by 135 feet) and 12 (50 by 110 feet) which were owned by John Lord and William Moore respectively in 1869. In 1870, Lord built a brick house with 13 rooms on lot 11 which he let to George Oldham who was a teacher at the Emerald Hill Wesleyan school, later Common School 225, becoming the first head teacher at State School 1253 (Dorcas Street) when it opened in 1873. At the time of erection, the house had an NAV of 120

pounds.

Lord and Oldham continued as owner and occupant in 1872, however by 1880, the house was owned and occupied by the brewer James B. Perrins who was Nicholas Fitzgerald's partner in the Castlemaine Brewery built c.1871 near the junction of City Road and Moray Street. In 1879, Perrins was also elected to Council. The house at this time had the street number three.

In 1890, John Rae, a teacher was owner/occupant of the property, which by then included the corner block held previously by William Moore. A plan of the area c.1894 shows the brick house with a substantial timber rear addition and outbuildings extending across the rear boundary of the property.

At the turn of the century, the property had reverted to a single block of land, owned and occupied by salesman Thomas Doherty. The house continued to be described as "brick, 13 rooms". The NAV had dropped to 80 pounds. Doherty was still in residence in 1911 by which time the street number had been changed to the present 354.

## **Thematic Context**

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

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## **References**

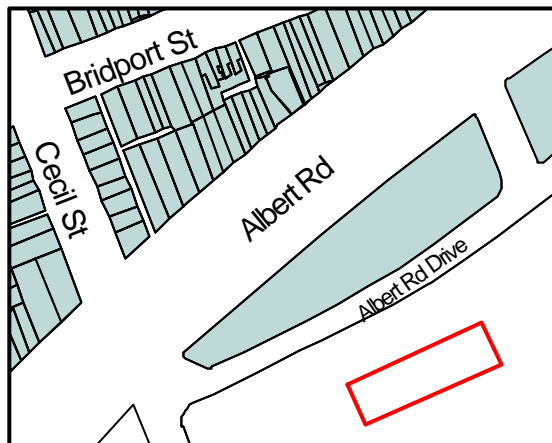
South Melbourne Rate Books: 1869-73, 1879-80, 1890-91, 1900-01.

MMBW litho plan no.19, dated c.1894.

Susan Priestley, "South Melbourne, A History", Melbourne University Press, Carlton, 1995, pp.72-3, 113, 162.

**Identifier** Army Training Depot

**Formerly** Army Signal Depot



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 2-14 Albert Road Drive  
SOUTH MELBOURNE

**Category** Public

**Constructed** 1935-36

**Designer** Commonwealth Department of Interior

**Amendment** C 29

**Comment**

## Significance

The Army Signal Depot buildings are of significance as a good example of 1930s planning and architectural detailing of a domestic scale, applied to an institutional group of buildings. They are outstanding in their degree of intactness and are one of the most coherent and intact groups of buildings designed to house an army installation in the mid-war period.

## Primary Source

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

## Other Studies

## Description

Date of Construction: 1935-36(1)

Architect: J MacKennal, Works Director, Department of Interior

Principal Architect: George H Hallandal(2)

In 1854 Melbourne became the new headquarters of the officer commanding imperial troops in Australia(3) and later that year the Victorian Volunteer Artillery Regiment was formed.(4) By 1864 an Emerald Hill Company was in operation(5) using the rifle range of three butts extending from Middle Park towards the beach.(6) The Corps of Signals had their well-equipped depot and parade ground in the north-west corner of Albert Park,(7) in which over two acres of land had been used for military purposes for many years.(8) By 1884 however, the military forces were reorganised to become a Department for Defence.(9)

The present building was constructed by J.C.Corbett (10) for the Australian Corps of Signallers, replacing the earlier structure that was destroyed by fire.(11) It is now called the Albert Park Training Depot and occupied by the Army Reserve Unit (12) whose headquarters are at 55 Queens Road (q.v.). The buildings remain substantially intact from when they were built and are an impressive complex of domestic-scale single-

storeyed buildings. In a manner typical of the 1930s, they are planned symmetrically, and have a formality in their architecture despite the low scale. Along the Albert Road Drive facade there are three main buildings, between which run two driveways to the depot behind. The three buildings are pivoted around the central entrance tower that rises above the eaves line, higher than any other point.

Each of the buildings has red bricks walls that are strongly banded with rows of tapestry bricks and they all have terracotta roofs be they either shingled or tiled. The banding in the bricks is used to good effect around the large arch within the entrance tower, as it has been built to suggest radiating voussoirs. In contrast, the arch houses a classically derived pair of columns and a cornice carved in freestone. This is the only departure from the otherwise consistent vocabulary, that is even repeated across the front fence that extends full width. In addition, the wrought iron decoration on the pedestrian and vehicular gates, to the Art Deco external light fittings and the sign stating 'Signal Depot' above the front entrance all add greatly to the embellishment of the buildings and their domestic effect. So too the red bricks set in patterns to the pedestrian paths.

## **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', 1984

2 *ibid.*

3 C Daley, 'History of south Melbourne', p.213

4 *ibid.*

5 *ibid.*, p.216

6 *ibid.*

7 *ibid.*, p.222

8 *ibid.*, p.221

9 *ibid.*, p.222

10 Butler, *loc. cit.*

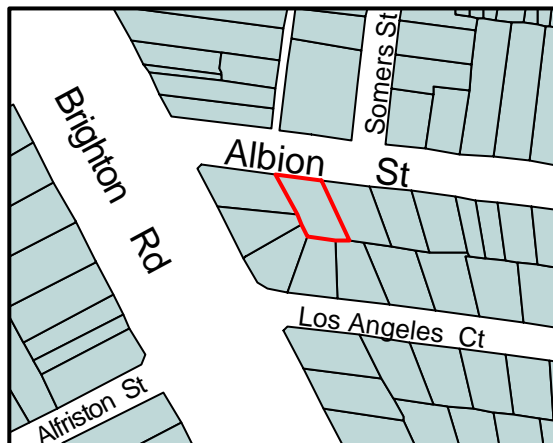
11 Daley, *op.cit.*, p.224.

12 Personal Communication Ivar Nelsen, Department of Housing and Construction.



**Identifier** "Janette"

**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 2 Albion St  
ST. KILDA

**Category** Residential:detached

**Constructed** late 1920's

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

In most respects a conventional 1920s house, Janette is notable for the highly unusual design of its facade and porch.

## Primary Source

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

## Other Studies

## Description

Style : Grab-bag  
One storey residence

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

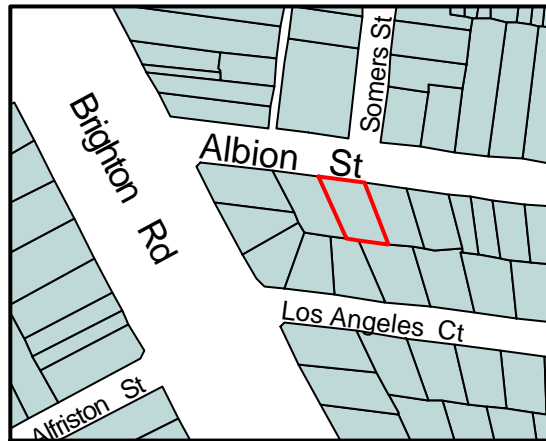
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References



unknown

**Identifier** "Cooraminta"  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 4 Albion St  
ST. KILDA

**Category** Residential:detached

**Constructed** early 1920's

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

An early 1920s residence notable for the unusual design of its main facade, particularly its shingled gable end, its excellent columned porch and port cochere, and the general intactness of its original finishes. The house is complemented by the roses and other old-fashioned garden shrubs and an unusual rendered brick and wrought iron fence.

## Primary Source

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

## Other Studies

## Description

Style : Arts & Crafts  
One storey residence

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

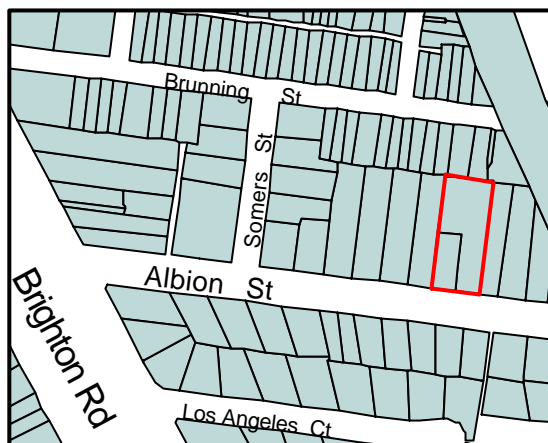
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

**References**

unknown

**Identifier** Residence and Flats

**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 17-17a Albion St  
ST. KILDA

**Category** Residential:apartment

**Constructed** late 1920's

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

A two storey block of flats and a single storey residence built at the same time, notable for their similar richly decorative brickwork. The design of the flats is the more noteworthy for its triangular shaped oriel window at the front, the series of chimney stacks and gables down the side, and the small wing at the rear that bridges over the driveway. The pair is marred by the unsympathetic fencing around the flats.

## Primary Source

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

## Other Studies

## Description

Style : Old English  
One storey residence and 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** Houses  
**Formerly**



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** 393

**Address** 31-35 Alexandra St  
EAST ST KILDA

**Category** Residential:row

**Constructed** 1887-88

**Designer** unknown

**Amendment** C 46

**Comment** New citation

**Significance** (Mapped as a Significant heritage property.)

What is Significant?

The three houses at 31-35 Alexandra Street are a row of similar single-storey Victorian blockfronted timber villas with symmetrical facades incorporating ornate verandahs.

How is it Significant?

The houses are of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?

Historically, the three houses are representative of the speculative residential development that occurred during the prosperous Boom period of the late 1880s. This phase of development, while widespread in Melbourne's inner suburbs, was much less common in this part of St Kilda, where settlement east of Alexandra Street was characterised by large mansion estates that were finally subdivided during the inter-War period. These three houses are thus significant as an isolated remnant of this phase of development, and one of the most easterly. Aesthetically, the houses are fine and intact examples of the type of villas favoured by the middle classes at that time, characterised by block-fronted facades with decorative eaves brackets and ornate verandah detailing.

**Primary Source**

**Other Studies**

Heritage Alliance, East St Kilda Heritage Study, 2004

**Description**

These three adjacent properties are occupied by single-storey double-fronted block-fronted Victorian timber villas of very similar form. All three have hipped roofs (clad in slate or corrugated galvanized steel) with decorative eaves brackets. The symmetrical frontages have central doorways flanked by timber-framed

double-hung sash windows, with moulded external architraves. The front verandahs differ in detailing, including one with cast iron columns and wrought iron lacework friezes (No 35) and another with stop-chamfered timber posts and a timber fretwork frieze (No 33). Nos 33 and 35 have timber picket fences, which are sympathetic if not original, while No 31 has a woven wire fence and wrought-iron gate.

## History

This part of Alexandra Street first appears in the rate book for 1888 (dated 12 December 1887), which included entries for 35 feet of vacant land on the corner of Inkerman Street, and two timber houses alongside. The land, with a net annual value of £7, was owned by a Mr O'Connor, while the two adjacent house were both owned by "Hausford". One (now No 35) was described as a five-roomed house, valued at £36 and the other (No 33) as a four-roomed house, valued at £30. The former was vacant, while the latter was occupied by one Joseph Richardson, an accountant.

The next year's rate book (26 Nov 1888) reveals that a new four-roomed timber house (No 31) had been erected on O'Connor's vacant land, and was owned and occupied by Thomas Cooper, a tailor. The two adjacent houses, owned by Edward Hausford, were then occupied by John L Rowe, an agent, and Robert Gregory, an insurance agent. Rowe's name had been crossed out, and the name de Gruchy added as an amendment. Subsequent rate books indicate Mrs Sarah de Gruchy still resided there in 1893. By the turn of the century, the two northern houses (then numbered as 3 & 5 Alexandra Street) were owned by Leslie Hausford, and occupied by Albert W Baker and Thomas Taupin; the corner house, designated as No 1, was owned by a Mr Smith and occupied by Mrs Clara Hey. Directories reveal that these three occupants remained living there into the early twentieth century, with Baker still at No 5 as late as 1922.

## Thematic Context

### Comparative Analysis

MMBW maps of the area (c.1903) show that residential settlement in East St Kilda was quite dense to the west of the railway line, but became increasingly sparse as distance increased further east. Indeed, to the east of Hotham Street, residential settlement was restricted almost entirely to substantial Victorian mansion estates on vast allotments. Speculative subdivisions of detached double-fronted timber or masonry villas, which proliferated in many of Melbourne's suburbs in the 1880s, were somewhat less common in East St Kilda. The MMBW maps certainly indicate entire streets of such villas, namely The Avenue, Gourlay Street and Grosvenor Street, Balaclava. Most of their houses, however, were demolished in the post-war period, and these particular streets now consist overwhelmingly of multi-storey blocks of flats, with only a few Boom-era villas surviving – and in a much altered condition.

Further east, on the other side of Hotham Street, there was a row of ten Victorian villas on the south side of Cardigan Street but this, too, has since been largely obliterated by post-war flat development, with only two houses (Nos 9 and 11) still remaining. Comparable housing on the east and west sides of Alexandra Street and the north side of Inkerman Street have also largely disappeared, so that the groups of three adjacent house at No 31-35 Alexandra Street, and around the corner at 316-320 Inkerman Street, can be considered as the most intact and the most prominently-sited surviving evidence of this phase of settlement in the local area. Some similar housing still survives in nearby Empress Street, but this is actually located outside the municipality, in the City of Glen Eira.

## Recommendations

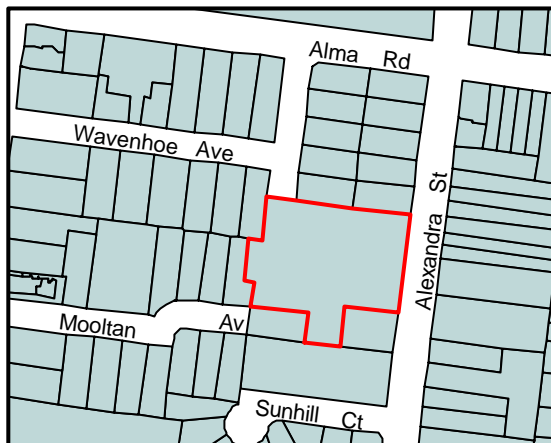
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References

Sands & McDougall Directory: 1890s.  
St. Kilda Rate Books: 1885-1900. PROV.

**Identifier** "Holmwood"

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO19

**Address** 61 Alexandra St  
ST. KILDA EAST

**Category** Residential:detached

**Constructed** 1888

**Designer** unknown

**Amendment** [C 32](#)

**Comment** [Landscape assessed](#)

**Significance** (Mapped as a Significant heritage property.)

Holmwood is significant for its internal arrangement around a central hallway with one side an arcade on paired columns giving access to a large room with elaborate, diagonally boarded timber ceiling supported on trusses. The hall cornices are apparently in their original colours. There is an Egyptian mantelpiece in one of the rooms. The detailing internally and externally is fairly typical of the last years of the 1880's.

**Landscape:**

The garden elements, including six mature Canary Island date palm (*Phoenix canariensis*), two jacaranda (*Jacaranda mimosifolia*), a large Bhutan cypress (*Cupressus torulosa*), distinctive front gate posts and fencing, and a concrete curving driveway to the house which is set well back on the block, are of historic and aesthetic significance to the locality of St Kilda and the Port Phillip region. They are also of significance for their association with the building Holmwood.

**Primary Source**

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

**Other Studies**

**Description**

Now Rabbinical College of Australia and New Zealand.

The house was added to extensively around the turn of the century. The grounds, the site of the old St. Kilda pound which closed in 1874, were subdivided in 1926 and subsequently the house became reception rooms. Additions made then include a very large dining room with a ceiling of some interest. A verandah around the house was removed apparently and flat roofed ones have been added. The gables have been shingled, apparently over the stucco, (removal of which would materially improve the exterior).



The nature of the alterations, which also include painting of the timber ceiling, have slightly altered the appearance of the building.

The extensive front garden includes six mature Canary Island date palm (*Phoenix canariensis*), two jacaranda (*Jacaranda mimosifolia*), a large Bhutan cypress (*Cupressus torulosa*), distinctive front gate posts and fencing, and a concrete curving driveway to the house which is set well back on the block.

## **History**

see Description

The majority of the mature planting dates from c1900s-1920s.

## **Thematic Context**

1.5 Settlement: Growth and Change; and Theme 1.5.3 Depression and recovery: the inter-war years

## **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

Landscape:

Inspection needed to assess entire garden rather than as individual trees. Much of garden obscured.

Include in planning scheme at local level of significance.

Tree controls to apply.

## **References**

### **BIBLIOGRAPHY**

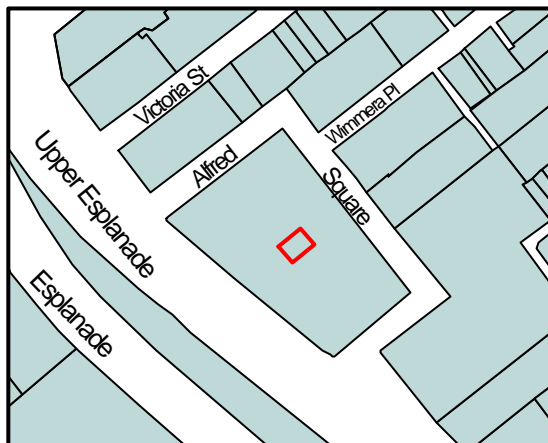
City of St. Kilda archives, subdivisional plan no. 183, draw no. 18 - Appendix.

City of St. Kilda Rate Books - Appendix.

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

**Identifier** South African War Memorial

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO18

**Address** Alfred Square  
ST. KILDA

**Category** Monument

**Constructed** 1905

**Designer** Arthur Peck/Robert Haddon

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

In addition to its historical significance, this war memorial exhibits superb Art Nouveau tile work and moulded faience work, probably the design of noted Melbourne architect Robert Haddon.

## Primary Source

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

## Other Studies

## Description

The South African War Memorial was erected in Alfred Square, St Kilda in 1905. Arthur Peck is the architect attributed with the design, although it is probable that Robert Haddon, who did work for other architects including Peck, was largely responsible for the design. Green faience work covers the brick column and the influence of the florid Art Nouveau style can be seen in the gum leaf faience brackets and roots. A wrought iron pillar, which rises above the main column, is supported by wrought iron brackets which protrude on all four sides.

### Intactness

The war memorial is substantially intact.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

## **References**

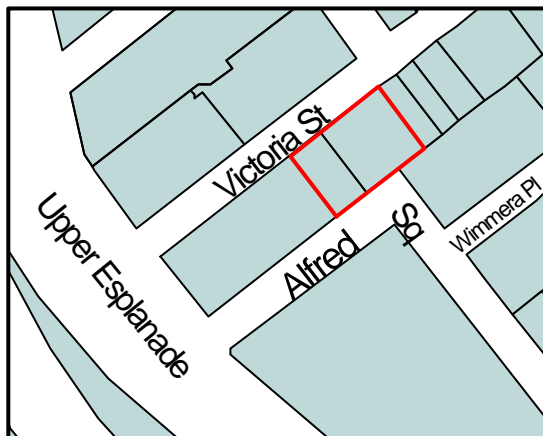
References

Cooper, J.B. 'The History of St Kilda', Melbourne, 1931, Vol 2, pp 228-9.

Hunter, R.F., "Robert Joseph Haddon, Architect, 1866-1929", Investigation Report, University of Melbourne, 1981.

St. Kilda by the Sea, 1913, illustration entitled 'Boer War Soldiers' Memorial' shows the Memorial surrounded by rockeries and cordyline plants.

**Identifier** Residences  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO17

**Address** 1-2 Alfred Square  
ST. KILDA

**Category** Residential:detached

**Constructed** 1855 & 1858

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

These two residences are very early buildings in St Kilda and are the only surviving remnants of smaller cottages from the 1850's around Alfred Square, an important locality in the early history of St Kilda.

## Primary Source

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

## Other Studies

## Description

The residence at 2 Alfred Square, St Kilda appears to have been erected in 1855 while the adjoining residence at 1 Alfred Square was built by 1858. Alfred Square on the foreshore was reserved for public purposes when land in St Kilda was first subdivided and sold in 1842 and remains in use as such today. Both houses are single storey with slate, hip roofs, but are not identical. The original address in the rate books (1858) was given as The Promenade although by 1873 four residences were situated on this northern boundary of Alfred Square and were numbered 1 and 2 Alfred Square. By this time both houses had front verandahs and Number 1 has retained this concave verandah, which display cast iron valencing, and the only other decoration on the plain facade are paired consoles below the eaves. The earlier residence at 2 Alfred Square appears to have undergone greater change and a timber porch has replaced the verandah, which itself may not have been original. Both residences have rectangular fenestration and substantial chimneys above the roof.

## Intactness

Although 1 Alfred Square appears to be reasonably intact, 2 Alfred Square appears to have suffered greater alterations to its original fabric. The verandahs shown on the Vardy Plan of 1873 are not shown on the Kearney maps of 1855.

## 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

Roll Map of Melbourne, Lands Department, Kearney, 1855.

Vardy, Plan of the Borough of St Kilda, 1873.

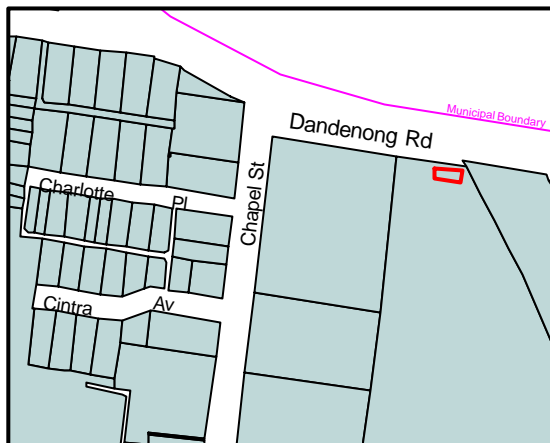
Study of St Kilda, Investigation Project, Department of Architecture, University of Melbourne, 1979.

St. Kilda by the Sea, 1913, photo entitled 'The Summer Location of the Palais Cinema' shows this group of cottages in the background.

Rate Books, City of St Kilda, 1858 (earliest rate book available): 316, Patrick McGrath (owner), William Turner (occupier), 6 room brick and stable, N.A.V. 204 (this is now 2 Alfred Square); 317, Thomas Grosbie (owner) Nathan Taylor (occupier), 7 room brick, N.A.V. 212.10.0 (this is now 1 Alfred Square).

**Identifier** Park Keeper's Lodge

**Formerly** unknown



**Heritage Precinct Overlay** None

**Heritage Overlay(s)** HO102

**Address** Alma Park  
ST. KILDA

**Category** Residential:detached

**Constructed** c1872

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The Park Keeper's Lodge in Alma Park still retains its character as a gardener's residence within a park and is similar to the building erected in the Blessington Gardens, St Kilda. It is a simple example of the Gothic revival style, as applied to a small residence.

## Primary Source

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

## Other Studies

## Description

The contract for the erection of the lodge in the Alma Street Reserve, St Kilda was signed in 1872. The original cottage comprised three intersecting bays with gable roofs, and contained three rooms. This small brick residence was Gothic in character with curved timber bargeboards, pointed finials and label mouldings over openings.

### Intactness

The Park Keeper's Lodge has been extended at the rear where a hipped roof section has been added. It has a slate roof and its simple form does not distract from the original Gothic building.

## 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**

Drawing, St Kilda City Council, plan No. 40.

Sands and McDougall Directories, various dates.

**Identifier** Rotunda Alma Park

**Formerly** unknown



**Heritage Precinct Overlay** None

**Heritage Overlay(s)** HO102

**Address** Alma Park  
ST. KILDA

**Category** Street Furniture

**Constructed** c.1910-15

**Designer** See DESCRIPTION

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

This rotunda in Alma Park is of unusual design and the roof form appears to be unique in Victoria. The structure is in good condition and quite intact.

## Primary Source

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

## Other Studies

## Description

It is probable that this rotunda was erected c.1910-15 and it was certainly erected after the Melbourne Metropolitan Board of Works Detail Plan was prepared at the turn of the century. Typical Edwardian details are incorporated in the design, possibly the work of the City of St Kilda's Engineers Officer, including timber posts with deep stop chamfering, incised grooves representing capitals and simple cross bracing. Elegant curved metal brackets support the roof eaves and timber bench seats are incorporated between the columns. The roof structure is very complex with metal cladding over timber slats. A 'pepper pot' dome crowns the circular roof form and is raised in the manner of a lantern.

Intactness

The rotunda is substantially intact.

## History

see Description

## Thematic Context



unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

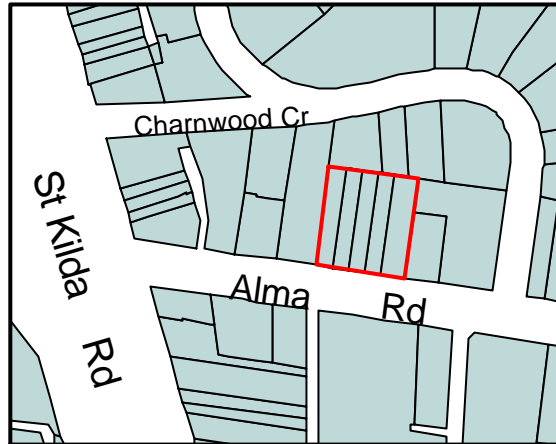
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

References

Melbourne and Metropolitan Board of Works Detail Plan No. 45, n.d. (c.1896).

**Identifier** Terrace  
**Formerly** unknown



Heritage Precinct Overlay HO6  
Heritage Overlay(s)

**Address** 28-36 Alma Rd  
ST. KILDA

**Category** Residential:row

**Constructed** 1860's-1920's

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

This building is of significance as a good example of a remodelled early Victorian terrace. Its Mediterranean style facades were added in the 1920s, at a time in which Victorian terraces were considered to be a particularly downmarket type. The resulting design is visually appealing, particularly the central tower elements with their deeply modelled archivolts, sunken panels and window recesses.

## Primary Source

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

## Other Studies

## Description

Style : Mediterranean  
Two storey terrace

## History

see Description

## Thematic Context

unknown

## Recommendations

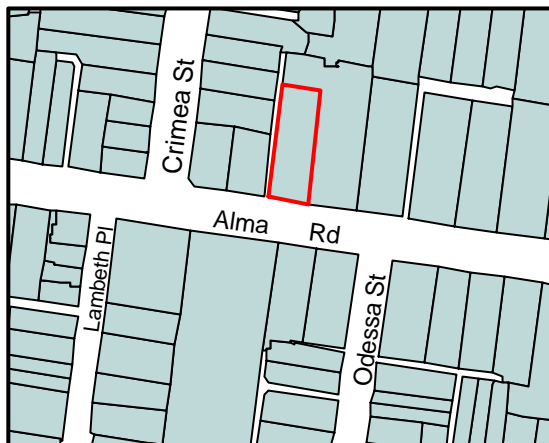
A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

**References**

unknown

**Identifier** "Kindrogan"**Formerly** unknown

**Heritage Precinct Overlay HO6**  
**Heritage Overlay(s)**

**Address** 60 Alma Rd  
ST. KILDA**Category** Residential:detached**Constructed** 1915**Designer** unknown**Amendment** C 29**Comment****Significance** (Mapped as a Significant heritage property.)

A substantial and particularly fine example of arts and crafts design in an exceptionally well preserved state.

**Primary Source**

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

**Other Studies****Description**

Style : Federation Free Style  
Two storey residence

A two storey brick residence with a terra-cotta tiled roof. The main hipped roof form is broken by a central gable projection facing Alma Road. This bay incorporates an upstairs enclosed balcony or sleep-out. The ground floor walls are of face red brick. A deep moulding at window head level divides this lower area of the facades from the roughcast render above. The render remains unpainted. The sill and head of the sleep-out opening are articulated by further deep mouldings. The front timber fence and gateway appear to be contemporary with the house. From the gate a curving path travels diagonally across the front garden to a single storey entrance porch. The external corner of the porch is supported by a single, stocky column. A handsome front door opens into a spacious entrance hall. Leadlight windows illuminate the principal rooms.

**History**

see Description

**Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

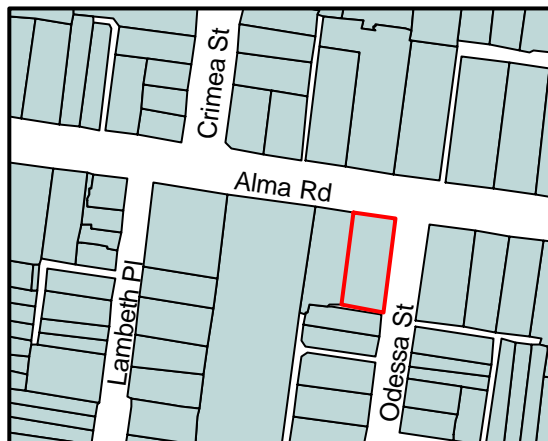
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

### **NOTES**

Date of construction according to owner/occupier.

**Identifier** Residence  
**Formerly** Originally part of Priory Ladies' School



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO20

**Address** 61 Alma Rd  
ST. KILDA

**Category** Residential:detached

**Constructed** 1890

**Designer** E.G. Kilburn

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The importance of this residence lies in the unusual elements, principally the rock-faced arch, columns and chimneys.

(Nigel Lewis and Associates, St. Kilda Conservation Study, Sept. 1982)

## Primary Source

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

## Other Studies

Nigel Lewis and Associates, St. Kilda Conservation Study, 1982 David Bick in conjunction with Wilson Sayer  
Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984

## Description

Two story residence.

Style: Romanesque

(Robert Peck Von Hartel Trethowan, City of St Kilda Twentieth Century Architectural Study, 1992)

**History and Description:** The two storey brick residence at 61 Alma Road, St Kilda appears to have been erected c.1914 and displays a number of unusual elements. The asymmetrical front facade features a large arch of cyclopean, or rock faced, rustication which encompasses a bay of windows. Above, a gable end with curved apex terminates the tiled roof. Verandah columns are also of rock face stone blocks and courses of render, which continue round the building, simulate this rough cut appearance. Chimney breasts protrude from the sides of the building and the stacks above contain six tall and engaged chimney pots with florid decoration. Such curvilinear motifs are also featured in the arch and gable of the front facade. The building, with its masonry detailing, brick walls and tiled hipped roof, gives a massive appearance.

**Intactness:** This residence is substantially intact, although the front balcony has been enclosed.  
(Nigel Lewis and Associates, St. Kilda Conservation Study, Sept. 1982)

RESIDENCE: (Originally part of Priory Ladies School)

DATE OF CONSTRUCTION: 1890 - between April and July (1),(2).

ORIGINAL OWNER: Miss Hatchell Brown (1).

ARCHITECT: Edward George Kilburn of Ellerker and Kilburnl (1),(2).

BUILDER/ ARTISANS: Long and Mason builders (2).

LATER ADDITIONS/ ALTERATIONS: Roof clad in tiles. First floor verandah filled in and recently opened up again; wall behind painted, posts and balusters recent.

DESCRIPTION:

Construction of this two storey building is face brickwork of two colours with cement dressings. Evidently the roof was originally slate. Windows are timber and double hung. Features of the design externally are the huge arched window to the principal room downstairs, the cyclopean rustication, the verandah piers, squat window pilasters and the very unusual chimney stacks. Almost all of the detailing bears little or no similarity to contemporary architectural practice in Victoria. However, the placing of windows in chimney breasts is not uncommon in large houses built during the later 1880's. Internally the stair mouldings and their arrangement is most unusual, as are the mantelpieces.

CONDITION: This building is in excellent condition.

ORIGINAL USE: Accommodation for boarders at a ladies' school.

PRESENT USE: Private residence.

PRESENT OWNER: Mr. and Mrs. K. Rowell.

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

## 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

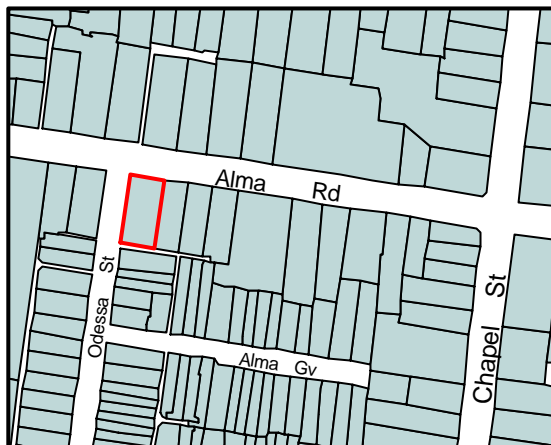
Sands and McDougall Directories, various dates.

(Nigel Lewis and Associates, St. Kilda Conservation Study, Sept. 1982)

## BIBLIOGRAPHY

1. 'Australasian Builder and Contractors' News', Melbourne, 19/July/1890, p. 34 and illustration - attached.
  2. 'Building, Engineering and Mining Journal', Sydney?, 29/Mar/1890, supplement P.3, tenders accepted - Appendix.
  3. Alexander Sutherland, 'Victoria and Its Metropolis', McCarron Bird, Melbourne, 1888, vol. II, p. 516, biography of E.G. Kilburn - Appendix
- (David Bick, St. Kilda Conservation Study, 1985)

**Identifier** Residence  
**Formerly** unknown



**Heritage Precinct Overlay HO6**  
**Heritage Overlay(s)**

**Address** 69a Alma Rd  
ST. KILDA

**Category** Residential:detached

**Constructed** 1910's

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

This residence is an excellent example of the attic villa type. The main gable is a powerful composition which plays the bold geometry of the roof form and plain wall surfaces against the fine detailing of the small centrally placed bay window and delicate timber struts. With the superb intact roughcast rendering (and reasonably sympathetic paint scheme), this composition ranks as one of the finest individual pieces of design in St Kilda. The original fence is a very rare survivor of the lattice fence type.

## Primary Source

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

## Other Studies

## Description

Attic villa  
Style: Arts & Crafts

## 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

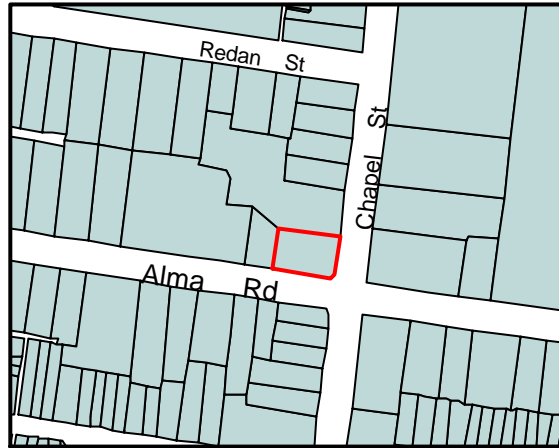


**References**

NOTES

General reference: J. Clare (1984), pp. 45-51.

**Identifier** "Belmont Flats"  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO21

**Address** 86 Alma Rd  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1923

**Designer** Richardson and Wood

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

Belmont flats provides an intact and large scale example of the style adopted for residential design before the early modern movement. As it retains its unpainted roughcast finish, it is of particular importance.

(Nigel Lewis & Associates, St Kilda Conservation Study, Area One, Final report, 1982)

## Primary Source

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

## Other Studies

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

## Description

Two storey walk-up flats

Belmont flats were erected at the corner of Alma Road and Chapel Street, St. Kilda in 1923 and show the influence of the Californian bungalow style, which first appeared in Melbourne more than ten years before. The two storey brick building is entirely rendered and the facades feature simple, rectangular paned windows, flat roofed bay windows, and wide eaves with exposed rafter ends and large timber eave brackets. The symmetrical main facade is dominated by a flat roofed entrance porch, supported on exaggerated ionic rectangular columns, and an arched recessed balcony with shingled bay above. Shingles also appear at the apex of the sweeping central gable.

Intactness: This block of flats is substantially intact.

(Nigel Lewis & Associates, St Kilda Conservation Study, Area One, Final report, 1982)

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

## **References**

### **NOTES**

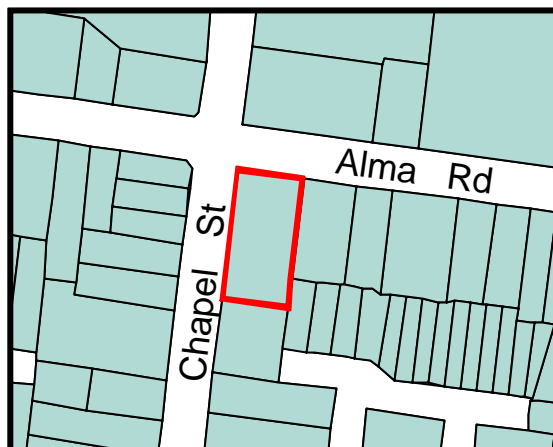
T. Sawyer 'Residential Flats in Melbourne' Melbourne University Faculty of Architecture Research Report 1982

### **References**

Sands and McDougall Directories, various dates

City of St Kilda Building Permit Register, No. 5200, built for Richardson and Co.

**Identifier** Aldourie house  
**Formerly** Alexander Fraser house



Heritage Precinct Overlay HO6  
Heritage Overlay(s)

**Address** 87 Alma Rd  
ST. KILDA

**Category** Residential:detached

**Constructed** 1864-

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

Aldourie, at 87 Alma Road St Kilda is significant to the City of Port Phillip because:

- it is an early large house in the area, built in this case for a well known family in the Melbourne context, the Frasers, and in particular Alex Fraser who was a key figure in the history of St Kilda local and colonial government (Criterion H1) ;
- it was also linked with the similarly well known Hebden pastoralist family, echoing the days of large houses set in grounds for the wealthy in St Kilda's formative years (Criterion A4, H1); and
- it represents an era of large houses in the suburb built along major thoroughfares - many of which have since been demolished (Criterion A4).

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

This is an altered hip-roof and two storey stuccoed Italianate styles villa which has been substantially masked from the public view by more recent development, with only one major view of the west side wall visible in Chapel St. The north main façade is partially visible via a light court between the two adjoining unit blocks, revealing arched entry joinery, with side and top panelled leadlights, and smooth ashlar patterning on the flanking walls. A verandah would have been presumably attached to this wall while a new verandah has been attached at the rear.

Condition: fair (disturbed, reasonably preserved)

Integrity: substantially changed/major intrusions

Context: Set among multi-storey apartments.

## History

After a period of being described as a 3 acre site owned by auctioneer Alexander Fraser, this property was rated as a 13 room brick house for the first time in mid 1864, with an annual value of £250. Value increases occurred in 1872, 1878 and 1882, with the room count being increased to 14 in 1873 and reduced to 9 in 1874. Fraser was replaced as occupier on occasions by persons such as John McVean (squatter of Beach station 1845-56), and Mrs Harriett Hebden. Mrs and Charles Hebden (a gentleman) were the new owner-occupiers by 1882. George H Hebden was the owner occupier by 1887 but in the early 1890s it was occupied by Henry England. Elizabeth Hebden resided there for a long period early in the 20th century, as owner in 1920-1 and titled as Miss Elizabeth Hebden, owner-occupier, into the 1930s. By the early 1900s the room count had risen to 16 with 3 persons in residence and stayed that way into the mid 1930s { RB}.

George H Hebden had quite a reputation in NSW as a pastoralist, care of the much publicised Brookong station. His death in 1924 attracted an obituary and portrait in the 'Australasian Pastoralists Review'. Charles was also the subject of an article in that publication in 1907; his obituary appeared there in 1915.

The first owner of the house, Alex Fraser, was the principal of the firm Fraser & Co. Ltd. Of Fraser's Buildings in Queen St, Melbourne. 'Victoria & Its Metropolis' lists their accomplishments in the late 1880s when Fraser himself (Hon. Alexander Fraser) was already dead. Fraser was a member of the first St Kilda Council in 1857-8, chairman of the St Kilda municipality in 1859, and a member of the Legislative Council. He laid the foundation stone of the St Kilda town hall at the corner of Acland and Barkly Streets in 1859 { Cooper, V2: 39}. After St Kilda was proclaimed a Borough in 1863, Fraser was the first mayor { Cooper, V2: 321}.

Alex Fraser's partners included Edward Cohen and W Hammill who were also dead by the late 1880s with Fraser's sons carrying on the business, one being Alexander William Fraser (1834-1918). He was also known as a cricketer, being captain and founder of the St Kilda Cricket Club. In later years it was claimed that AW Fraser had also founded his father's auctioneering firm after arriving in the colony from Hobart in 1850 and mining at Bendigo (confusion with his father?). AW Fraser also played for Victoria against England {Gibney & Smith: 243}. Alex jnr. was also involved in local building societies, not always successfully, in the boom years of the 19th century {Priestley: 172}.

## Thematic Context

Making suburbs

## Recommendations

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

recommended inclusions:

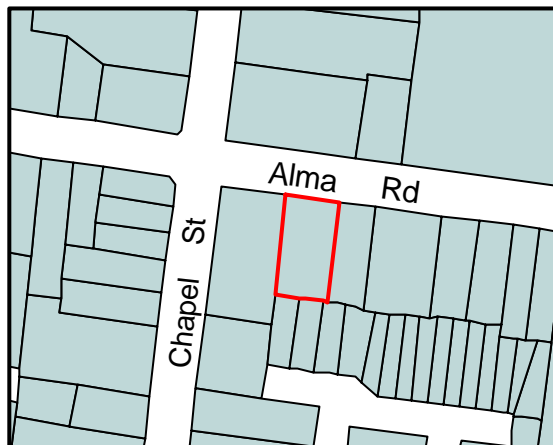
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References

Gibney & Smith, 1987, 'A Biographical Register 1788-1939';  
Sutherland, A. 1888, 'Victoria & Its Metropolis': 563;  
'Australasian Pastoralists Review' 16/9/1924, 15/7/1907, 16/9/1915;  
VPRO St Kilda Municipal Rate Books (RB) VPRS 8816/P1;  
Cooper, JB. 1931, 'The History of St Kilda' V1&2;  
Longmire, A. 1989 'The Show Must Go On': 316-18 checked;

**Identifier** Flats and former Residence

**Formerly** unknown



Heritage Precinct Overlay HO6  
Heritage Overlay(s)

**Address** 89 Alma Rd  
ST. KILDA

**Category** Residential:apartment

**Constructed** pre 1873-1935

**Designer** See reference notes

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

A representative example of a characteristic St Kilda development type, consisting of a block of flats constructed in front of an early Victorian residence.

## Primary Source

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

## Other Studies

## Description

Style : Italianate, Mediterranean

Two storey walk-up flats and former residence

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

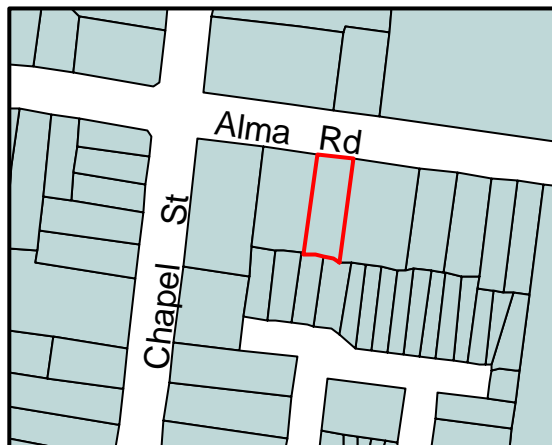
## References

#### NOTES

St K C C permit No. 9093 issued 22/10/35 for conversion of existing residence to flats by Mewton and Grounds for W.C. Dudfield.

**Identifier** "Alma Park Mansions"

**Formerly** unknown



Heritage Precinct Overlay HO6  
Heritage Overlay(s)

**Address** 91 Alma Rd  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1920's

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

This building is significant as a well preserved complex of apartments in a Mediterranean style. The intact state of the exterior finishes, notably the roughcast render, contribute to its significance and aesthetic appeal. The high, solid front fence and dense screen of native planting are not in sympathy with the style and character 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 walk-up flats

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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



**References**

unknown

**Identifier** Flats  
**Formerly** unknown



**Heritage Precinct Overlay HO6**  
**Heritage Overlay(s)**

**Address** 94A-D Alma Rd  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1877

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

These two residences were erected early in St Kilda and show ecclesiastical influences on a residential form. The dominant chimneys are notable and the cement rendered facades remain unpainted.

## Primary Source

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

## Other Studies

## Description

The two buildings at 94 Alma Road, now in use as flats were erected in 1877 as individual residences at 92 and 94 Alma Road. Owned by the Free Presbyterian Church, they were erected with funds raised by the Church when they sold the section of their original two acre reserve where the residence 'Cloyne' was subsequently built. The residence and stables at 94 Alma Road were first occupied by the Hon. Alex Fraser. The two buildings at 94 Alma Road, converted to flats in the 1930's, are two storey and reflect each other in form. Their cement render facades are Gothic in character with steep gable ends, tall chimneys, label mouldings and projecting, polygonal bays. The paired chimneys, set diagonally and decorated with quatrefoil motifs, are a dominant feature of the building.

## Intactness

The two buildings are substantially intact, although the slate roofs have been replaced with iron and an addition has been made 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**

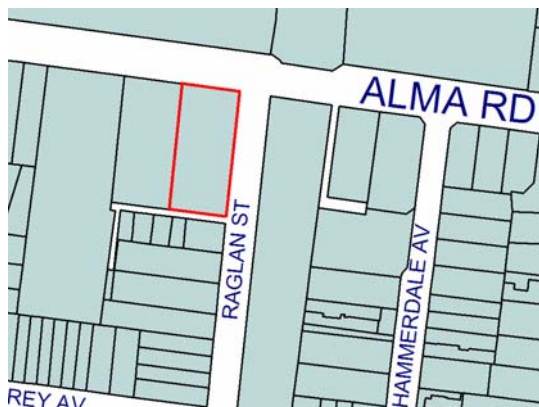
Rate Book, City of St Kilda, various dates

Sands and McDougall Directories, various dates

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

**Identifier** Residential Buildings

**Formerly** 'Sandhurst', 'Maudlands'



**Heritage Precinct Overlay** HO6  
**Heritage Overlay(s)**

**Address** 101 Alma Rd  
ST KILDA EAST

**Category** Residential:detached

**Constructed** 1882

**Designer** J. Plottel

**Amendment** C 70

**Comment** New citation

**Significance** (Mapped as a Significant heritage property.)

What is significant?

The property at 101 Alma Road, St Kilda East contains a complex of nineteenth century and twentieth century residential buildings. The nineteenth century buildings comprise the Italianate mansion and associated stables constructed in 1882, which was later known as 'Sandhurst House'. The mansion is ornately detailed two and three storey brick rendered building with a low-hipped roof that retains its original slates and cast-iron cresting above the central pavilion. The symmetrical façade is seven bays wide. The render has faintly visible ruling to imitate ashlar. The central three bays form a shallow projecting pavilion. The first two bays on the east side of the ground floor are set back from the front of the house beneath two segmentally arched openings with a rendered Corinthian column at their centre. The two and three storey brick stable block is in the south-west corner of the site and retains original openings and fenestration.

Situated in front and to the rear of the mansion are two, two-storey inter-war walk-up flats in the Bungalow style with Arts and Crafts detailing, which were constructed c.1925 and are likely to have been designed by architect, Joseph Plottel. They have hipped clay tile roofs and roughcast rendered walls and have a high degree of external integrity.

The entry gate pillars at the street corner date from the inter-war period when the apartments were added, while the wrought iron entry gates may be earlier.

The cyclone wire street boundary fence is not significant and there are no important garden plantings.

How is it significant?

The house, stables, apartments and corner gates at 101 Alma Road St Kilda East are of local historic, social and architectural significance to the City of Port Philip.

Why is it significant?

The mansion house, stables and apartment buildings at 101 Alma Road, St Kilda East are historically

significant as evidence of two important phases in the historic residential development in St Kilda during the nineteenth and twentieth centuries. The mansion house and stables provides evidence of the development boom of the nineteenth century and help to illustrate the pattern of development where fine villas of professional people lined the main roads on the higher ground with workers cottages clustered in the narrower streets on the lower-lying land to the south. The apartment buildings provide evidence of the boom in higher density development in St Kilda during the inter-war period. As a whole, the complex is representative of a distinctive St Kilda land use type, that of a nineteenth century mansion adapted and developed for higher density housing in the twentieth century. The entry gates have interpretive value as they indicate the historic entrance to the property and the gates may be early or original gates associated with the mansion (AHC criterion A.4). The mansion and stables at 101 Alma Road, St Kilda East is historically significant as a good representative example of the type of substantial residences and outbuildings erected for professional people in St Kilda and Melbourne during the development boom of the late nineteenth century (AHC criterion D.2). The significance of the mansion and stables is enhanced by its relative intactness and rarity value as a complex, both in the context of the development of Alma Road and Port Phillip generally (AHC criterion B.2).

The mansion house at 101 Alma Road, St Kilda East is architecturally and aesthetically significant as a fine and relatively intact example of a boom-era Italianate residence. It is notable for its range of decorative detail, which is typical of the style (AHC criterion F.1).

The apartment buildings at 101 Alma Road St Kilda East are architecturally significant as representative examples of inter-war walk-up apartments in the Bungalow style with Arts and Crafts detailing that are typical in design, layout and detailing (AHC criterion D.2).

The apartment buildings at 101 Alma Road St Kilda East are historically important as an example of the work of Joseph Plottel, an prolific inter-war architect who designed a number of apartment complexes in St Kilda, as well as notable civic, commercial and community buildings throughout Melbourne (AHC criterion H.1).

#### Levels of significance

Primary significance – The c.1882 fabric of the mansion and stables and the c.1925 fabric of the apartments.

Secondary significance – Wrought iron gates and gate posts at corner entry

No or limited significance – twentieth century alterations and additions to the mansion and stables. Cyclone wire fence. Garden plantings.

### Primary Source

David Helms, Heritage Assessment, Four Places in Port Phillip, 2008

### Other Studies

### Description

#### Sandhurst House

The mansion formerly known as 'Sandhurst House' at 101 Alma Street, St Kilda East, is a (primarily) two-storey rendered brick Italianate house of the early 1880s set on a large corner block. The site is entered from the corner via wide wrought-iron (with cast-iron panels) carriage gates, or a pedestrian gate to their right. A stable block stands at the south-west corner of the block. Two two-storey blocks of flats, one in front and one at the rear, were built on the grounds in the 1920s.

The north-facing façade of the house is symmetrical and seven bays wide. The render has faintly visible ruling to imitate ashlar. The central three bays form a shallow projecting pavilion. The first two bays on the east side of the ground floor are set back from the front of the house beneath two segmentally arched openings with a rendered Corinthian column at their centre. The first bay has a segmentally arched sash window, the second is the front door. The door is four-panelled with cricket-bat mouldings, and has sidelights and a transom. The west side of the ground floor has two very long segmentally arched windows with rendered label moulds and stone sills. The central pavilion has three windows, which are probably identical to these two (but could not be seen clearly during the inspection). A rendered stringcourse links the bases of the window label moulds. A simple rendered entablature divides the ground floor from the first.

The first floor of the façade is rather more ornate. Both corners of the façade and the central pavilion have rendered quoins. The windows, all segmentally arched sash windows, have decorative rendered architraves and entablatures. The central window has a triangular pedimented entablature resting on corbels with an acroterion at the top, flanked by windows with straight entablatures beneath paterae. The paired windows on

either side of the central pavilion have a single straight entablature over them, resting on four corbels. Beneath each of these windows is a raised vermiculated panel, between which is a vermiculated patera.

Above the first floor is a cornice of paired brackets, alternating with paterae and cricketbat mouldings. The low hipped roof retains its original slates and cast-iron cresting above the central pavilion. The roof is ventilated by projecting semicircular vents with ornate cast-iron grilles (grille missing from the west side). The numerous chimneys (six are visible) of varying sizes are rendered with mouldings defining the shaft and ornate cornices with acanthus leaves. At the top are three to four semicircular withes per chimney.

The east side elevation overlooks Raglan Street. It is divided into a two-storey front half and a three-storey rear. The quoins, stringcourses and cornice of the façade continue on the front half, which has no windows but is dominated by a wide chimney breast in the middle. The rear half is divided by stringcourses between the floors but has a simpler bracketed cornice. The ground floor has a door flanked by rectangular sash windows.

The first floor has two segmentally arched windows on either side of a blind window, all with label moulds. The second floor has two segmentally arched windows. Above them is another semicircular roof vent with a cast-iron grille. At the rear of this elevation is a later brick toilet addition, which stretches the height of the building.

The west elevation of the house is two-storeys high. The front half, like that on Raglan Street, continues some of the façade elements, like quoins, stringcourses and the cornice with paired brackets. A chimney breast dominates the centre of this section.

Behind it is a rectangular sash window on the ground floor. The upper sash features a leadlight with a classical swag design. On the first floor is a small casement window. The rear half of this elevation has segmentally arched windows, one (or two – visibility was poor due to trees) on the ground floor behind the central chimney breast. There are two on the first floor which appear to have been reduced in size as there is a simple label moulding above them for much larger windows.

The rear elevation is quite disparate. The east side is three-storeys tall and has the simple bracketed cornice continued round from Raglan Street, as well as another semicircular cast-iron roof vent. The south face of this section is obscured by the brick toilet block. A central section of the rear elevation (probably a stairwell, judging by the leadlights) steps down to the west side of two storeys. The windows on this elevation are rectangular sashes. A number have been converted to doors to serve a 20th-century fire escape.

The stable block is found in the south-west corner of the site. The south section is two-storeys tall with a pedimented gable-front with corbelled ends. The front (east-facing) has been painted, but the speckled manganese bricks are visible on the south elevation. The ground floor has a wide rectangular opening, though above it two segmental arches are visible, indicating the original openings. The first floor has a central double ledged door with upper windows (glass gone). Above it is a winch and on either side, sash windows (glass gone). All three openings are segmentally arched. The north part of the stable is single storey with a pedimented gable at the north end. The openings to this section have been enlarged. At the back (west side) of the stable, it is apparent that both the two- and single-storey sections once extended further. This is confirmed by the 1897 MMBW plan which shows an identical stable on the neighbouring property, which shared a party wall.

#### Sandhurst Court

The two, two storey apartment buildings, one constructed at the front of the Mansion, and one constructed to the rear are of a similar basic symmetrical layouts comprising two apartments on the ground floor and two above with relatively minor variations in detailing. They show the influence of the Bungalow style with Arts and Crafts detailing that was used extensively in residential architecture during the inter-war period.

The front apartment block, which is more rectangular in layout, has a projecting central section with matching wings set back on either side and faces east toward Raglan Street. It is setback close to the west side boundary allowing an almost full view of the mansion. The hipped tile roof has exposed rafters under the broad projecting eaves and extends to form a porch over the entry to the upstairs apartments. The porches are expressed as voids with square openings that balance the composition of the façade, with the expressed corner pier extending over two levels to support the roof. The walls are covered in roughcast render as are the chimneys. The windows are timber double hung sash with the upper sash divided into nine panes for the windows on the main elevations and single panes elsewhere. Windows are paired in the central projecting bay and have bracketed cornices above and window boxes below. A central raised panel between the windows has the name 'Sandhurst Court'.

In the example to the rear, the external detailing is very similar with the main difference being the porches to the upper apartments that have separate roofs. This block has a narrower front elevation without projecting side bays and a deeper side elevation. As a consequence the upper porches are set back further and accessed by stairwells that run alongside the sidewalls of the building.

#### Condition and integrity

The house is largely intact. The only feature removed noted is a front verandah, shown in the 1897 MMBW map, which stretched across the entire length of the façade. As noted above, it was replaced in part in front of the main entrance in the 1920s. Additions to the original fabric include the three-storey toilet additions at the south-east corner, and the rear fire escape. There are three garages appended to the north end of the stables. The front carriage gate posts were replaced in the 1920s with rectangular rendered piers, and the original fence with a low pipe and cyclone wire fence.

The apartments are also very intact externally.

#### History

The mansion house situated at 101 Alma Road, East St Kilda is the surviving example of two almost identical residences that were constructed in 1882 as an investment for Annie M. Cockburne. Rate books for 1880-81 show that Cockburne was the owner of '180 feet of land' in Alma Road (then referred to as Alma Street) and was also the owner and occupier of a nearby house, which had 10 rooms and a Net Annual Value of £180 (RB, 1880-1:1006, 1007). In the following year, Cockburne (now described as Mrs. L. Cockburne) is listed as the owner of two brick houses with identical descriptions and valuations of 12 rooms and £270 respectively, while still residing in her own house nearby. John Quirk occupied the house at the corner of Raglan Street (the subject property, which appears to be referred to as 'Maudlands'), while the adjacent house to the west was leased to Charles Jacob (RB 1881-2:1032, 1033, 1034).

By 1882-83 Thomas Rowan, a surgeon is the occupier of the house on the subject property, while the adjoining house to the west is now owned by Charles Jacobs. The house on the subject property now has a slightly higher valuation of £300 (RB, 1882- 3:1077, 1078). These details are confirmed by the first listing of the mansion house on the subject property in the Sands & McDougall Directory (which were sometimes a couple of years out of date) in 1884 when T. Rowan M.D. is listed as occupier. He is also listed in 1885, 1887, 1888. The address is given as 'Alma Street East (sw cnr. Raglan St)'. In 1889 and 1890 the occupier was Agar Wynne and between 1892 and by 1895 it was Alfred Josephs who had purchased the property in 1891 (Sands & McDougall, Land Victoria). The property address by now was given as 113 Alma Road. The title also contains the first reference to the name 'Sandhurst House', in 1901 when it is listed as the address of the owner, Margaret Joseph.

The Sands and McDougall Directory also shows that Charles Jacobs occupied his house on the adjoining site at least until 1884. In February of that year the Argus included an advertisement for the sale of furniture belonging to Charles Jacob at his residence, 'Urolie', described as being in Alma Road opposite the reserve. By 1895 the listed occupier is Mrs T. Armstrong, 111 Alma Road East.

Both of these houses and their adjoining stables can be seen in the 1897 MMBW Detail Plan, when they are numbered 111 and 113. The houses are almost identical in layout. Entrance to the subject property (shown as No.113) is from a gateway at the corner of Alma Road and Raglan Street. It has a gravelled driveway and a defined garden area at the front and a circular garden feature at the side with the notation 'F' (possibly indicating a fountain?) at its centre. Steps are shown to the north-east corner of the verandah. Access to the stables at the rear is via a right-of-way leading off Raglan Street, which has a plantation along its south boundary.

The MMBW plan also shows development within the block bounded by Alma Road, Chapel Street, Inkerman Street and Raglan Street and vividly illustrates the hierarchy of development in St Kilda at that time. The houses at 111 and 113 are among just 6 large houses on the south side of Alma Road, which occupy much of the land in the top half of the plan. The others include a house with tennis court and extensive gardens at No.109, a large villa at No.100, and two large villas, Nos. 87 and 89, at the corner of Chapel Street. The spacious situation of the large houses along Alma Road contrasts with the densely developed narrow streets with dozens of small cottages running north-south off Inkerman Street that fill the southern half of the plan.

Title information shows that the subject property was sold in 1920 to three people; Thomas Eaton, Michel Isaacson and Joseph Plottel (Land Victoria). Plottel was an architect/developer who was active in Melbourne in the inter-war period (see below) and at least three other apartment blocks in St Kilda have been attributed

to him (see Comparative analysis). His other notable commission in St Kilda was the Synagogue in Charnwood Grove, designed in 1926. He is likely to be responsible for the design of the two, two storey blocks of apartments that were constructed c.1925 in the grounds of 'Sandhurst'. The 1925 Sands & McDougall Directory lists only a single occupant for this property, which is described as 101 Alma Road. In 1926, six occupants are listed, increasing to 10 in 1927, which indicates that the flats were almost fully tenanted by that stage. By 1929, the name 'Sandhurst Court' is used for the property.

Joseph Plottel, architect

Joseph Plottel (1883-1965) trained in England and Melbourne. He was active in Melbourne between 1911 and World War II. Plottel is best remembered as the designer of the Footscray Town Hall (1936) and the Beehive Building, Elizabeth Street (1934), but his oeuvre included a broad range of ably designed industrial, commercial and domestic buildings in a variety of styles. Other projects include 325 Collins Street (1911), 586 Bourke Street (1911), Charnwood Estate Synagogue (1925-27), Yarra Yarra Golf Club (c.1929), Venetian Court, Hotel Australia (c.1930) and Flinders Way (c.1929), along with a number of factories and some houses (Lewis, 1977).

### Comparative analysis

The mansion house on the subject site is typical of the substantial residences erected for professional people in St Kilda (and Melbourne generally) during the late nineteenth century. Of the examples in Alma Road that can be seen in the 1897 MMBW map this is the only one to survive substantially intact. Where others have survived they have been almost completely or partially enveloped by later development such as the houses at 40, 87 and 89 Alma Road. One surviving example that remains relatively intact is the house at 158 Alma Road (north-west corner of Hotham Street). This house also retains a stables building at the rear.

The stables buildings are rare surviving examples of this building type. Other examples identified by the Port Phillip Heritage Review 2000 include at the rear of 33-39 Dalgety Street, St Kilda, 30 Howe Crescent, South Melbourne, and 11 Princes Street, St Kilda.

The apartment buildings on the subject property are typical examples of the walk-up apartments during the inter-war period in St Kilda. The relatively early date of these apartments is shown by the use of external stairways; later apartments tended to have fully or partially enclosed stairs – Plottel's earlier development at 26-28 Blessington Street in 1915 being a very early example of the use of fully enclosed stairs (Ward, 2000).

Apartments in St Kilda were constructed in the full range of architectural styles and among the most common was the Bungalow style, which was used extensively for all types of inter-war residential buildings in St Kilda. Other comparable examples identified by the Port Phillip Heritage Review 2000 include 'Glenmore Court' at 58-60 Carlisle Street, St Kilda, the flats at 1-3 Oak Grove, and the flats at 12 Shelley Street, Elwood. The flats may be compared to Plottel's other known apartment developments 'Clovelly', constructed in 1937 in an 'Old English' style at 136 Alma Road, 'Clarendon', constructed in a more fully realised Arts & Crafts style in 1915 at 26-28 Blessington Street, and 'Waverley', a Bungalow/Arts & Crafts mixed retail and apartment building constructed in 1920 at 115-119 Grey Street.

The apartments on the subject property are representative rather than outstanding examples, however they are notable for the apparent care that has been taken in their design and siting, particularly of the front block to ensure that views to the mansion house are retained, and for the relatively high degree of external intactness.

## Thematic Context

Settlement: Growth and Change; The late nineteenth century Boom, Depression and recovery: the inter-war years

## Recommendations

Recommended inclusions:

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

## References

Primary sources

Land Victoria, Certificate of titles

Municipality of Emerald Hill Rate Books, as cited

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

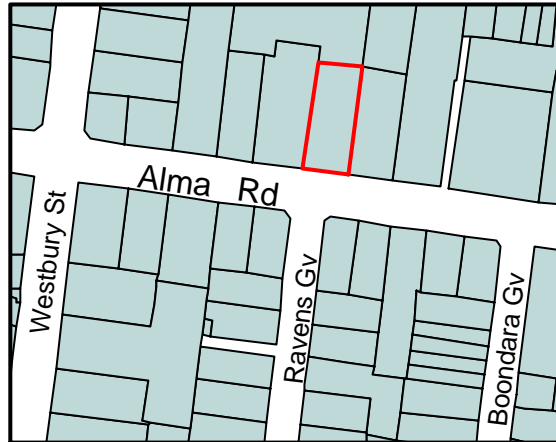


Secondary sources

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

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

**Identifier** "Clovelly"  
**Formerly** unknown



Heritage Precinct Overlay HO6  
Heritage Overlay(s)

**Address** 136 Alma Rd  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1937

**Designer** J. Plottel

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

Clovelly is a compact block of flats designed in an Old English style by the architect Joseph Plottel in 1937. It is notable for its picturesque form and highly developed decorative treatment. The fanciful artificiality of its hand-crafted detailing makes an extraordinary contrast with the machine-age Functionalist styles being adopted at the time: a potent reminder of the plurality of styles of the Inter-War period. It appears to be extremely intact and well maintained, and is augmented by quaint period garages, a delightful garden and several creeping vines that add to its picturesque setting.

### Primary Source

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

### Other Studies

### Description

Style : Old English  
Two storey walk-up flats

Clovelly is a compact two storey block of flats designed by Joseph Plottel in 1937. The design is a richly orchestrated essay in architectural decoration in the picturesque Old English style. That it was undertaken as late as 1937, when others were racing to adopt futuristic Functionalist styles, is comment in itself on just how varied the concurrent architectural fashions of the Inter-War period were. The plan form of these flats is in fact not much different from those of its stylistic rivals. Plottel has modulated the plan slightly to increase his opportunities for complex and varied design motifs. Four slightly projecting bays on the western side allow for four different thematic treatments to be designed into the one facade. Other bays and projections create the opportunity for a complex roof form of gables, hips and parapets. The underlying intention was to create a building that mimicked the appearance of having grown haphazardly over several medieval centuries. The accretions of time are deliberately represented: 'additions' of different period styles and constructional

methods abutting each other; curious remnants of earlier structures; changes in levels, indicating the later addition of rooms and wings; the asymmetrical adaptation of 'newer' structures, such as chimneys, to 'older' alignments; and a plethora of ad hoc 'repairs' to the fabric using whichever unmatched materials supposedly came to hand. The wealth and variety of the devices Plottel managed to employ is remarkable. (They should of course be seen not as attempts to actually fool the viewer, but as thematic devices integral to the picturesque Old English style.) In Clovelly, we see sections of the building built in raw clinker brick and others finished in whitewashed render, sometimes representing wings added side by side and sometimes storeys one above the other. The half-timbered gables of the rendered sections contrast with the castellated parapets of the brick bays. Some of the rendered walls are expressed as having been constructed with heavy half-timbering; others, left plain, of self-supporting masonry. Random repair work is expressed consistently throughout the building's fabric. Irregular sandstone blocks appear to have replaced crumbling bricks or failing portions of rendered wall. Even the diamond paned leadlight glazing of some of Clovelly's windows has been artfully 'repaired': panes appear here and there crossed with leadwork seams (where cracks have been 'mended') or replaced with mis-sized roundels carefully leaded in.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

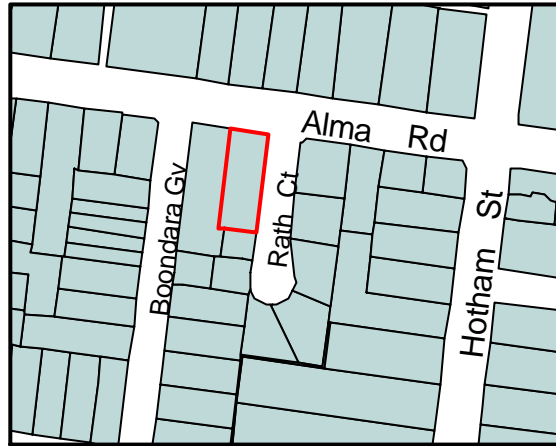
recommended inclusions:

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

## **References**

unknown

**Identifier** Residence  
**Formerly** unknown



Heritage Precinct Overlay HO6  
Heritage Overlay(s)

**Address** 145 Alma Rd  
ST. KILDA

**Category** Residential:detached

**Constructed** 1920's

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

A good example of a 1920s villa design in a well preserved condition. Notable Arts and Crafts features include the brick quoinwork to arches and window reveals, the buttressed porch columns and the tapered chimney. The garden design and front fence and box hedge are complementary and contemporary with the house. The building is substantially intact and well maintained, though its colour scheme is of the Federation rather than the 1920s period.

## Primary Source

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

## Other Studies

## Description

Style : Arts & Crafts  
One storey residence

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

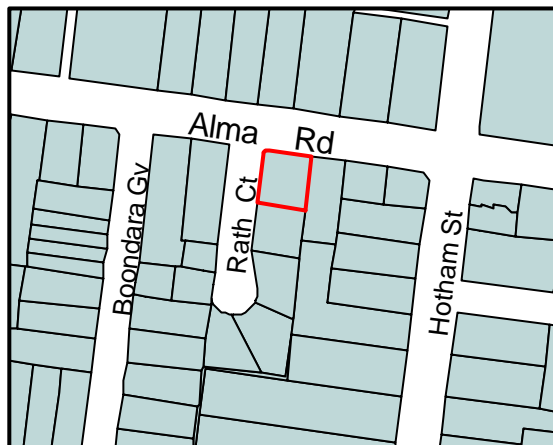
recommended inclusions:

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

**References**

unknown

**Identifier** "Olgmend Court"  
**Formerly** unknown



Heritage Precinct Overlay HO6  
Heritage Overlay(s)

**Address** 147-149 Alma Rd  
ST. KILDA

**Category** Residential:apartment

**Constructed** late 1930's

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

This complex is of significance as a representative example of a larger scale block of flats of the mid to late 1930s. The site planning and complex plan profile of the building is sophisticated, creating a semi-enclosed landscaped courtyard space. The fine and varied brick detailing and the front fence are characteristic of the period and contribute to the character of the building.

## Primary Source

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

## Other Studies

## Description

Style : Vernacular  
Three walk-up storey flats

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

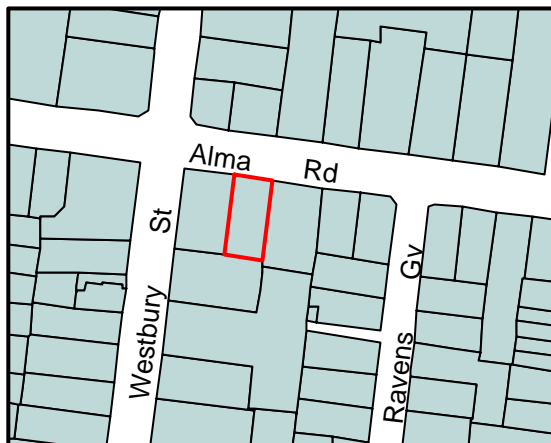
recommended inclusions:

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

**References**

unknown

**Identifier** House  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO350

**Address** 127 Alma Rd  
ST. KILDA EAST

**Category** Residential:detached

**Constructed** 1902

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The house at no. 127 Alma Road, St. Kilda East, was built for H.C. Seymour in 1902. It has aesthetic importance (Criterion E) as a stylistically conservative villa for its period, noteworthy for its highly decorative ornamentation.

**Primary Source**

Andrew Ward, City of Port Phillip Heritage Review, 1998

**Other Studies**

## Description

A richly decorated though stylistically conservative stuccoed Italianate villa with balustraded parapet, bracketed cornice with swags and cast iron posted verandah having an unusual panelled frieze and tessellated tile floor. There are symmetrical chimneys with strapping and tapered caps recalling Queen Anne forms. The external façade corners have vermiculated quoins. Condition: Sound. Integrity: Medium, façade windows defaced on west side of entry.

## History

At the Crown land sales the partnership of Fulton, Mackinnon and Sargood purchased numerous portions of land including portion 150A at the south east corner of Alma Road and Westbury Street. It comprised about five acres.

By 1880, Alma Road between Westbury and Hotham Streets was partly developed. The house at no.125 and the adjoining vacant block were owned by the Carters Estate. The land had a frontage of 130 feet, 60 feet of which were purchased by H.Cuthbert Seymour in 1902.

By the end of 1902, Seymour had built a brick house on the site. It had seven rooms and was leased to John



Cooke, a stationer. The NAV of the property was 60 pounds.

By 1911, Ashleigh Stoddart, a warehouseman, was owner/occupant.

### **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: 1899-1906, 1910-11. VPRS 8816/P1, PROV.

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

MMBW litho plan no.46, dated December 1896.

**Identifier** House  
**Formerly** unknown



Heritage Precinct Overlay HO391  
Heritage Overlay(s)

**Address** 186 Alma Rd  
ST. KILDA EAST

**Category** Residential:detached

**Constructed** 1928

**Designer** unknown

**Amendment** C 46

**Comment** Incorporated within the Murchison Street / Alma Road precinct.

**Significance** (Mapped as a Significant heritage property.)

The Bungalow at no. 186 Alma Road was built for the medical practitioner, Edward Prendergast, in 1928. It is of interest as a highly representative building of its period and style, enhanced by its intact state and garden surrounds (Criterion D).

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

Heritage Alliance, East St Kilda Heritage Study, 2004

## Description

A picturesque Californian Bungalow with characteristic prominent shady gable roofed porch supported on heavy pillars and balanced by a window bay with sunhood in this instance formed by an extension of the terra cotta tiled roof and carried on timber brackets. Materials are shingles in the gable ends, clinker bricks to the plinth and front fence, carried up the sides of the window bay and rough cast for the walls. The porch balustrade is given visual interest with a cross braced balustrade. The windows are double hung with glazing bars in the upper sashes and there is a sympathetic garage to one side and towards the rear of the block. The front garden is terraced with the levels resolved by means of a low clinker brick fence having wrought iron panels repeating the cross braced motif of the porch. Condition: Sound. Integrity: High.

## History

In 1900, there was only one property between Alexandra and Lansdowne Streets rated to Alma Road, north side. It was a large property occupied by Lady Michie.

The property had been subdivided by the mid 1920's at which time the land comprising no.186 was owned by William Bowden of South Yarra. It had a frontage to Alma Road of 62 feet and an NAV of 34 pounds.

Edward Prendergast, a medical practitioner, acquired the land c.1927 and in 1928, built for his residence a brick house with seven rooms. The NAV was 140 pounds.

By 1936, Hannah Levy was the owner of the house. Lazarus Levy, a chemist, was listed as the occupant. At the time, the description of the house remained "brick, seven rooms". Levy continued to live at no.186 in 1951.

### **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 through the Murchison Street / Alma Road precinct.

### **References**

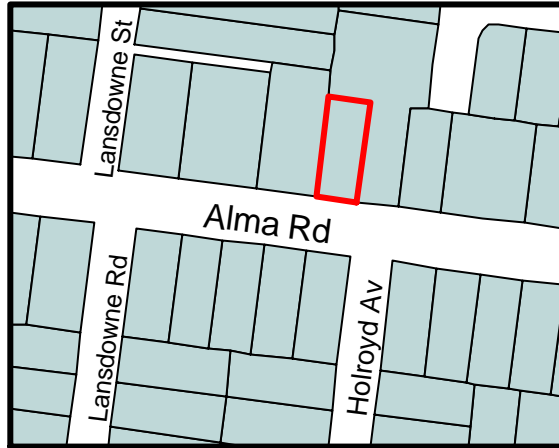
St. Kilda Rate Books: 1925-29, 1935-36. VPRS 8816/P1, PROV.

Sands and McDougall Directories: 1900, 1951.

MMBW litho plan no.46, dated December 1896.

East St Kilda Heritage Study 2004

**Identifier** Concrete Residence  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO23

**Address** 200 Alma Rd  
ST. KILDA EAST

**Category** Residential:detached

**Constructed** 1915

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

This house is important for its concrete construction and of note for its design. During the later 1910's and into the 1920's, concrete was occasionally used for the walls of houses. The extensive building in St. Kilda at this time included several concrete dwellings. Of the survivors, this house is the most distinctive in design and internal planning.

There is no wall between the hall and the sitting room and the fireplace alcove in the dining (room) is another feature. The concrete wall construction resulted in the deep eaves externally, another feature.

The roof has been reclad in recent times.

Davies and Coles constructed this house for Mr. D. Kershaw in the 1915. The estimated cost was 652 pounds. (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 : Vernacular  
One storey residence  
Builder: Davies and Coles  
Original owner: Mr D Kershaw

## 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**

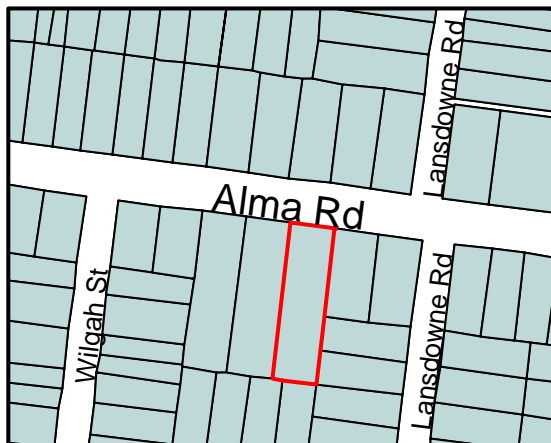
### **NOTES**

St Kilda C. C. Building Approval No. 2718 issued 6.9.1915

### **BIBLIOGRAPHY**

City of St. Kilda building permit records, no. 2718 granted 61 working drawing.

**Identifier** House  
**Formerly** unknown



Heritage Precinct Overlay HO391  
Heritage Overlay(s)

**Address** 207 Alma Rd  
ST. KILDA EAST

**Category** Residential:detached

**Constructed** 1926

**Designer** unknown

**Amendment** C 46

**Comment** Incorporated within the Murchison Street / Alma Road precinct.

**Significance** (Mapped as a Significant heritage property.)

The house at no. 207 Alma Road, St. Kilda East, was built for the timber merchant, Ernest Flagman, in 1925. It is a representative bungalow of its period.

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

Heritage Alliance, East St Kilda Heritage Study, 2004

## Description

A representative inter war period bungalow with front fence using clinker and red brick construction with half timbered rough cast gable ends in the manner of the period and representative of Arts and Crafts influence.

Condition: Sound.

Integrity: High.

## History

At the turn of the century, the south side of Alma Road between Wilga Street and Lansdowne Road had two properties rated to it; those of Martin Burn and William Officer. Officer's property was named "Hereford", and the grounds surrounding it were subdivided c1920.

Lot 3 of the subdivision was owned by Earnest Flagman of Caulfield in 1925. In 1926, Flagman, a timber merchant, built for his residence a nine roomed brick house on the site. It had an NAV of 150 pounds.

## Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (St. Kilda East).

## **Recommendations**

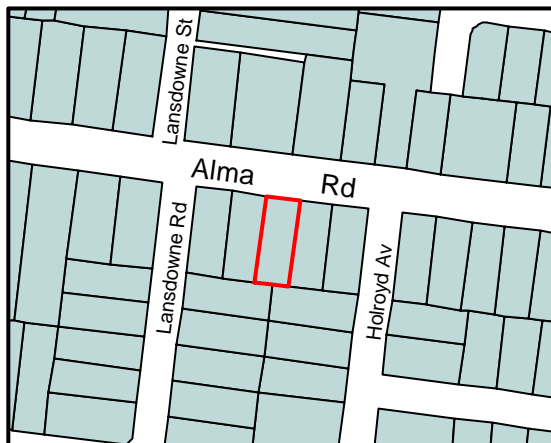
A Ward, Port Phillip Heritage Review, 1998  
recommended Conservation

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

## **References**

St. Kilda Rate Books: 1920-21, 1925-29, 1935-36. VPRS 8816/P1, PROV.  
Sands and McDougall Directory: 1900.  
MMBW litho plan no.47, dated 1935.  
East St Kilda Heritage Study 2004

**Identifier** House  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO25

**Address** 217 Alma Rd  
ST. KILDA EAST

**Category** Residential:detached

**Constructed** 1918-19

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The Bungalow at no. 217 Alma Road, St. Kilda East, was built in 1918-19 for William Rogers. It is aesthetically important (Criterion E) as a substantially intact Californian bungalow demonstrating both Arts and Crafts and Japanese influence in a distinctive way having a formative influence on later buildings of its type. It is very similar in these respects to the house at no. 311 Orrong Road, St. Kilda East.

### Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

### Other Studies

### Description

A picturesque Arts and Crafts influenced Californian Bungalow distinguished by its tapered river stone pillars, shingled window bay, prominent rough cast chimney and double hung windows with glazing bars in the upper sashes strongly suggestive of Japanese influence. There is a terra cotta tiled roof, clinker brick wall to the porch, vented gablet and flat porch roof as contributory stylistic elements. Condition: Sound. Integrity: High

### History

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

Holroyd and Dean Avenues were formed c. 1917 and the Holroyd's estate was subdivided for sale. William Rogers of Armadale purchased lot 14, which was situated between Lansdowne Road and Holroyd Avenue. It had a frontage of 50 feet and an NAV of 13 pounds.



In 1918-19, Rogers built a brick house on the site. It had six rooms and an NAV of 70 pounds. The street number at the time was 265. John Haslem, a printer, owned the property in 1919 and lived there until 1926.

In 1936, Com. Richard Collins, a gentleman, purchased the house for his residence. By that time, the street number was 217 and the NAV of the house was 85 pounds.

### **Thematic Context**

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

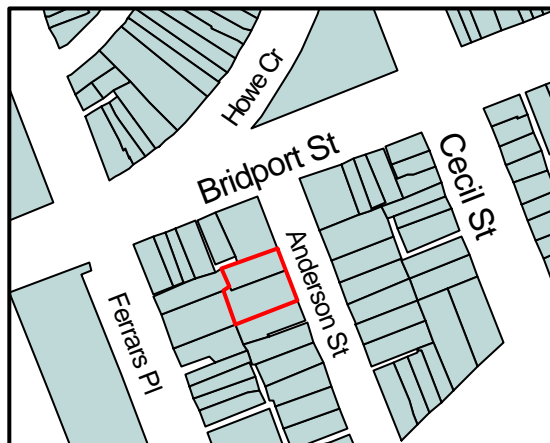
### **Recommendations**

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 Directory: 1900, 1916.  
MMBW litho plan no.47, dated 1935.

**Identifier** Houses  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 2-4 Anderson St  
SOUTH MELBOURNE

**Category** Residential:attached

**Constructed** 1875-76, 1866-67

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

Nos. 2 and 4 Anderson Street are of significance for their unusual and commanding composition, that represents a departure from the norm in terrace housing and for the distinction in the detailing of the entrance porticos.

## Primary Source

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

## Other Studies

## Description

Original Use: Residences

Date of Construction: No. 2: 1875-76; No. 4: 1866-67 (1)

By 1866 William B. Fyfe, a civil servant, owned land in Crown Section 37B in Anderson Street on which he erected his house, described in Rate Books as having six rooms and being constructed in brick (2). The N.A.V. for this new house (No. 4) was £55 (3).

By 1875 the N.A.V. had risen to £72 and the dwelling was described as having eight rooms, suggesting a slightly larger house (4). At this time Fyfe had begun to erect the adjoining residence (No. 2)., also having eight rooms and with the comparable N.A.V. of £74 (5). The first occupant of No. 2 was J.W. Sutton, an accountant (6), while Fyfe occupied his residence until 1890 (7). This pair of houses has a plain rendered façade, continuous across the two, a slate-clad hip roof and moulded rendered chimneys. They are unusual in their composition, with each house being asymmetrical and by being set in mirror image, they combine to form a front façade that is a 'U' shape in plan, with entrance porticos nestled into each return. Their design is otherwise simple in the extreme and the rendered walls are only relieved by recessed panels beneath each window and the plain string course that divides the two floors. The whole composition is however relieved by

the restrained embellishment around each of the front doors, that appears to be original, in the form of very elegant timber constructed latticed porticos. The front doors are also embellished being panelled, flanked with sidelights and surmounted by semicircular fanlights.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## **References**

1 City of South Melbourne Rate Books 1866/67 and 1875/76 indicate that these two houses, although attached, were built at different dates

2 *ibid.*, 1866/67

3 *ibid.*

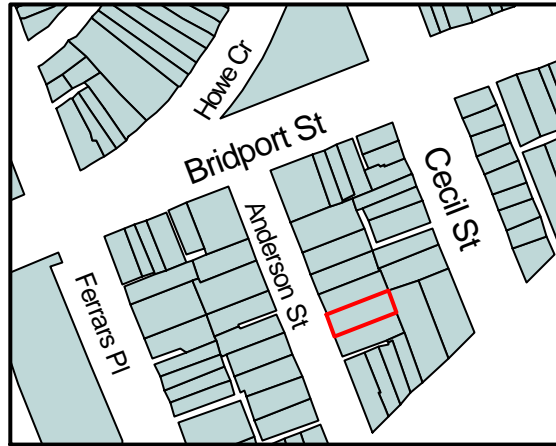
4 *ibid.*, 1875/76

5 *ibid.*

6 *ibid.*

7 Sands and McDougall Melbourne Directory, 1890

**Identifier** House  
**Formerly** unknown



**Heritage Precinct Overlay HO3**  
**Heritage Overlay(s)**

**Address** 9 Anderson St  
SOUTH MELBOURNE

**Category** Residential:attached

**Constructed** 1867

**Designer** John Flannagan

**Amendment** C 29

## **Comment**

**Significance** (Mapped as a Significant heritage property.)

No. 9 Anderson Street is of significance as an unusual and picturesque house with an atypically detailed and constructed timber bay window to the front wall. The overall composition combines to form an elegantly massed building.

## **Primary Source**

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

## **Other Studies**

## **Description**

Original Use: Residence  
Date of Construction: 1867 (1)  
Architect: Probably John Flannagan (2)

The site of this house in Crown Section 37A was recorded as 'vacant land' in 1866 (3), however by the following year, a four roomed brick building had been constructed (4). Henry Smith, a clerk (5), was the first owner and occupier of the dwelling (6) and its N.A.V. for the following nine years remained at £40 (7). In 1872, a year after its purchase by teacher David McNicholl (8), the property had gained a room and by 1875 it was described as having six rooms (9).

This house appears to have originally been one of a pair with No. 11; that house having since been severely and very unsympathetically altered. The houses have picturesque asymmetrical massing, with the entrance door set back behind a verandah on the recessed wall plane. The projection towards the street on No. 9, retains its timber-constructed octagonal bay window with fine detailing at its eave line and a concave roof. The rendered walls of the house are relieved only by ruling across them to represent ashlar blocks, shallow quoining at the corners of the building and moulded rendered architraves to the first floor windows. The

chimneys have been altered and so too the ridge capping to the slate roof.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## **References**

1 City of South Melbourne Rate Books, 1866-1868

2 The Architects' Index at the University of Melbourne lists a tender notice for a 'brick dwelling house' for H.J. Smith, Anderson Street, to be built in 1866 to the designs of John Flannagan

3 City of South Melbourne Rate Books, 1866/67

4 *ibid.*, 1866/67

5 *ibid.*

6 The previous street number for this property was No. 11

7 *ibid.*, 1867-1876

8 *ibid.*, 1872/73

9 *ibid.*, 1875/76

**Identifier** Houses

**Formerly** unknown



**Heritage Precinct Overlay HO3**  
**Heritage Overlay(s)**

**Address** 10-12 Anderson St  
SOUTH MELBOURNE

**Category** Residential:attached

**Constructed** 1871

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

This pair of houses is of significance for their early use of bichromatic brickwork and the elegance of the substantially intact single storeyed verandah around the three side of the whole. The composition is one of which there are a number of examples in South Melbourne, but is generally atypical to the general form of attached houses in Melbourne.

## Primary Source

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

## Other Studies

## Description

Original Use: Residences  
Date of Construction: 1871 (1)

The vacant land of Allotment 9 Anderson Street was owned by Joseph Harper (2) from at least 1869. During the 1871/72 rate period two brick dwellings, both of six rooms, were constructed, having a total N.A.V. of £104 (3). Harper remained the owner of the property until the mid-1880s (4) renting the residences to several people, but originally to John Apperby, 'gentleman' and John Kish (5), an agent. By 1891 ownership had passed to Alfred Harper a bootmaker, who subsequently occupied No. 12 (6).

If these are indeed the houses constructed c.1872, these are relatively early examples of the use of bichromatic brickwork in Melbourne. The pair is a freestanding unit two storeys high with a single storeyed verandah that returns around each side to envelope the building on three sides. By extending down each side, the verandah gives protection to the entrance doors, each set well away from the street. The building has a slate hipped roof, bracketted eaves and cream bricks set against the hawthorn bricks on the chimneys, at the corners of the building, around the openings and in string courses across the façade. The verandah

has plain turned timber columns with applied timber capitals and cast iron brackets and frieze.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## **References**

1 City of South Melbourne, Rate Books, 1870-1872

2 *ibid.*, 1869/70. Harper was the owner of a row of three wooden houses immediately behind the Anderson Street property at what is now known as 40 Ferrars Place

3 *ibid.*, 1871/72

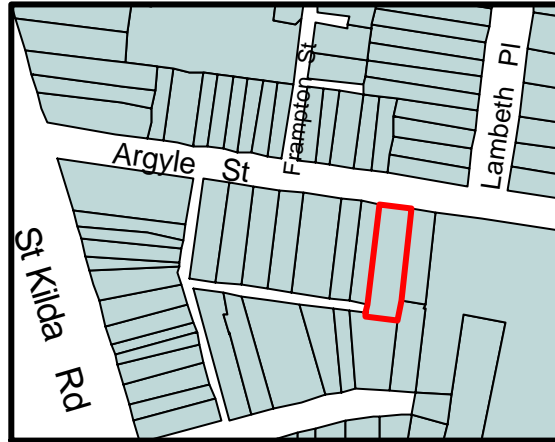
4 *ibid.*, 1881/82

5 *ibid.*, 1871/72

6 *ibid.*, 1890/92



**Identifier** Cottage  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO26

**Address** 63 Argyle St  
ST. KILDA

**Category** Residential:detached

**Constructed** early 1850's

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

### CULTURAL SIGNIFICANCE

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

### EXTENT OF SIGNIFICANCE

The entire house, front garden and picket fence.

### Primary Source

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

### Other Studies

## Description

### DATE OF CONSTRUCTION

1853 apparently(2)

### ORIGINAL OWNER

James Petrie,(1) (2)

### BUILDER/ ARTISANS

Possibly the Fitch family.

### LATER OCCUPANTS



1857 - c.'61 James Raeburn Petrie(1); c. 1861 -' 65 George Kirkham(1); c. 1865 - '90's at least John Hunter, cab proprietor(1).

#### LATER ADDITIONS/ ALTERATIONS

Two successive lean-to's have been added at the rear, the first probably soon after the erection of the house. Asbestos cement sheet now lines the two front rooms and is the gable cladding externally. The mantelpiece in the front room is presumably later, but the lean-to room mantelpiece appears original. Sundry sheds are at the rear and the stables have been demolished.

#### DESCRIPTION

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

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

#### CONDITION

The front of the building has settled, presumably due to the stumps and so on rotting. Otherwise the house is in quite good condition, though maintenance has been neglected.

#### ORIGINAL USE

Private residence

#### PRESENT USE

Continuing use.

#### PRESENT OWNER

Mrs. E. Kruger

#### OTHER

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

#### INTACTNESS (February, 1984)

This house is substantially intact. Original or early hardware, such as window catches, door rim locks and keys and grained door knobs all remain. The front two rooms have been relined in asbestos cement sheet, as have the two gables externally. Otherwise changes have been minimal. The front garden retains an old bed and path layout, with edging tiles still in place.

### History

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

### 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

1. City of St. Kilda Rate Books  
M.M.B.W. Detail Plan no. 1364, - Appendix.
2. Registrar General's Office records - summary in Appendix.
3. Alexander Sutherland (ed.), 'Victoria and its Metropolis', McCarron Bird ,  
Melbourne, 1888, vol. 2, p. 637.

J.E.S. Vardy, surveyor, 'Plan of the Borough of St. Kilda', compiled under the direction of the  
Borough Council, Harnel and Ferguson, Melbourne, 1873, North Ward sheet no. 5- - Appendix.

**Identifier** Residence  
**Formerly** unknown



**Heritage Precinct Overlay HO3**  
**Heritage Overlay(s)**

**Address** 115 Ashworth Street  
ALBERT PARK

**Category** Residential:detached

**Constructed** 1900

**Designer** unknown

**Amendment** [C 32](#)

**Comment** [Minor corrections](#)

**Significance** (Mapped as a Significant heritage property.)

The house at no. 115 Ashworth Street, Albert Park, is presumed to have been built in 1900 for a Mr. T. Mackey and was occupied in its early days by a succession of tenants including drivers, an engineer and a storeman. It is historically and aesthetically significant.

It is historically significant (Criterion A) as a representative working man's cottage similar to others built in Ashworth Street, formerly Little Danks Street and elsewhere in its vicinity. It is aesthetically significant (Criterion E) as a representative and substantially intact single fronted cottage similar to many others built during the late nineteenth and early twentieth centuries which collectively establish the historic character of this section of Ashworth street and other streets in the locale. The significance of this house and its neighbours is enhanced by their survival on a narrow back street which contrasts with the urban character of the wider main residential roads of Albert Park.

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A single fronted timber framed cottage with corrugated galvanised iron clad hipped roof, ashlar boards to the façade, posted verandah with concave hipped roof, entry and window with side lights. The eaves are bracketed and there is a recent sympathetic panelled front door. The front window appears to be original and the verandah posts are chamfered and probably early, the capital moulds having been removed. The verandah floor is timber.

Condition: Sound. Integrity: High, chimney removed, later additions at rear.

## History

Asworth Street was known as Little Danks Street in 1896 (MMBW litho plan) and until 1903-04 when it was recorded for the first time as Ashworth Street in the rate books. Between Kerford Road and Mills Street it was occupied on its south (seaward side) mostly by the buildings of the Convent of the Good Shepherd and by six buildings on the north side, five of which were towards the Mills Street end of the street block. In 1899-1900 (rate books) there were six dwellings and brick stables on the north side of the street. At the east end of the street block the contractor, William Land, owned the brick stables and a four roomed timber cottage to the west, both of which were occupied by the carter, George Purdey (1900-01 rate book). Proceeding west from this dwelling, the Convent of the Good Shepherd owned another four roomed timber dwelling, now no.117. The site of no. 115 is presumed to have been vacant along with the adjoining land to the west having a 66 foot frontage and being owned in 1902-03 (rate book) by Thomas Swindley, a merchant. His executors had erected the extant houses at nos. 107,109,111 and 113 by 1920 (rate book).

In 1900-01 Thomas Fallon (Fallow), a driver, occupied the Convent of the Good Shedpherd's house at present no. 117 and a second four roomed timber cottage had been built presumably at no. 115 and occupied by Edmund Higgins, a dresser. In 1901-02 (rate book) George Purdey, the carter, listed as a contractor in that year, occupying William Land's stables and house to the south, also occupied present no. 115 where he was described as a driver. The owner was a Mr. T. Mackey. His tenant from 1902/03 to 1904/05 was the engineer, William Gordon (rate books). His subsequent tenants included Henry Russell, another driver (1905/06), John Leonard, a storeman (1910-11) and Percy Jones, a labourer (1919-20), at which time the house continued to be described as a four roomed timber dwelling.

## Thematic Context

4. Building settlements, towns and cities 4.1.2. Making suburbs (Albert Park).

## Recommendations

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

## References

Former City of South Melbourne rate books, 1896-97 to 1920-21.

# City of Port Phillip Heritage Review

**Citation No:**  
2322

**Identifier** House

**Formerly** unknown



**Heritage Precinct Overlay** None

**Heritage Overlay(s)** 407

**Address** 6 Austin Avenue  
ELWOOD

**Category** Residential:detached

**Constructed** 1914

**Designer** unknown

**Amendment** [C 54](#)

**Comment** [New Citation](#)

**Significance** (Mapped as a Significant heritage property.)

What is Significant?

The house at 6 Austin Avenue is a single-storey late Edwardian weatherboard villa with a terracotta tiled roof and double-fronted asymmetrical façade with return verandah. It was erected in late 1914 for accountant James Bruce Lake, whose family remained living there until 1980.

How is it Significant?

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

Why is it Significant?

Historically, the house is significant for its association with the intense residential boom in this part of Elwood during the 1910s. Erected in late 1914, the house was not only the first dwelling to be built in Austin Avenue (which was laid out only a few months earlier) but now, following the post-war redevelopment of much of the streetscape, remains as the most intact and most prominently sited of the few surviving original houses in the street. Architecturally, the house is significant as one of a relatively small number of late Edwardian houses in this part of Elwood that are both detached and of weatherboard construction, as opposed to the more ubiquitous red brick villas and (more commonly) semi-detached duplexes that otherwise proliferated in the area at that time. Aesthetically, the house is significant as a prominent element in a streetscape otherwise overwhelmed by post-war flats and red brick duplexes. It is distinguished by its high level of external integrity and its interesting detailing including circular window, bracketed eaves, return verandah with corner window,

## Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

## Other Studies

## Description

The house at 6 Austin Avenue is a single-storeyed late Edwardian weatherboard villa with a steel gambrel roof clad in terracotta tiles, and penetrated by two red brick chimneys. The weatherboards to sill height, and those in the gambrel apex, have been notched to create the effect of shingles. The street frontage is double-fronted and asymmetrical, with a projecting bay to the left side and a return verandah alongside that extends around to another projecting bay on the east (side) elevation. The front bay has a half-timbered and roughcast-rendered gable end, bracketed eaves and a tripartite bay of timber-framed casement windows sheltered by a metal sheet skillion awning, also on timber brackets. The return verandah has plain timber posts, a curved timber skirt and a corner window with leaded casement sashes. The main entrance, which opens onto the side verandah, has a circular window alongside.

## History

Austin Avenue forms part of a 38-lot subdivision that was gazetted in August 1914, extending between Tennyson and Mitford streets. The house at No 6 was the first house to be built in the new street, recorded in the 1914-15 rate book (dated 21 November 1914) as a wooden house 'being erected', valued at £20 and owned/occupied by James Bruce Lake, an accountant. In 1915, when Austin Avenue appeared for the first time in the Sands & McDougall Directory, there were still only two listings, for 'two houses being built' – one obviously that of James Lake. A minor residential boom followed; the 1916 directory suddenly listing five occupied houses on the north side (with James Lake's house now designated as No 6), a vacant house at No 10, and four other houses 'being built'. By 1917, there were eleven completed houses on the north side and five on the south, four more houses 'being built', and a new Methodist church and Sunday school on the Mitford Street corner.

James Lake, the earliest resident of Austin Avenue, also became its most enduring one. He lived at No 6 until his death in 1966 at the age of 88 years, while his widow, Hilda, remained there until her own death fourteen years later – thereby ending a remarkable 65-year tenancy by the house's original occupants.

## Thematic Context

While substantial portions of Elwood underwent intensive residential development in the 1910s, the bulk of the housing erected during that time were of brick construction. A number of timber houses were indeed erected, most notably in the streets west of Barkly Street (such as Lawson, Meredith and Thackeray streets) but virtually all of these, however, were designed in the Victorian Survival mode, evoking the block-fronted villas of the previous generation, rather than the Queen Anne Revival or Arts & Crafts idioms that were fashionable in the 1910s. Examples include those timber villas at 2 Lawson Street, 29 and 37 Meredith Street and, further east, at Nos 6, 8, 19 and 29 Ruskin Street.

## Recommendations

Recommended inclusions:

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

## References

Lodged Plan No 6447, dated 21 August 1914.

City of St Kilda Rate Book, 1914-15

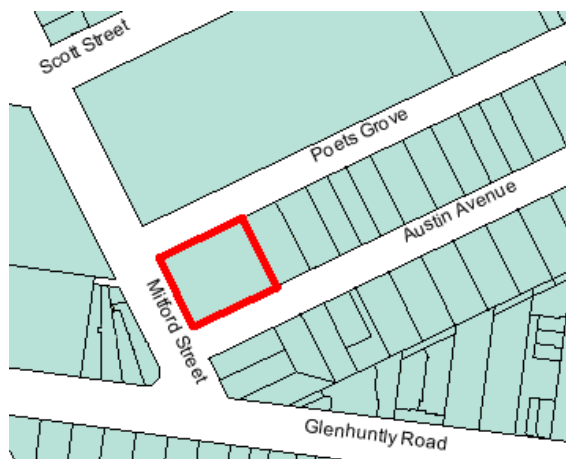
Sands & McDougall Directory, various

# City of Port Phillip Heritage Review

**Citation No:**  
2323

**Identifier** Zone substation EW (United Energy)

**Formerly** Zone substation EW (SEC)



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** 408

**Address** 36 Austin Avenue  
ELWOOD

**Category** Public

**Constructed** 1968-69

**Designer** SEC Architects

**Amendment** [C 54](#)

**Comment** [New citation](#)

**Significance** (Mapped as a Significant heritage property.)

What is Significant?

Zone Substation EW, at 38 Austin Avenue, Elwood, is a huge flat-roofed cream brick building of stark, volumetric form, occupying a large and prominent landscaped site with three street frontages. One of a number of zone substations established during the 1960s in what is now the City of Port Phillip, it was built by the State Electricity Commission (SEC) in 1968-69, on a site formerly occupied by the local Methodist church.

How is it Significant?

The substation is of aesthetic and architectural significance to the City of Port Phillip.

Why is it Significant?

Architecturally, the substation is significant as a particularly fine, intact and substantial example of the work produced by the SEC Architects' Department during the later 1960s. One of a number of SEC zone stations built in the 1960s in what is now the City of Port Phillip, this example is by far the finest in terms of its well-considered architectural articulation, its decorative detailing, siting and landscaped setting. Aesthetically, the substation is significant for its vast scale, its stark volumetric composition, its distinctive E-shaped plan, its decorative embellishments (including mosaic tiling and concrete block screens). Prominently sited on a large block with three street frontages, in a contemporaneous landscaped setting with planted garden beds and feature trees, the substation remains as a highly distinctive element in this otherwise overwhelmingly residential area.

## Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

## Other Studies

## Description

The substation is a vast flat-roofed cream brick building of stark, cubic form, on an E-shaped plan with a three-storeyed portion on Austin Avenue and three projecting two-storey wings on Poet's Grove. The former is double-fronted, with a hit-and-miss brick grille to the right side and, on the left, two rows of nine square windows with distinctive L-shaped concrete surrounds. A porch, at the junction, has a decorative breeze block screen supporting a concrete slab roof. The Mitford Street side is entirely windowless but has, at ground floor, a second entry point. Sheltered by a cantilevered concrete slab, it has an off-centre panelled door with an elongated window and mosaic tiled spandrel. The Poet's Grove frontage, set behind an enclosed yard, has a series of perforated metal screens extending between the projecting bays, enclosing electrical equipment, while each bay has a row of three square windows at the upper level, detailed as per those on the south façade. The building is set in a pleasant landscaped setting, with open lawn and sinuous rock-edged garden beds with river pebbles and various low shrubs (eg variegated pittosporum) and feature trees typical of the 1960s.

## History

This large site on the corner of Mitford Street and Poet's Grove had begun to develop even before Austin Avenue was created. The local Methodist congregation erected a timber Sunday School hall on the site in 1910 (designed by Alec Eggleston), later adding a brick church alongside (designed by Arthur Plaisted) for which the foundation stone was laid on 25 May 1918. Austin Avenue appeared in the interim, laid out in 1914 as part of a new 38-lot residential subdivision between Tennyson and Mitford streets.

In July 1966, the State Electricity Commission (SEC) proposed to build a zone substation in the part of Elwood bounded by Tennyson, Mitford and John streets and Glenhuntly Road. It took over a year to find a suitable site, with various locations in Tennyson, Scott and Knight streets being rejected before the Methodist church site on Mitford Street was compulsorily acquired, leaving the congregation to merge with the Presbyterian church in nearby Scott Street. Plans for the new substation, worth \$603,000, were completed by December 1967 and construction began early the following year. The new facility, designated as Zone Substation EW, was completed by the end of 1969. A suggestion that the foundation stones of the demolished Methodist church might be incorporated into the new building was rejected; these were subsequently relocated to the nearby Presbyterian church, where they remain today.

## Thematic Context

A typological study of Melbourne's electricity supply infrastructure has not yet been undertaken. A cursory review of SEC documentation indicates that many zone substations were erected in the metropolitan area in the mid-to-late 1960s. Within what is now the City of Port Phillip, no fewer than five zone substations (including EW at Elwood) were built 1963-69. Two examples in South Melbourne – AP (Albert Park) at 7-9 Howe Crescent (1963) and MG (Montague) on the corner of Johnson and Munro streets (1969) are virtually identical storey flat-roofed brick buildings (orange and beige brick, respectively) on rectangular plans, with utilitarian façades with bays of aluminium-framed windows. Substation BC at 49-51 Hotham Street, Balaclava (1964) is similar, but with cream brickwork and a façade enlivened by a row of six square windows with projecting decorative brick spandrel panels below. These three substations are all far less architecturally assured than EW at Elwood. Substation SK, at 6 Waterloo Crescent, St Kilda (1967) is far more comparable, being virtually identical in size, proportion, materials and E-shaped plan. However, SK lacks EW's level of decorative detailing (ie mosaic tiling, block screens and window hoods), its dramatic siting (occupying, instead, a conventional single-fronted allotment) and its fine landscaped setting with rock-edged garden beds.

## Recommendations

Recommended inclusions:

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

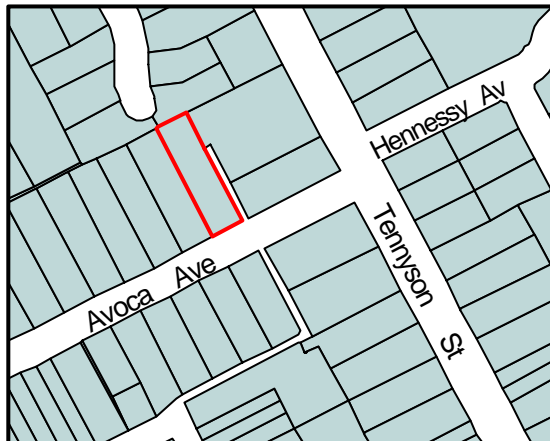
## References

Public Building File No 4938. Health Department records, VPRS 7882/P1, Unit PRO.

'Substations', SEC Correspondence files and registration cards, VPRS 8892/P1, Unit 509. PRO.



**Identifier** War Memorial Scout Hall  
**Formerly** unknown



**Heritage Precinct Overlay HO7**  
**Heritage Overlay(s)**

**Address** 26 Avoca Ave  
ST. KILDA

**Category** Public

**Constructed** c1910-1942

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The significance of this building lies in its association with the St Kilda Jewish community. In the building, various aspects of the assimilation of Jewish culture into Melbourne are reflected. Significant elements of the conversion of this former residence include the Functionalist entrance porch, which was added when it became a Talmud Torah, and the signage above the door (overlying the Star of David) and the war memorial constructed in the front yard, which is related to its use as a Scout Hall. The Scout Hall is associated with the endeavours of Rabbi Danglow to encourage the assimilation of Jews into British culture. It is a reminder of St Kilda's role as an important staging post for Jewish immigration.

**Primary Source**

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

**Other Studies**

**Description**

Style : Arts and Crafts, Functionalist  
Scout hall, former school, former residence

The property at 26 Avoca Avenue was purchased in late 1942 for the purposes of establishing a Talmud Torah (Jewish Sunday School). The school was intended to supplement the education of Jewish students attending State and private schools and taught Hebrew and Jewish law. The construction of the building can be seen as a response to the influx into Australia of Jewish refugees from Europe. Its construction coincided with the beginning of a trend in the Jewish community towards stronger identification of the Jewish people as an ethnic or racial grouping, an idea which reached maturity after the Second World War. (1)

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

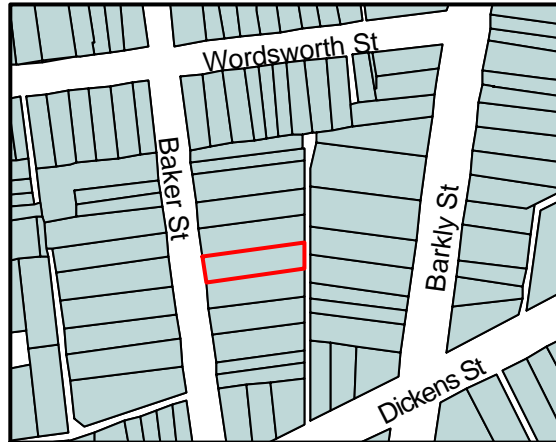
## **References**

1. A. Longmire, St Kilda, the Show Goes On (Hawthorn, 1989)

# City of Port Phillip Heritage Review

Citation No:  
2077

**Identifier** "Casa Mia"  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO313

**Address** 13 Baker St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1920s

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

An ordinary brick bungalow highlighted by a range of extraordinary detailing and design features in its stucco work, concrete awnings and bracket supports. The quality of this decorative work is consistent throughout, and extends to its elaborate lychgate and front fence. It is the most remarkable and intact of a collection of idiosyncratic houses, flats and gardens on the east side of Baker Street.

## Primary Source

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

## Other Studies

## Description

Style : Grab-bag  
One storey residence

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

**References**

unknown

# City of Port Phillip Heritage Review

**Citation No:**  
2314

**Identifier** K L Ballantyne & Company Pty Ltd factory/office  
**Formerly** Unknown



**Heritage Precinct Overlay HO4**  
**Heritage Overlay(s)**

**Address** 39 Ballantyne Street  
SOUTHBANK

**Category** Industrial

**Constructed** 1945

**Designer** Cedric H Ballantyne

**Amendment** **C 52**

**Comment** [New citation](#)

**Significance** (Mapped as a Significant heritage property.)

What is Significant?

The factory at 39 Ballantyne Street, Southbank, is a double-storey clinker brick building of a decidedly domestic scale and character. It was erected in 1945 for K L Ballantyne Pty Ltd, produce merchants, food canners and wholesale grocers, who continue to occupy the building.

How is it Significant?

The factory is of historical, architectural and aesthetic significance to the City of Port Phillip.

Why is it Significant?

Historically, the factory is significant for its associations with K L Ballantyne Pty Ltd, an important Australian company that developed (and maintains) a prominent international profile. Founded in 1929 as produce merchants, food canners and wholesale grocers, the firm expanded into dairy distribution, and continues today as manufacturers, suppliers and exporters of butter, cheese products and chocolate. Until his death in 1966, founder Keith Ballantyne was a highly significant figure in the Australian dairy industry, representing the country at international trade shows and funding the scholarship that bears his name at the School of Dairy Technology in Werribee.

Architecturally, the factory is significant as one of the last works of distinguished Melbourne architect Cedric Ballantyne, best known for his many picture theatres and fire stations. Designed for the architect's nephew, it demonstrates an interesting personal/professional connection between a prominent manufacturer and a prominent architect. Aesthetically, it is an unusually assured example of a wartime factory, contrasting with the more utilitarian examples of that time. It is distinguished by an atypical domestic character (viz its scale, gabled tiled roof and small timber-framed windows) harking back to the architect's earlier work. Occupied by the same firm for 60 years, it is also notable for its high physical integrity, including metal signage. It remains a prominent element in the streetscape, both in Ballantyne Street itself and from City Road.

## Primary Source

## Other Studies

### Description

The K L Ballantyne premises is a double-storey factory/office of face clinker brick construction, with a tripartite composition that comprises a central portion with a longitudinal gabled roof (clad in terracotta tiles) flanked by wings with smaller hipped roofs concealed by parapets. Its elongated street façade is balanced but not quite symmetrical, articulated by groups of rectangular windows with steep sloping sills, soldier brick lintels, and either multi-paned steel-framed sashes (to the ground floor) or timber-framed double-hung sashes (to the first floor). A partial half-basement level, to the west side, has a row of smaller square windows with steel-framed sashes. The central main entrance has a glazed fanlight bearing the name of the company in gilt lettering, and there are also two large vehicular entrances with steel roller shutters. The façade is otherwise enlivened by a flagpole to the east wing, and by original metal signage that spells out the full name of the company, the initials of its founder, and the words PRODUCE MERCHANTS & EXPORTERS, FOOD CANNERS & DISTRIBUTORS and WHOLESALE GROCERS.

### History

This factory was designed in 1945 as the office and factory of K L Ballantyne Pty Ltd, manufacturers of dairy products and food ingredients, an important Australian firm founded in 1929 by Keith Lindsay Ballantyne (1900-66). Initially styled as produce merchants, food canners and wholesale grocers, the business expanded into dairy distribution and Ballantyne became a leading figure in Australia's dairy industry, representing the country at international trade fairs like the Far East Trade Mission (1958) and the National Export Convention (1960). Ballantyne further promoted the local dairy industry when, in 1964, he funded a scholarship (bearing his name) at the School of Dairy Technology in Werribee. At the time of Ballantyne's death in 1966, his firm was one of the largest of its type in Australia, distributing products nationally as well as exporting to over sixty outlets in Asia, the Middle East and the Americas.

The new factory was designed by Keith's uncle, prominent Melbourne architect Cedric Heise Ballantyne (1876-1957), best known as a pioneer of the Arts & Crafts style in domestic design in the 1910s, and, later, as a prolific designer of fire stations and cinemas such as the Regent in Collins Street (1929). From the early 1930s, Ballantyne was in semi-retirement, working in various partnerships before closing his office in 1951 and retiring to Merimbula. He was in his late 60s when engaged by his nephew, Keith, and probably designed the new factory in an honorary capacity. Originally known as No 295-299 Grant Street, the factory's address was changed when the part of Grant Street from Clarendon Street to City Road was re-named after this important local company in the 1990s. The building remains occupied by Ballantynes, still thriving as manufacturers and exporters, of particular note as the world's largest producer of canned butter, Australia's largest producer of cheese powders, and as manufacturers of chocolate.

### Thematic Context

#### COMPARATIVE ANALYSIS

Modestly-scaled brick factories such as these proliferated in South Melbourne during the inter-war period. Those built in the 1930s typically show the influence of progressive architectural styles such as Moderne and Art Deco, while those built during the War tended to be simpler and more utilitarian in their articulation and detailing. The K L Ballantyne factory, with its interesting façade composition and window detailing, is far more architecturally assured than contemporaneous factories identified in the City of Port Phillip Heritage Review such as the Neal & Meighan factory at 79 Thistlethwaite Street, South Melbourne (1944) and the Kynoch printing works at 5-7 Balston Street, East St Kilda (1940), both of which have stark red brick facades, unadorned door and window openings with rendered lintels, and utilitarian steel-framed sashes or roller shutters.

### Recommendations

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

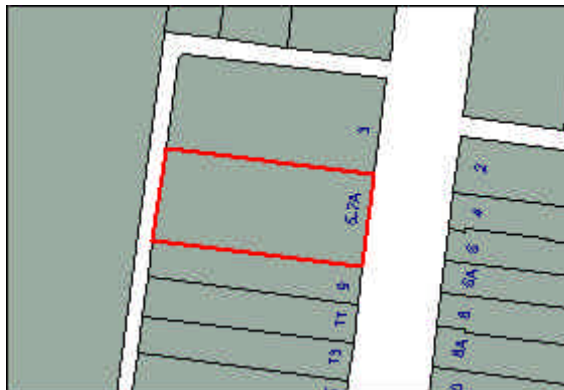
### References

Cedric H Ballantyne, 'K L Ballantyne Pty Ltd, Stores and Offices', drawings dated January 1945. Building Records Department, City of Port Phillip  
'Leading butter merchant dies'; 'Funeral of dairy chief', Herald, 15 and 16 December 1966, pp 7.  
Frank von Staten, 'Cedric H Ballantyne: Palaces to Order', Cinemarecord, Issue 40, No 2 (2003).





**Identifier** Apartments  
**Formerly** A Kynoch & Company; Hendersons Publisher



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO394

**Address** 5-7 Balston St  
EAST ST KILDA

**Category** Industrial

**Constructed** 1922; 1940

**Designer** Ballantyne & Hare

**Amendment** C 46

**Comment** Also CH Hollinshed architects

**Significance** (Mapped as a Significant heritage property.)

What is Significant?

The former Kynoch & Company printing factory at 5-7 Balston Street, East St Kilda, is a utilitarian double-storey brick building that was erected in several stages. The original building, formerly a stable, was remodelled and extended in 1922 when taken over by Kynoch, and a second storey was added, and the façade remodelled, in 1940.

How is it Significant?

The former printer's factory at 5-7 Balston Street is of historical significance to the City of Port Phillip.

Why is it Significant?

Historically, the former factory is representative of the industrial development which proliferated in the City of Port Phillip during the inter-War period; this type of development, however, while common in South Melbourne and Port Melbourne, was considerably rarer in St Kilda, and even more so in East St Kilda.

**Primary Source**

**Other Studies**

Heritage Alliance, East St Kilda Heritage Study, 2004

**Description**

The former factory is a hybrid structure, comprising a single storey section at the rear with a double-storey front wing built right to the property line on Balston Street. The rear portion, which is presumably the older portion, has a longitudinal pitched roof with gabled parapets to each end. The front portion is a utilitarian red brick building with a hipped roof concealed by a low parapet with a capping. The stark façade has bays of large rectangular windows with concrete lintels, containing multi-paned steel-framed sashes. At the ground floor is a vehicle doorway with a steel roller shutter, and three standard-sized doorways which have been



altered for the recent conversion of the building.

## **History**

The Sands & McDougall Directory indicates that this site was occupied by stables in the early twentieth century. In early 1922, this was remodelled and extended by architects Ballantyne & Hare for use as a printing workshop for Messrs Kynoch & Wilson. Their firm, Kynoch & Company, was registered on 11 February 1922 by Alexander Smith Kynoch (c.1879-1950), a lithographer who lived nearby in Charnwood Crescent. In the early 1920s, most printing firms in Melbourne were located in the city, with or in the inner suburbs of Carlton, Prahran, Fitzroy and Brunswick. Kynoch's printing business was one of only two in St Kilda at that time - the other being Wellman & Company at 397 High Street, established c.1908.

Directories indicate that Kynoch & Company occupied the building in Balston Street until 1929; Over the next few years, it was occupied by a succession of short-term tenants including C A Hanna, rubber goods manufacturers, and Allen & Company, piano repairers. From 1932, the premises again became occupied by A Kynoch & Company, who remained there for the next three decades. Substantial changes were made to the premises in 1940, when architect C N Hollinshed was engaged to add a second storey and remodel the Balston Street frontage. From 1965, the factory was occupied by R C Henderson & Sons, greeting card manufacturers. The factory was converted into residential apartments in 1993.

## **Thematic Context**

### **Comparative Analysis**

Utilitarian brick factories of this kind proliferated in South Melbourne and Port Melbourne during the inter-War period; numerous examples on a similar (and typically larger) scale survive within the South Melbourne City Road Industrial Area (HO4), eg Ballantyne Street and Market Street. Of the individual examples that have been documented in the Port Phillip Heritage Review, the most pertinent comparison is the contemporaneous factory at 79 Thistlethwaite Street, South Melbourne (1938/44), which displays a marked similarity to the former Kynoch printing works in terms of its simple form, stark face brickwork, and utilitarian detailing. However, the example in Balston Street stands out from any others in South Melbourne and Port Melbourne for the simple reason that this pattern of inter-War industrial development was less common in the former City of St Kilda in general, and even less so in the inland areas of East St Kilda and Balaclava. Indeed, no inter-war factories in the former City of St Kilda have actually been identified in the Port Phillip Heritage Review. As such, the former Kynoch printing works in Balston Street remains as a rare example of its type in the local area.

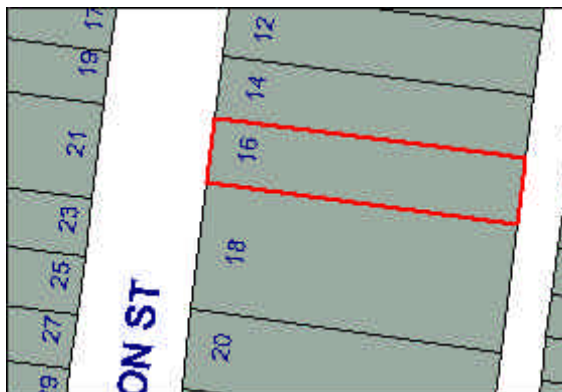
## **Recommendations**

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

## **References**

Sands & McDougall Directory: various.  
City of Port Phillip. Building Permit Records.

**Identifier** Cottage  
**Formerly**



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO395

**Address** 16 Balston St  
EAST ST KILDA

**Category** Residential:detached

**Constructed** Pre 1863; ext 1869

**Designer** unknown

**Amendment** C 46

**Comment** New citation

**Significance** (Mapped as a Significant heritage property.)

What is Significant?

The house at 16 Balston Street, East St Kilda, is a modest single-storey weatherboard cottage with a symmetrical façade and timber-framed verandah. It was erected prior to 1863 as a two-room building, subsequently extended to four rooms in 1869.

How is it Significant?

The house is of historical significance to the City of Port Phillip.

Why is it Significant?

Historically, the cottage is significant as one of the oldest surviving dwellings in East St Kilda. Although in a somewhat neglected condition, and slightly altered by the re-cladding of the roof, it nevertheless provides rare evidence of the earliest phase of European settlement in the area. While this period is demonstrated by a number of remaining buildings and sites in the area, such as the cemetery (1855), St Mary's Church (1859) and the Grosvenor Hotel (1860), there are relatively few actual houses that still survive.

**Primary Source**

**Other Studies**

Heritage Alliance, East St Kilda Heritage Study, 2004

**Description**

The house at 16 Balston Street is a single-storey double-fronted weatherboard villa with broad gabled roof, penetrated by a simple red brick chimney. The symmetrical façade has a central doorway, flanked by multi-paned timber-framed double-hung sash windows, and a simple skillion verandah roof supported on plain timber posts, with a frieze of cast iron lacework.

The original house (built pre-1862) is a two-roomed structure with a gabled roof; at the rear is a two roomed lean-to addition (built 1869). The roof of the earlier front portion, and the verandah, has been re-clad with sheet metal in imitation of terracotta tiles.

## **History**

The house at No 16 Balston Street is recorded in the earliest available rate book of 1862-63 (dated 11 March 1863), described as a two-roomed wood house, with a net annual value of £6, owned and occupied by one John H Biggs. By 1865, the house had been acquired by James Pentlin, a dairyman who owned a single-room timber house (sometimes described as a hut) on the adjacent site. Pentlin 's one-room house disappears from the rate books from 1866; he subsequently occupied the two-room house until 1869. By March 1870, the house had increased in size from two to four rooms, with the net annual value jumping from £10 to £15. At that time, Pentlin was still identified as the owner, but the occupant was one Robert Conley, butcher. Pentlin's next tenant was Neil Nicholson, a labourer, who lived there from 1872 until at least 1877, and was succeeded, in turn, by William Chapman, coachbuilder, from 1879 until 1884. Chapman evidently purchased the house from Pentlin around that time, and was subsequently listed as both owner and occupant for several years.

The house had been acquired by William Treverton, a carpenter, by 1888, who leased it to William Ball, gardener (and, that same year, built a house for himself on the adjacent site). Treverton's next tenant was Michael O'Brien, cab proprietor, who lived there for several years before purchasing the house himself. By the turn of the century, the owner and occupant of the house (by then identified as No 16 Balston Street) was Bridget O'Brien, presumably Michael's wife (or widow).

## **Thematic Context**

### **Comparative Analysis**

Simple detached cottages of this type proliferated in parts of Port Melbourne, South Melbourne and St Kilda in the 1850s and '60s, but surviving examples are now quite rare. Those which have already been identified in previous heritage studies include the timber houses at 1-2 Alfred Square, St Kilda (1855/58), 88 Napier Street, South Melbourne (1861) 169 Stokes Street, Port Melbourne (c.1862), 353 Princess Street, Port Melbourne (1865), and the two prefabricated houses at 7 Burnett Street, St Kilda (1855) and 2 Lambeth Place, St Kilda (1850s). But while comparable in date, all of these examples are otherwise quite different to 16 Balston Street in their actual form. The most comparable houses in this regard - that is, a simple double-fronted cottage with symmetrical façade and posted verandah - are the brick house at 28 Vale Street, St Kilda (c.1865) and the weatherboard house at 63 Argyle Street, St Kilda (c.1853). The latter example represents the most pertinent comparison, being almost identical in many respects; it is slightly more intact but equally neglected.

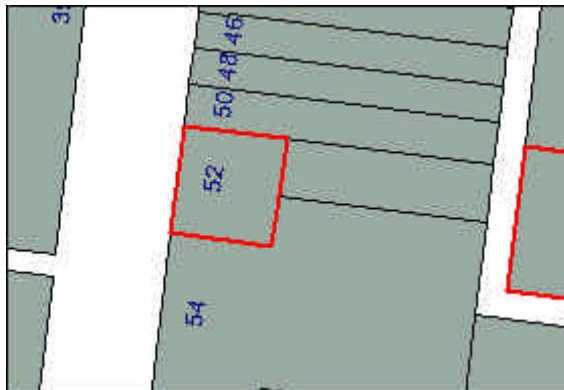
## **Recommendations**

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

## **References**

St. Kilda Rate Books: 1862-1900. PROV.  
Sands & McDougall Directory: 1880-1900.

**Identifier** Substation  
**Formerly**



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO396

**Address** 52 Balston St  
EAST ST KILDA

**Category** Residential:detached

**Constructed** 1929

**Designer** unknown

**Amendment** C 46

**Comment** New citation

**Significance** (Mapped as a Significant heritage property.)

What is Significant?

The electrical substation at 52 Balston Street, East St Kilda, is a small brick building of somewhat utilitarian form, enlivened by a jerkinhead roof behind a canted capped brick parapet.

How is it Significant?

The electrical substation is of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?

Historically, the substation is significant for its associations with the expansion of services infrastructure during the inter-War period, when there was much residential settlement in the East St Kilda area. It appears to be unusual building type in the area, and possibly in the entire municipality.

Aesthetically, the substation remains as a prominent and distinctive element in the streetscape, distinguished by its unusual jerkinhead roof and canted parapet.

**Primary Source**

**Other Studies**

Heritage Alliance, East St Kilda Heritage Study, 2004

**Description**

The substation is a small single-storey red brick building with a jerkinhead roof of corrugated galvanized steel, partly concealed by a canted parapet with decorative brick capping. The façade has an off-centre doorway with concrete lintel, containing a pair of ledged-and-braced timber doors.

## History

This building first appears in the Sands & McDougall Directory in 1930, listed only as an 'electric power station' alongside No 50 Balston Street but with no numerical designation of its own.

## Thematic Context

### Comparative Analysis

No electric substations have been individually identified in previous heritage studies undertaken for the City of Port Phillip or its predecessors, although two examples have been cursorily mentioned in Francine Gilfedder's discussions of landscaping within heritage precincts. Both are located in public reserves and appear to date from the inter-war period. One, prominently sited at the intersection of Princes, Raglan & Nott Streets in Port Melbourne, is a stark rectilinear volume in the Art Deco style, presumably dating from the 1930s. It has a clinker brick base and smooth rendered walls above; the roof is concealed by a stepped parapet, enlivened by a row of projecting Roman bricks. The other example, located in Jacoby Reserve in Cowderoy Street, St Kilda West, is simpler in form and detailing, and appears to date from the 1920s. It is a basic red brick building with a gabled roof of corrugated galvanised steel; the walls (since painted green) are embellished with band of roughcast render along the top. Another inter-War substation exists within HO8 (Elwood: Glenhuntly and Ormond Road), located on Byron Street (near Goldsmith Street), overlooking the canal. This is a stark rendered cube with little architectural pretension beyond a slightly stepped coping to the parapet and a low pediment.

While a complete typological study of inter-War electrical substations in the City of Port Phillip has not yet been undertaken, these few documented examples suggest that there is considerable stylistic variety amongst them. The example at Balston Street, with its distinctive jerkinhead roof and canted parapet, is certainly more sophisticated in design than the utilitarian one in Jacoby Reserve, but somewhat less so than the bold Art Deco example in Princes Street. The Balston Street substation also stands out from the three examples cited above in that it is part of a residential streetscape, as opposed to an object in an open parkland setting.

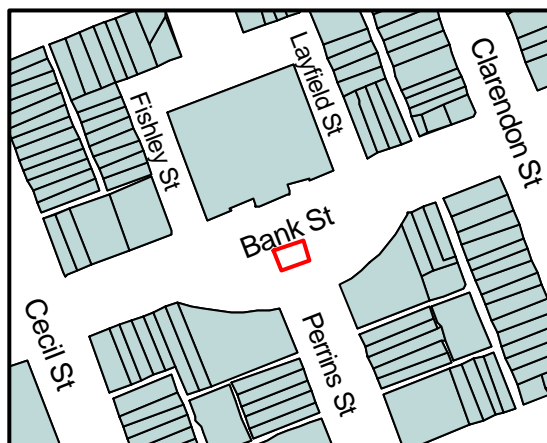
## Recommendations

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

## References

Sands & McDougall Directory: 1930.

**Identifier** Jubilee Memorial Fountain  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO28

**Address** Bank St  
SOUTH MELBOURNE

**Category** Monument

**Constructed** 1905

**Designer** G .H. Henderson

**Amendment** C 29

**Comment**

## Significance

This memorial fountain is of significance for its historical associations with the South Melbourne soldiers who fought in the Boer War and as one of the most dominant pieces of monumental design in South Melbourne. The contribution of the fountain to the planning and design of the Town Hall precinct and the manner in which it is set within its island reserve, surrounded by post and chain fencing, is integral to its significance. The removal of part of the fencing, the damage to the fountain's mechanism and the introduction of the less formal Australian native planting to the reserve all detract from the fountain's significance.

## Primary Source

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

## Other Studies

## Description

Original Use: Memorial Fountain  
Date of Construction: 1905(1)

1905, the Jubilee year of the foundation of the City of South Melbourne (then named Town of Emerald Hill), was considered to be a fitting time to unveil the memorial fountain(2) erected in honour of the South Melbourne soldiers who fought in the South African Boer War(3) : the participation of Australian soldiers being remembered by the memorial erected in Albert Reserve, at the corner of Albert and St Kilda Roads (q.v.)

This memorial fountain was designed by manager G.H. Hendersen, of G.Dawes's firm of monumental sculptors, Carlton, and was erected in the short time of nine and a half weeks(4) . The opening ceremony was performed by the then Governor, Sir Reginald Talbot(5), while to further mark the occasion, the Mayor Cr. J. Baragwanath provided a series of bioscope exhibitions for local schools(6) .

The fountain has a commanding design and is substantial; being set on a basalt podium and having a superstructure in a combination of grey and pink granite. The form is temple-like, with the fountain set within four granite columns that support a freely designed classical canopy and the fountain itself is of brass. The memorial is surrounded by a fence of wrought iron posts with chains strung between them. This fence appears to be original to the structure however it is only partially intact, the outer ring that surrounded the reserve having been removed. The fountain mechanism is also not 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

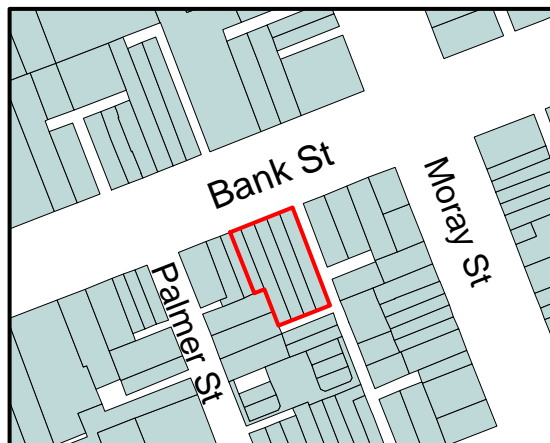
## **References**

1. Les Hill, 'Monuments and Memorials - South Melbourne and Port Melbourne Area', held in South Melbourne Local History Collection LH 861
2. C. Daley, 'History of South Melbourne'. p 258
3. 'Jubilee history of South Melbourne', p. 8
4. *ibid.* p. 166
5. Daley, *loc. cit.*
6. *ibid.*



**Identifier** Terrace Row

**Formerly** unknown



**Heritage Precinct Overlay** None

**Heritage Overlay(s)** HO369

**Address** 141-147 Bank St  
SOUTH MELBOURNE

**Category** Residential:row

**Constructed** 1862

**Designer** unknown

**Amendment** C 32

**Comment** Landscape assessed

**Significance** (Mapped as a Significant heritage property.)

This terrace is significant as one of the most intact pre-boom terrace rows in South Melbourne, that also displays an unusually high refinement of detailing in both its render and joinery. The fence and rear facades are integral to the significance of the row.

The Algerian Oak (*Quercus canariensis*) at the rear of 145 Bank Street, has social, historic and aesthetic value. The Algerian oak is of significance as a remnant nineteenth century planting which reflects the former type of exotic trees planted in the early development of the locality and municipality, once widespread but no longer practiced; as an integral part of a varied and distinctive cultural landscape; for the combination of its maturity and extent as compared to other early properties in the City; as an uncommon landscape type in the City and a specimen also uncommon for its maturity.

## Primary Source

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

## Other Studies

## Description

Original Use: Residence

Date of Construction: 1862 (1)

This row of four terrace houses was built for Peter J. Martin in 1862 and was first described as each house having four rooms, a hall and kitchen – 'S.B.R' (2). The N.A.V. for the terrace row came to £192 (3) (being £48 per house) and for the next thirty years remained at this value. Among the tenants of the row were in 1869 William McKean, a prospector; in 1877 William Cross and Robert Allan, civil servants; and in 1884 John Forbes, a bootmaker (4). In the tradition of terrace housing the row continued to have one owner, John Palmer, a 'gentleman', through to at least the turn of the century (5). Palmer never occupied any of the



terraces (6).

The row's fabric reflects its pre-boom construction in detailing and decoration. The houses are each two storeyed, the front façade is clad with render and the rear left with exposed brickwork. The front façade has a single storeyed verandah with simple timber columns and is decorated with timber sections to the open frieze. The window and door joinery is also distinctive, the double hung sash windows retaining their two panes of glass per sash to the front and multipaned windows at the rear, and all four of the front doors are intact with unusual panelling cropped at a 45 degree angle at each corner. The render is generally quite plain, with only raised banding dividing the houses and quoining on the end walls, except at each of the gabled ends of the row where there is very decorative and quite unexpected embellishment with a projecting render capping culminating in a scroll form at the apex.

The fence remains intact and is very distinctive with plain basalt piers between which are set cast iron picket fences, side fences and gates. The whole is substantially intact except the verandah floors and probably the bases to the verandah columns. The roof has been clad in unsympathetic terracotta tiles, while urns appear to have been removed from the gables. The moulded render chimneys, while intact, are in a bad state of repair.

The rear garden has a mature and very large Algerian Oak (*Quercus canariensis*) which dates from the c1870 1900 period.

## History

see Description

The large mature oak tree at the rear of the house at the boundary is estimated to be over 100 years old, thought to have been planted c1870-1900.

## 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

Include tree controls apply to the the Algerian oak tree in the Heritage Overlay Schedule

## References

1 City of South Melbourne Rate Books, 1861-1863

2 'S.B.R.', referred to in the Rate Books appears to be an abbreviation for 'single brick room'

3 *ibid.*, 1862/63

4 *ibid.*, 1862-1900

5 *ibid.*, 1890-1900

6 *ibid.*

**Identifier** Terrace Row  
**Formerly** unknown



**Heritage Precinct Overlay HO3**  
**Heritage Overlay(s)**

**Address** 166-168 Bank St  
SOUTH MELBOURNE

**Category** Residential:row

**Constructed** 1856, 1864

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

Nos. 166 and 168 Bank Street are of significance for being substantially intact terraces built in basalt: a material not common for houses in the South Melbourne area. They are also of significance as one of the few substantially intact buildings, begun soon after the first development of the area in the 1850s. The rear of the houses are integral to their significance.

## Primary Source

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

## Other Studies

## Description

Original Use: Residences

Date of Construction: 1856; 1864 (1)

Richard Thomas, described as a drayman and later as a builder (2), purchased allotment 5 of Section 15, at Emerald Hill's first land sale in August 1852 (3). This section was a part of Robert Hoddle's 1852 survey of the area (4).

In 1856 Thomas had erected – presumably himself – a bluestone house of four rooms and a kitchen, the first occupant being Thomas Clarke (5). The N.A.V. at that date was £50 (6), but in 1858 it has jumped to £85, the building being described as two storeyed (7). In that year Louis Ah Mouy a leader of the Chinese community in Victoria, merchant and South Melbourne land speculator (8), tenanted the building (9). 1864 was the first year that the property was described as eight rooms, two kitchens and an 'S.B.' (presumably single brick) room (10). In that year the property was listed as two six-roomed stone and slate buildings, with a joint N.A.V. of £88, the two occupants being William Neilly, a ship broker and John Stewart, a clerk (11). Thomas was still the owner of the buildings at the turn of the century (12).

This pair of houses remains substantially intact and have rockfaced basalt facades defined with dressed quoining blocks, string courses and a simple projecting parapet, while the rear façade also retains its basalt construction and has rendered projection that appears to also be original. The buildings are raised about one metre above the pavement and it is possible that this was a result of the early regrading of the area. The front facades do not have verandahs and appear never to have done so; while the joinery is substantially intact with the unusual double hung sash windows with three panes per sash to the front façade, multipaned sashes to the rear and the original four panelled door to No. 166. In addition, a number of the cast iron rainwater heads also remain intact, so too the cast iron fence to the front.

To the west end of the front façade, the basalt is left unfinished, indicating that the row did, or was intended to, continue on to a third house. An Edwardian cottage now stands immediately to the west.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

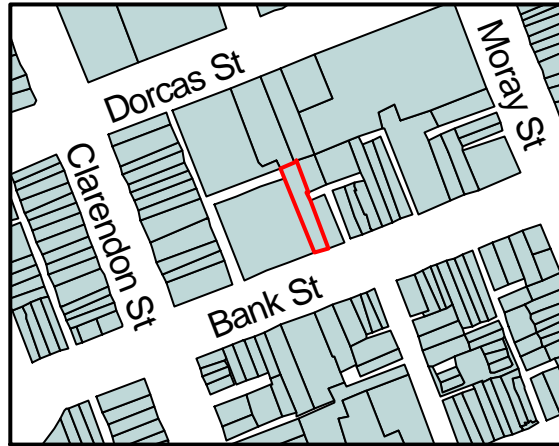
National Estate Register

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

## **References**

- 1 City of South Melbourne Rate Books 1855-1864, indicate that the dwellings were built at two different times
- 2 *ibid.*
- 3 C. Daley, 'History of South Melbourne', p.34
- 4 *ibid.*, p.31
- 5 City of South Melbourne Rate Books, 1855/56
- 6 *ibid.*
- 7 *ibid.*, 1858/59
- 8 'Australian Dictionary of Biography', vol. 3, 1851-1890, p.19
- 9 City of South Melbourne Rate Books, 1858/59
- 10 'S.B.' Room' has been interpreted as 'single brick room' from a number of entries describing such, in the Rate Books
- 11 *ibid.*, 1864/65
- 12 *ibid.*, 1900/01

**Identifier** "Hillhome"  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 174 Bank St  
SOUTH MELBOURNE

**Category** Residential:row

**Constructed** 1881

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

'Hillhome' is of significance as a substantially intact example of one of the few larger houses in South Melbourne, that does not lie in the areas of more substantial building stock such as St Vincent Place, Kerferd Road or Albert Road, with an attention to detailing in both its cast iron and render decoration.

## Primary Source

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

## Other Studies

## Description

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

Thomas McCall, an engineer, was the owner of vacant land in Section 15, Bank Street East by 1880 (2). In 1882 he had erected a two storey brick house of eight rooms, with an N.A.V. of £76 (3). McCall occupied this house for eight years until 1890 and its N.A.V. against the normal trend of the boom period, remained unchanged during this time (4). Five years later and presumably as a direct result of the 1890s depression, the property only rated at £40 (5). By that time Agnes McCall, presumably a close relative, was listed as the owner and occupier of 'Hillhome' (6).

It is one of the most substantial two storeyed houses built in a terrace form in the area. Its wide front façade is clad in render and embellished with a two storeyed verandah decorated with intact cast iron. The wing walls are decorated with bold console brackets and the bracketed cornice and parapet with name plate are intact. The walls are decorated with moulded architraves to the ground floor windows with nail head mouldings around them and the front door is set within a deeply moulded surround. The first floor verandah is intact but is filled-in with later timber construction. The brick rear façade is of little distinction and is typical of

an 1880s terrace, however it appears to be 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**

1 City of South Melbourne Rate Books, 1880-82

2 *ibid.*, 1880/81

3 *ibid.*, 1881/82

4 *ibid.*, 1881-1891

5 *ibid.* 1985/96

6 *ibid.*

**Identifier** Shops and Residences  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO30

**Address** 189-193 Bank St  
SOUTH MELBOURNE

**Category** Commercial: residential

**Constructed** 1884, 1885, 1887

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The three shops at Nos. 189-193 Bank Street are of significance as substantially intact shops built as part of the 1880s development of the Emerald Hill Orphanage Estate. Their polychromatic facades are unusual within that development and their contribution to the Town Hall precinct both through their architecture and planning is integral to their significance. Their verandahs, although most sympathetic, are not integral to their significance.

## Primary Source

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

## Other Studies

## Description

Original Use: Shop

Date of Construction: No. 189, 1884: No. 191, 1885: No. 193, 1887 (1)

This property was originally a part of the land granted to the Melbourne Protestant Orphan Asylum in 1852 (2). Following the removal of the Orphanage in 1877 the site was redeveloped (3) and this group of three two-storey polychrome brick shops and dwellings (4) was built in three stages during Melbourne's boom of the 1880s. William Norman, a local plumber, owned numbers 189 and 191, which were built respectively in 1884 and 1885 (5). Number 193 was built in 1887 and was the property of Edward Lee, a builder (6).

Other subsequent owners of the buildings have included John Danks who owned No. 191 in 1901 (7). Danks was well known in South Melbourne, being the founder of one of the areas oldest manufacturing firms (8) (Danks and son Pty Ltd) and through serving on the Town Council (9). His efforts in this sphere were recognised with his serving as Mayor for two terms from 1874-1876 (10). John Baragwanath, land agent, councillor and freemason, owned No. 193 from 1919 for at least seven years (11). In that first year

Baragwanath and Carter operated their estate agency from No. 191 (12).

The buildings continued to have a diverse range of uses and occupants and at one time or another, a tailor, baker, police constable and the Victorian Permanent Building Society have been associated with them (13). In 1973 the Victorian Housing Commission (now the Ministry of Housing) purchased the properties (14).

These three shops are all two storeyed and have residences above. They are built in polychromatic brickwork, embellished with rendered ornamentation. The contrasting bricks are used in a restrained manner around the round headed windows to the first floor and each façade is framed with rendered pilasters and a rendered parapet. The timber framed shop window to No. 193 remains intact while the verandahs were added by the Ministry of Housing in about 1983. No. 193 is also of distinction in the manner in which its façade is splayed to embrace the Town Hall precinct; of which it forms one corner.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

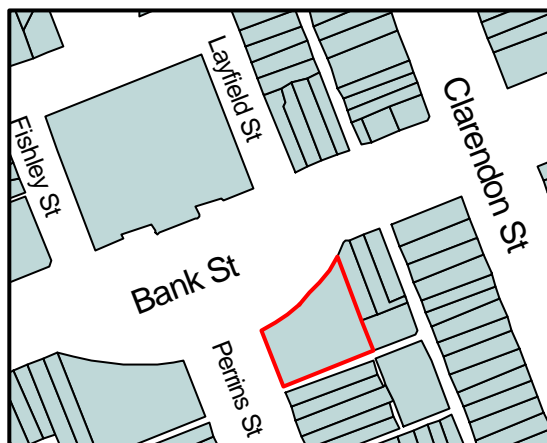
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

- 1 City of South Melbourne Rate Books, 1883-1887
- 2 National Trust of Aust. (Vic.), 'Research into 189-193 Bank Street', 15 June 1976
- 3 Allom Lovell and Associates, 'Emerald Hill Estate: Conservation Study and Policy', June 1983, prepared for the Ministry of Housing
- 4 The previous street numbers for these properties were 42, 44 and 46
- 5 City of South Melbourne Rate Books, 1883-1885
- 6 *ibid.*, 1886/87
- 7 *ibid.*, 1901/02
- 8 Jubilee History of South Melbourne, pp. 146-147
- 9 C. Daley, 'History of South Melbourne', p.374
- 10 *ibid.*
- 11 City of South Melbourne Rate Books, 1919-25
- 12 National Trust, 'Research into 191-193 Bank Street'
- 13 *ibid.*
- 14 *ibid.*



**Identifier** Post Office, South Melbourne  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO27

**Address** 199-207 Bank St  
SOUTH MELBOURNE

**Category** Public

**Constructed** 1912

**Designer** Horace J. MacKenna

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The South Melbourne Post Office is of significance as one of the most intact and finest examples of Edwardian public architecture in Melbourne and the addition to the south, while not of significance if taken in isolation, is of note as a very sympathetic addition. These buildings are also of significance for their contribution to the planning and architecture Town Hall precinct.

### Primary Source

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

### Other Studies

### Description

Original Use: Shop

Date of Construction: 1912 (1)

Architect: Horace J. MacKenna (2), Director of Works, Department of Interior

The first Emerald Hill Post and Telegraph Office opened on 3 October, 1857 (3) and operated from what is now numbered 319-321 Clarendon Street (q.v.), later moving to within the south-east corner of the newly completed Town Hall (4).

In 1883, the year that the municipality changed its name from Emerald Hill to South Melbourne (5), the Post Office did likewise (6) and it was during the next twenty years that there was a tremendous growth in postal and telegraph work (7). As a result, on 13 December 1911 a contract was let for the building of a new post office (8), the sum being £3,285 (9).

The building opened for service in 1913 (10) and extensions were carried out in 1918 (11). Although of a diminutive scale, the 1913 building is a bold example of Edwardian baroque architecture with its red brick



walls played against a dominating rendered portico, the cornice line of which is broken by a loosely formed pediment and the walls to each side with deeply expressed banded rustication. The portico is supported by a series of decorated ionic columns fashioned in render and behind the colonnade (within the porch) is a large semicircular window. The slate roof is crowned by a domed render fleche, again adopting baroque vocabulary in its styling. Both the east and west facades extend the decoration of the portico and have rendered cornices over the windows and banded rustication between. The later building, built to the south of the Post Office, repeats the use of red brick, render and slate, however although only slightly later, its styling suggests the 1920s.

The Post Office is substantially intact externally, although the front façade of the 1913 building has been detracted from by the addition of an access ramp, while the east façade has been defaced by the addition of a flat roofed structure.

## **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', 1984, p.91

2 *ibid.*

3 D. Baker, 'Australia Post Historical Notes', held in South Melbourne Local History Collection, LH 241

4 C. Daley, 'History of South Melbourne', p.259

5 Daley, *op.cit.*, p.143

6 D. Baker, *loc.cit.*

7 C. Daley, *loc.cit.*

8 *ibid.*

9 Verbal communication with Colin Duggan, Australia Post, Victorian Administration

10 C. Daley, *loc.cit.*

11 G. Butler, *loc.cit.*

**Identifier** Town Hall Chambers, South Melbourne  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 200-202 Bank St  
SOUTH MELBOURNE

**Category** Commercial

**Constructed** c.1885-1896

**Designer** Sydney W. Smith?

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

'Town Hall Chambers' are of significance as substantially intact commercial buildings constructed as part of the development of the Orphanage Estate in the 1880s. They are also of significance for their design that relates most sympathetically to the Town Hall.

### Primary Source

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

### Other Studies

### Description

Original Use: Shops and Offices

Date of Construction: Commenced c.1885, completed by 1896 (1)

Architect: possibly Sydney W. Smith (2)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (3). Following the removal of the Orphanage in 1877 the site was redeveloped (4) and these two two-storeyed brick buildings were erected by David Boyd, a well-known local estate agent in the area and the brother of John Boyd, Mayor of South Melbourne in 1879 (5), the period during which this area was first being developed (6). Boyd was responsible for developing at least eight buildings in what was known as Bank Street East during the 1880s (7).

From the information in the South Melbourne Rate Books, the 'Town Hall Chambers' appear to have been built in more than one stage, although this is not immediately discernable in the fabric of the building as it remains today and it is probable that they were in fact completed in one stage. They appear to have been started during the 1880s and were complete by 1895/96 (8), during which year they were listed clearly as three addresses. Boyd was listed as occupying the offices above, John Baragwanath occupied the six-

roomed building and a Miss Kerr tenanted the four-roomed building (9). The buildings remained in the Boyd family until well after the turn of the century (10) and in 1973 they were purchased by the City of South Melbourne (11). They now form a part of the Emerald Hill Conservation Area, an area designated by the National Estate (12).

As they stand, 'Town Hall Chambers' are a commanding pair of offices with shops at ground floor level. The rendered façade is embellished in a restrained manner with corinthian pilasters across it and with a modillion-decorated cornice line and solid parapet above. Within this is a series of double hung sash windows with stilted segmental arches to their heads, connected by a moulded string course at impost level. The timber framed shop windows at the front and side of No. 200 are intact, while it is unfortunate that the spandrel and door to No. 202 have been unfaithfully restored. The entrance door, but not its furniture, to the west end of the façade is also intact and includes somewhat faded early gold lettering on the fanlight stating 'Town Hall Chambers'.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

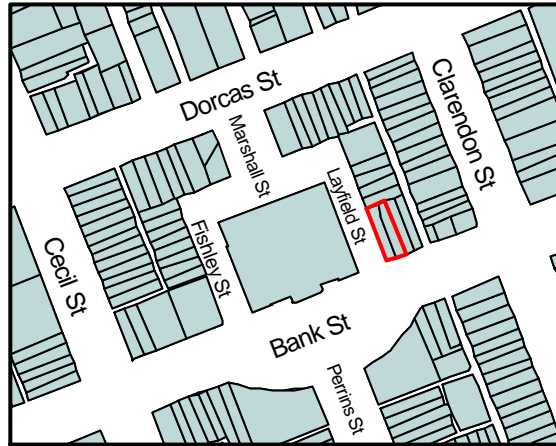
National Estate Register

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

## **References**

- 1 National Trust of Aust. (Vic.), 'Research into 200, 202, 202A Bank Street ...', 18 June 1976, p.2
- 2 Allom Lovell and Associates, 'The Emerald Hill Estate: Conservation Study and Policy', June 1983, prepared for the Ministry of Housing
- 3 *ibid.*
- 4 *ibid.*
- 5 C. Daley, 'History of South Melbourne', p.374
- 6 *ibid.*
- 7 National Trust, *loc.cit.*
- 8 *ibid.*
- 9 *ibid.*
- 10 *ibid.*
- 11 *ibid.*
- 12 'The Heritage of Australia', p.3/78-79

**Identifier** Shops and Residences  
**Formerly** unknown



**Heritage Precinct Overlay HO3**  
**Heritage Overlay(s)**

**Address** 204-206 Bank St  
SOUTH MELBOURNE

**Category** Commercial: residential

**Constructed** circa 1888

**Designer** Sydney W. Smith?

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

Nos. 204-206 Bank Street are of significance as substantially intact commercial buildings constructed as part of the development of the Orphanage Estate in the 1880s. They are particularly of significance for their design that relates most sympathetically to the Town Hall and the manner in which this has been carried around the Layfield Street façade.

## Primary Source

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

## Other Studies

## Description

Original Use: Shops and Residence  
Date of Construction: circa 1888 (1)  
Architect: possibly Sydney W. Smith (2)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (3). Following the removal of the Orphanage in 1877 the area was redeveloped (4). Buildings were listed on this corner site in 1886, however the Rate Books suggest that they were not in the form they now take, with a floor being added to each soon after. By 1888 the property was described as two two-storey brick buildings (5), although no immediate evidence of sequential development is discernable in the fabric of the buildings as they exist today. By 1888 both buildings were owned by a Dr Charles Stewart, No. 206 having ten rooms and occupied by Stewart and No. 204 having seven rooms and tenanted by John Carter, a restauranter (6). By 1915 David Boyd owned both No. 204 and No. 206 (7). Boyd was a local real estate agent, owner of the adjacent buildings at 200-202 Bank Street (q.v.) and brother of John Boyd, Mayor of South Melbourne in 1879 (8); the period during which this area was first being developed (9). The buildings remained in the Boyd family up until the 1930s (10) and they are currently within the Emerald Hill Conservation Area, as designated by the

National Estate.

They are a pair of two storeyed shops with offices above, in a similar configuration to Nos. 200-202 next door. Their rendered facades are elegantly detailed across the first floor and are most in keeping with the design of the Town Hall onto which they face. The front façade is framed by coupled pilasters and has a bracketed cornice line that continues along the Layfield Street façade. The double hung sash windows fill the wall plane between. They are round headed and are set within a series of pilasters in the form of a loggia, while the spandrels beneath each has Italianate balustrading. The shops below have their timber framed windows at first floor level, the side façade also has a fine six panelled door with sidelights and fanlight intact and an adjacent tripartite double hung sash window.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

## **References**

- 1 National Trust of Aust. (Vic.), 'Research into 204/206 Bank Street ...', 18 June 1976
- 2 From 1864-1884 Smith was the Town Surveyor of Emerald Hill and was the architect in charge of the Estate development preparing the plans of the subdivision. As he is known to have had a hand in the design of various buildings and it is possible that he designed this particular building.
- 3 Allom Lovell and Associates, 'The Emerald Hill Estate: Conservation Study and Policy', June 1983, prepared for the Ministry of Housing
- 4 *ibid.*
- 5 National Trust of Aust. (Vic.), *loc.cit.*
- 6 *ibid.*
- 7 *ibid.*
- 8 C. Daley, 'History of South Melbourne', p.374
- 9 *ibid.*
- 10 *ibid.*

**Identifier** South Melbourne Town Hall

**Formerly** Emerald Hill Town Hall



**Heritage Precinct Overlay** None

**Heritage Overlay(s)** HO28

**Address** 208-220 Bank St  
SOUTH MELBOURNE

**Category** Public

**Constructed** 1879

**Designer** Charles Webb

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

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

## Primary Source

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

## Other Studies

## Description

Original Use: Emerald Hill Town Hall

Date of Construction: 1879 (1)

Architect: Charles Webb (2)

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

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

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

This building was one of Charles Webb's largest works. Webb, one of Melbourne's leading architects of the nineteenth century was responsible for a number of large buildings, with many such as the Windsor Hotel and Tasma Terrace using the restrained classical vocabulary of the Town Hall. As it now stands, the Town Hall is a most commanding rendered building with a wide façade that has adopted the formula of a number of Melbourne's Town Halls with a central portico and projecting pavilions at each corner. The façade is dominated by a giant order corinthian colonnade expressed as pilasters along walls, fluted engaged columns on the pavilions and freestanding columns on the projecting portico. The portico is one of the main focal points of the façade and has a triangular pediment over it embellished with the words 'Town of Emerald Hill' and the town's coat of arms. The central mansarded tower with baroque colonnettes clustered as its base is tall and appears ill-proportioned without the lower mansarded towers that flanked it and also without the very large urns that lined the parapet level.

The freestanding site on which the Town Hall stands has been used to benefit the design, the side facades having been given detailing of comparable complexity to the front façade. It is in the planning of the area and the building's response to it, that one of the building's greatest strengths lie. Not only does it stand in isolation, but Perrins Street has been placed to give a framed vista up to the portico and tower in a manner achieved by no other Town Hall in Melbourne. The replacement of what were very grand cast iron gas lamps with slender standards in c.1960 and the addition of planter tubs outside the front façade, detract from it.

## **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**

South Melbourne Town Hall, Photographed by David Wood, c.1889

1 Architects' Index, University of Melbourne

2 *ibid.*

3 C. Daley, 'History of South Melbourne', p.57

4 Architects' Index

5 Daley, *op.cit.*, p.125

6 *ibid.*

7 *ibid.*

8 Architects' Index

9 Daley, *op.cit.*, p.62

10 *ibid.*, *op.cit.*, p.127

11 Architects' Index

12 *ibid.*, p.128

- 13 *ibid.*, p.129
- 14 *ibid.*, p.143
- 15 *ibid.*, p.129
- 16 *ibid.*, pp.365-367
- 17 *ibid.*
- 18 *ibid.*, p.367



**Identifier** South Melbourne Court House and Police Station  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO29

**Address** 209 and 211-213 Bank St  
SOUTH MELBOURNE

**Category** Public

**Constructed** 1928

**Designer** E. Evan Smith

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The Police Station and Court House are of significance as good and varied examples of the Spanish Mission style of architecture as applied to public buildings and for the rarity of such, in Melbourne. They are also of significance for their exceptionally intact state and the sympathetic contribution they make to the planning and architecture of the Town Hall precinct.

### Primary Source

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

### Other Studies

### Description

Original Use: Court House and Police Station

Date of Construction: 1928 (1)

Architect: E. Evan Smith – Chief Architect, Public Works Department (2)

The Emerald Hill Police Station and Watchhouse was operating from the Municipal block on the corner of Coventry and Cecil Streets by 1856 (3), however with the completion of the Town Hall in 1880 (4) the Courthouse and Police Station, including five cells, was accommodated at the north-east corner of the building (5).

With space being a problem, land was purchased for erecting new law enforcement buildings on the southern side of Bank Street on the corner with Perrins Street (6). In 1928 construction was begun on two adjoining buildings, under the Chief Architect of the Public Works Department, E. Evan Smith (7), while it was recorded that in that year Smith also advertised for tenders to model a Royal Arms in a panel over the Court House door (8).

The Court House and Police Station remain substantially intact in their form as designed in 1928. Both are thorough essays in the Spanish Mission idiom, a style, while popular during the 1920s, was rarely used for public buildings in inner Melbourne because most were erected prior to the 1920s. The Police Station is a long hip-roofed two-storeyed structure, that is dominated by an arcaded loggia at second floor level and a terracotta pantile roof with a wide bracketed eave. Its planar render walls are ornamented with a projecting balcony set on hammer beams, wrought iron balustrading and gates and the original bossed rainwater heads. The window and door joinery remains intact; the double hung sash windows having multipaned sashes and the front entrance retaining its multipaned bevelled glazing to both the doors and the semicircular fanlight above.

The Court House stands adjacent to the Police Station, drawing on the same Spanish Mission references, yet applying them to quite a different effect. It is a hall-like gabled structure, the planar render façade of which is surmounted by a bold semicircular parapet, flanked by scroll-like cappings. The façade is further embellished and the building's uses alluded to, by the Royal Coat of Arms set into the render, while the entrance is framed by a simple architrave with a blind Italianate balustrading above. The Court House retains the original elegant leadlight fanlights above its entrance doors, large round-headed multipaned windows to the east façade, its terracotta pantile roof and the fleche to the ridge of the roof, decorated by twisted columns typical of the Spanish Mission. Internally it is substantially intact, with polished joinery to the entrance airlock, lobby and benches within the court room itself and a simple ceiling with strapped plasterwork typical of the period.

## 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', 1984

2 *ibid.*

3 C. Daley, 'History of South Melbourne', p.62

4 Architects' Index, University of Melbourne

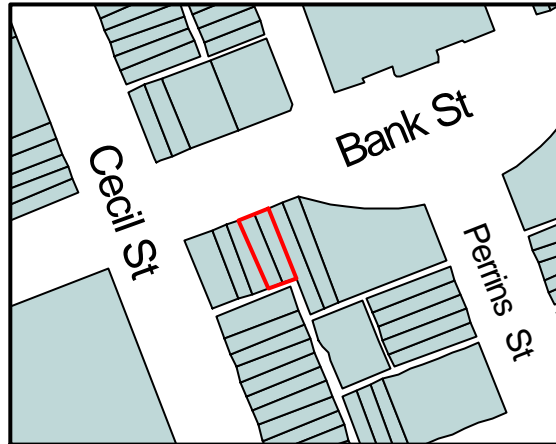
5 Daley, *op.cit.*, p.129

6 This site was previously occupied by the record until 1909

7 Butler, *loc.cit.*

8 Architects' Index

**Identifier** Terraces  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO30

**Address** 231-233 Bank St  
SOUTH MELBOURNE

**Category** Residential:row

**Constructed** 1901

**Designer** Sydney Smith and Ogg

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

Nos. 231-233 Bank Street are of significance as very sympathetic late additions into the Orphanage Estate, that blend with the earlier buildings of the development but are representative examples of design of their own time. As terraces decorated with Art Nouveau motifs, they are the most complete example of the style in South Melbourne and one of very few in Melbourne generally. The rear facades are not integral to their significance.

### Primary Source

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

### Other Studies

### Description

Original Use: Residences  
Date of Construction: 1901 (1)  
Architect: possibly Sydney Smith and Ogg (2)

This property was originally part of land in Crown Section 14 that was granted to the Melbourne Orphan Asylum in 1852. Following the removal of the orphanage in 1877, the site was redeveloped but it was not until 1901 that two nine-roomed brick terraces were built on Allotments 29 and 30 (3), both being vacant up until 1903 when they were occupied by William Brown, a draper (No. 231) and Joseph Butler, a steward (No. 233) (4).

The buildings were still owned by the Melbourne Orphanage in 1937, the tenants being Alfred Reynolds, a carpenter, and Amelia Wheeler (5). In 1973 the properties were sold to the Victorian Housing Commission (now Ministry of Housing). They are now within the Emerald Hill Conservation Area.

As would be expected of their date of construction, this pair of terraces departs from the norm defined by

Victorian terraces. The exposed red brick walls are typically Edwardian although less usual is the use of the Art Nouveau as the main stylistic source of the decoration. It has been applied to the render, the cast iron and the glazing. In render it extends across the banding and orbs to the wing walls and parapet and in the leadlight is extant in the fanlights of the doors and ground floor windows. The joinery between the tripartite windows also reflects the late date of construction, being turned and routed in the manner typical of the late nineteenth century. The terraces are substantially intact on their front facades, however have received minor alterations to the rear.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

## **References**

1 City of South Melbourne Rate Book, 1901/02

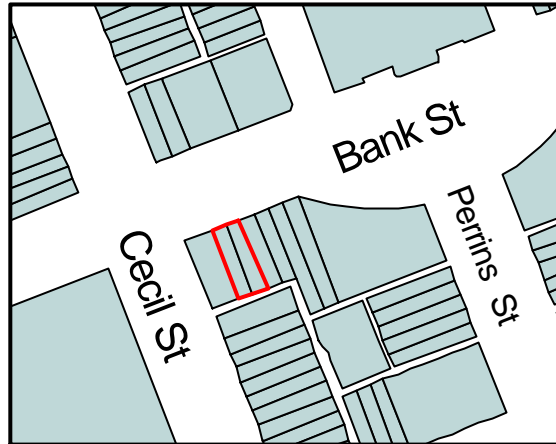
2 The Architects' Index, University of Melbourne lists a tender notice for the erection of two, two-storey brick houses in Bank Street in 1901 to the designs of Sydney Smith and Ogg

3 *ibid.*

4 *ibid.*

5 *ibid.*

**Identifier** Terrace Houses  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO30

**Address** 235-237 Bank St  
SOUTH MELBOURNE

**Category** Residential:row

**Constructed** c.1920

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

235-237 Bank Street are of significance as a pair of substantially intact Spanish Mission style terrace houses. Built on one of the last sites on the Emerald Hill Estate to be developed, they represent successful examples of buildings that are true to their own period and at the same time to the scale and forms of the Estate as a whole. The rear of the houses are not integral to the significance of the pair.

## Primary Source

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

## Other Studies

## Description

Original Use: Residences

This pair of terrace houses is a very intact example of the Spanish Mission style and is unusual in Melbourne; being a style more commonly found on individual houses rather than terrace rows. The designer of these houses is not known, however it is possible that the row was designed by the same hand that refurbished the Victorian row at 239-253 Dorcas Street to the same style. The Bank Street houses are particularly confident in the style, with each façade dominated by a semicircular arch to the first floor, beneath which is set a balcony set on two columns. The projecting beam ends, wrought iron railings, inset panels of decorative brickwork and sculpted parapet are all typical and good examples of the Spanish Mission style. The window and door joinery are also substantially intact.

## History

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

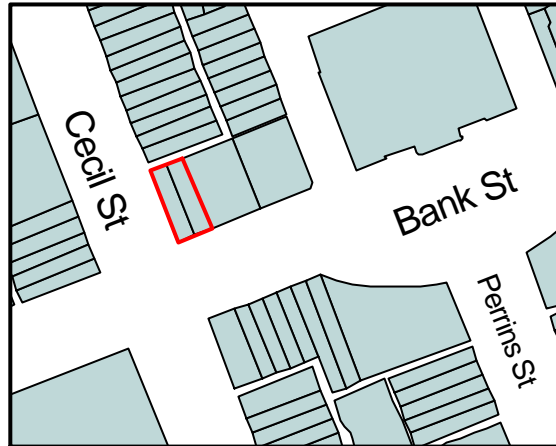
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

unknown



**Identifier** Shops  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO30

**Address** 238-240 Bank St  
SOUTH MELBOURNE

**Category** Commercial

**Constructed** 1886

**Designer** Robert Risley Cowl?

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

These shops are of significance as substantially intact shops built as part of the Orphanage Estate development in the 1880s and for their sympathetic design to the Town Hall and its precinct.

## Primary Source

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

## Other Studies

## Description

Original Use: Shops (1)  
Date of Construction: 1886 (2)  
Architect: possibly Robert Risley Cowl (3)

Edmund Tawton was the owner of Allotments 1 and 2 on the corner of Cecil and Bank Streets as early as 1884 (4). Tawton, described as a painter/decorator (5), may have been related to a Thomas Tawton who in 1853 established a paint and paper hanging business at what was once numbered 61A Coventry Street (6).

Tawton's two shops were first listed in Rate Books in 1886 and both were described as being of seven rooms, No. 240 having an N.A.V. of £100 and No. 238 rated at £90 (7). The first two occupants were Tawton in No. 240 who operated his business from the shop and James Turner, an artist, in No. 238 (8). By 1899 the total N.A.V. for the properties had fallen to £105 probably as a result of the 1890s depression and the occupants were Tawton and William Powne, a draper (9).

These shops are rendered two storeyed buildings with residences on the first floor. They have very simple facades and the main decorative relief, apart from the ashlar ruling into the render, is the rosette-decorated string course at first floor level and the decoration around the round headed windows. There are two shop

windows and both have their timber frames intact, while the side entrance onto Cecil Street also retains its four panel door. The parapet appears to have had some decoration removed.

## **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 The previous street numbers for these shops were Nos. 1 and 3

2 City of South Melbourne Rate Books, 1885-1887

3 A tender notice in the Architects' Index lists Crowl (sic) as the designer of shops on the Town Hall corner, 17 feet along Cecil Street and 100 feet along Bank Street. No architect by the name of Crowl is otherwise known of at this date and the listing probably relates to Cowl.

4 City of South Melbourne Rate Books, 1884/85

5 *ibid.*, 1886/87

6 C. Daley, 'History of South Melbourne', p.55

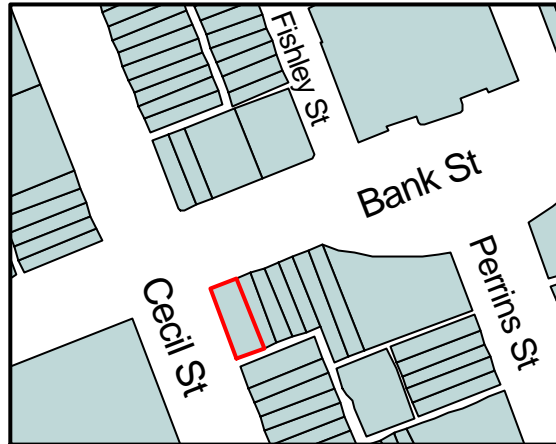
7 City of South Melbourne Rate Books, 1886/87

8 *ibid.*

9 *ibid.*, 1898/99



**Identifier** House  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO30

**Address** 239 Bank St  
SOUTH MELBOURNE

**Category** Residential:detached

**Constructed** 1882

**Designer** Robert Risley Cowl

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

239 Bank Street is of significance as a substantially intact doctor's residence built as part of the development of the Orphanage Estate in the 1880s and for the articulation of the façade, hard onto the line of the pavement, in a manner atypical to Melbourne.

## Primary Source

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

## Other Studies

## Description

Original Use: Residence

Date of Construction: 1882 (1)

Architect: possibly Robert Risley Cowl (2)

This property was originally part of land in Crown Section 14 that was granted to the Melbourne Protestant Orphanage Asylum in 1852 (3). Following the removal of the Orphanage in 1877 the site was redeveloped (4) and in 1882 a two-storey brick house with wooden stables was built for Dr Thomas Lucas on allotments 33 and 34 at the corner of Bank and Cecil Streets (5). By 1883 Lucas' residence was described in the Rate Books as having twelve rooms (6) and by 1886 it is mentioned as having stables (7).

Throughout most of its early period, up until the early 1930s, 239 Bank Street was used as a doctor's residence. In 1887 it was occupied by Dr Charles Stewart (8), but was still owned by the Lucas family, and remained so until the turn of the century. Dr J. Kitchen tenanted the building in the 1890s (9), becoming the owner in 1907 (10) and selling to Dr Johnstone Thwaites in 1911 (11). A Dr Cuscaden was owner and Dr Fullarton occupier in 1925 (12) and by 1931 the property had passed to the Melbourne Orphanage (13). The building was purchased by the Housing commission (now the Ministry of Housing) in 1973. It is now within

the Emerald Hill Conservation Area.

This is a commanding two storeyed corner building with a rendered façade that is decorated in a restrained manner not typical of the 1880s. At the ground level of the front façade, the two double hung sash windows and the front entrance are all flanked by shallow pilasters: those to the entrance within corinthian capitals and with a dentilated pediment spanning between. The entrance dominates the façade, being hard onto the pavement line and with a semicircular fanlight over, all set within the pedimented unit. The upper windows are enframed with simple rendered mouldings and the eave is decorated with coupled Italianate brackets with rosettes between. The whole façade is defined with raised quoining to each corner that was reinstated during the recent restoration works. The side façade along Cecil Street has simple window openings with stop chamfered openings and bracketed sills. The building has been altered at the rear.

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

## References

1 City of South Melbourne Rate Books, 1882-83

2 The Architects Index, University of Melbourne, lists a tender notice for the erection of a two storey brick residence in Bank Street, corner Cecil Street, to the designs of R.S. Cowl

3 National Trust of Aust. (Vic.), 'Research into 239 Bank St', 13 June 1976

4 Allom Lovell and Associates, 'Emerald Hill Estate, Conservation Plan and Policy', June 1983, prepared for the Ministry of Housing

5 City of south Melbourne Rate Books, 1882/83

6 *ibid.*, 1883/84

7 *ibid.*, 1885/86

8 *ibid.*, 1887/88

9 *ibid.*, 1892/93

10 *ibid.*, 1907/08

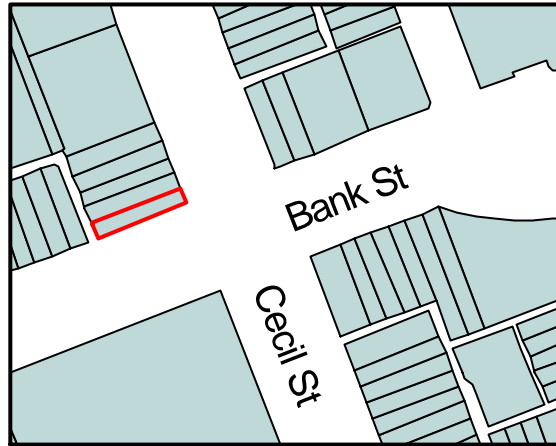
11 *ibid.*, 1911-12

12 *ibid.*, 1925-26

13 *ibid.*, 1931-32

Bank Street (Detail), Photographed by David Wood, c.1889 (South Melbourne Library)

**Identifier** Shop  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 242 Bank St  
SOUTH MELBOURNE

**Category** Commercial

**Constructed** 1884

**Designer** Robert Risley Cowl?

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

This corner shop is of significance as a subtly designed and substantially intact Victorian shop that is very sympathetic in design to the buildings of the Orphanage Estate opposite.

## Primary Source

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

## Other Studies

## Description

Original Use: Shop  
Date of Construction: 1884 (1)  
Architect: possibly Robert Risley Cowl (2)

By 1882 Robert Risley Cowl, architect, was the owner of sixteen and a half feet of vacant land on the corner of Cecil and Bank Streets, rated at a mere £12 (3). Cowl sold to Thomas Taylor, an estate agent, in 1884 who erected a one-roomed brick building on the site, having at first, an N.A.V. of £50 (4). The occupier at that time was William J. Turnbull, also an estate agent (5).

In the following year Turnbull and Birrell – land, estate and commission agents – were operating their Central Property Exchange (6) from offices by then rated at £62 (7). The agents were offering fire, land and accident insurances as well as negotiating bans, collecting rents and arranging auction sales (8). The Property Exchange was also the agent for Allan and Co., pianoforte importers (9).

This two storeyed shop with the residence above has a subtlety of design in its brick and render façade. The walls are all in tuckpointed hawthorn bricks except to the corner of the ground floor, which is rendered. This rendered section has the shop windows set within raised panels, a decorative rosette set above each opening

and a line of staggered dentils to the cornice. The openings to the brick walls are surrounded by rendered architraves and the use of render is repeated in the bracketed eave line. The joinery to the facades is also substantially intact, including the shop windows with panels below each, the panelled corner door, the side door with its sidelights and fanlight and the double hung sash windows elsewhere. The roof has been replaced by an unsympathetic modern roof.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

## **References**

1 City of South Melbourne Rate Books, 1882-1885

2 It is possible that Cowl was the designer of this building of this building as he had been the owner of the vacant land

3 City of South Melbourne Rate Books, 1882-1883

4 *ibid.*, 1884-1885

5 *ibid.*

6 Sands and McDougall, Melbourne Directory, 1885 (Advertisements)

7 City of South Melbourne Rate Books, 1885-1886

8 Sands and McDougall, *loc.cit.*

9 *ibid.*

**Identifier** Telephone Exchange  
**Formerly**



**Heritage Precinct Overlay HO3**  
**Heritage Overlay(s)**

**Address** 255 Bank St  
SOUTH MELBOURNE

**Category** Public

**Constructed** 1923-25, 1928

**Designer** J S Murdoch

**Amendment** **C 52**

**Comment** New citation

**Significance** (Mapped as a Significant heritage property.)

What is Significant?

The telephone exchange at 255 Bank Street is a double-storey red brick building in a stark Stripped Classical style, with plain pilasters, rendered stringcourses, projecting cornices and large rectangular windows. Erected in 1923-25, it was one of a number of automatic telephone exchanges erected in the metropolitan area at that time. Designed by Commonwealth architect J S Murdoch, it was originally a single storey building, with a second floor being added in 1928.

How is it Significant?

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

Why is it Significant?

Historically, the telephone exchange is significant for associations with an important phase in the expansion of Melbourne's telephone network. It was one of a small group of such facilities (built 1922-27) that represented the city's first purpose-built automatic telephone exchanges, prior to the erection of a new automatic central exchange (1928-30). While not actually the earliest, the South Melbourne building is the largest amongst the (now even fewer) surviving examples.

Aesthetically, the telephone exchange is significant as a representative example of the inter-war Stripped Classical style. Often used for Commonwealth buildings during that time, the style is characterised by symmetry and regularity, with a stylised or minimal use of Classical motifs to evoke a conservative but progressive character. Architecturally, the building is significant as an example of the work of Commonwealth architect, John Smith Murdoch, a leading exponent of the Stripped Classical style and best known for Canberra's Provisional Parliament House (1927).

**Primary Source**

## Other Studies

### Description

The telephone exchange comprises two discrete but attached buildings. The earlier portion, to the east side, is a double-storeyed red brick building with a broad gabled roof concealed by a capped parapet. The exposed facades, composed and detailed in the Classical Revival idiom, are delineated into regular bays by plain brick pilasters and rendered brick stringcourses, which partly project to form moulded cornices. The bays to the north (Bank Street) frontage contain blind windows, with rendered surrounds only to the ground floor level, while those to the east side contain multi-paned timber-framed double-hung sash windows. Although this portion of the building was actually erected in two stages (an original single-storey building with a second storey added in 1928), they were designed in a complimentary fashion, and, today, are still clearly read as a single cohesive entity.

The western half of the exchange, which appears to date from the 1980s, is similar and sympathetic in scale and materials, but considerably different in detailing. Its street frontage also has exposed red brick to the ground floor, delineated with plain brick piers, but with metal deck cladding and vertical strip windows to the first floor.

### History

Melbourne's telephone network dates back to 1879, when a manufacturer installed a line between his office in Flinders Street and his works in South Melbourne. The first telephone exchange opened in Collins Street a year later, relocating to Wills Street in 1884. The service, originally a private enterprise, was taken over by the State Government in 1887 and, after Federation, became part of the Postmaster General's department under the new Commonwealth. At that time, there were twelve branch exchanges around Melbourne (many located in or adjacent to post offices), plus the central exchange in Wills Street. With the burgeoning demand for telephone services, the latter was replaced in 1910 by a new facility in Lonsdale Street.

Two years later, an automatic exchange opened in Geelong – the first in the Southern Hemisphere. This only further intensified the demand for telephone services, and, over the next few years, several existing manual exchanges in Melbourne would be converted into automatic ones, including those at Brighton (1914), Sandringham (1918) and Malvern (1919). In 1921, the Commonwealth proposed to relieve the ever-increasing congestion at Melbourne's central exchange by building a series of automatic exchanges in the inner suburbs. The first of these, in Wellington Street, Collingwood, opened in September 1922. As part of an intensive four-year programme to increase Melbourne's telephone capacity from 43,000 lines to 7,000 lines by the end of 1928, it was planned to erect new exchanges at North Melbourne and Ascot Vale (to open by December 1924), at Canterbury and South Melbourne (by December 1925), and at Elsternwick and Northcote (by December 1926). Finally, a new automatic central exchange would commence construction in 1928.

The establishment of a new automatic exchange at South Melbourne was seen as a priority, in order to prevent the need for additional cables to be laid out from the overworked central exchange. A site in Bank Street had already been acquired by the Commonwealth in 1912 but a full decade passed before, in October 1922, Parliament accepted the recommendations of the Public Works Committee to build a new exchange there. Designed by the Chief Commonwealth Architect, J S Murdoch, this was described in the committee's report as a single-storey brick building with a flat concrete roof, to contain a switch room (20m by 16m), a battery room (10m by 6.8m), an air-conditioning plant room (6.8m by 5.5m) and staff amenities. At an estimated cost of almost £110,000, the new exchange would have an immediate capacity of 3,000 lines which would expand to 7,000 lines – providing adequate telephone service for the next fifteen years.

In 1927, only a few years after it opened, the South Melbourne exchange was slated for a major upgrade. At that time, it was planned to replace the existing central exchange in Lonsdale Street – still in manual operation – with an automatic facility, housed in a new seven-storey building at the rear, fronting Little Bourke Street. As this would effectively provide the metropolitan area with a fully automatic network, it was considered necessary that the South Melbourne exchange be extended to function as a temporary adjunct to the central exchange, rather than a separate entity. The building, which had originally been designed to accommodate a second storey, was thus extended during 1928, at a cost of £35,243.

### Thematic Context

#### COMPARATIVE ANALYSIS

The telephone exchange at South Melbourne must be seen in the wider context of the intensive expansion of Melbourne's telephone network during the 1920s. As already mentioned in the historical section, the

building was one of several new automatic exchanges that were erected between 1922 and 1926, which anticipated the construction of the new central city automatic exchange Little Bourke Street in 1928-30. As the demand for telephone services increased exponentially over the ensuing decades, more and more automatic telephone exchanges would be built throughout Victoria. The pre-1928 exchanges, however, are of especial historic significance for their ability to demonstrate the initial emergence of what very quickly became a ubiquitous aspect of life in Victoria.

Although of notably early date, the South Melbourne exchange is not actually the oldest surviving purpose-built automatic telephone exchange in Melbourne. The first example still survives (and remains in operation) at 54-62 Wellington Street, Collingwood. Of simpler design than its later counterparts, this is a single-storey red brick building with a stark symmetrical façade to Wellington Street, with a gabled parapet and three round-arched windows. Those at Canterbury (143 Maling Road) and Elsternwick (21 Selwyn Street) also survive, although only the latter remains in operation. They are virtually identical in design: single-storey red brick buildings with gabled roofs behind parapets and external walls articulated into bays by plain pilasters and rendered stringcourses with projecting cornices. This detailing is identical to that at South Melbourne, and it would appear that the latter building was of identical appearance before its second storey was added in 1928. Two other early automatic telephone exchanges in the inner suburbs are known to have been demolished – the double-storey example at Carlton (72 Barry Street, North Melbourne) and the single-storey one at Ascot Vale (313-315 Ascot Vale Road, Moonee Ponds). The latter was replaced in the 1970s by a new double-storey concrete-block exchange in the Brutalist-style.

While the South Melbourne exchange is of regional significance as one of a small number of early automatic telephone exchanges that still survive, there are also comparative examples at the local level. As the demand for telephone services grew, more automatic exchanges would be built in the post-war period, and these are represented in the City of Port Phillip. A particularly prominent example at 62 Inkerman Street, St Kilda, dating from c.1949, is a four-storey cream brick building in a striking Modern style. This has been previously identified in the City of Port Phillip Heritage Study for its aesthetic qualities, and as one of the largest examples of its type. Another exchange in Tennyson Street, Elwood is of similar date, but is smaller and less distinguished – a single-storey cream brick building with little architectural pretension

## **Recommendations**

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

## **References**

Argus, 4 Jan 1921, p 6; 18 Jun 1921, p 22; 15 Aug 1922, p 8; 4 Oct 1922, p 8; 21 Feb 1924, p 9;

Parliamentary Standing Committee on Public Works, 'Report relating to the Proposed Establishment of an Automatic Telephone Exchange at South Melbourne Automatic, Victoria',  
Parliamentary Paper No 57, 3 October 1922.

Parliamentary Standing Committee on Public Works, 'Report relating to the Proposed Establishment of an Automatic Telephone Exchange at City West, Melbourne, and Conversion of South Melbourne Automatic Exchange to six-figure working', Parliamentary Paper No 266, 12 September 1928.



**Identifier** Former Lauder's Riding School ("Emerald Hall")  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO341

**Address** 295 Bank St  
SOUTH MELBOURNE

**Category** School

**Constructed** 1873

**Designer** George Browne, Grainger, Kennedy and Little

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

Emerald Hall is of significance as one of the very few purpose built indoor riding schools built in Australia, for its associations with Sir William and Lady Clarke, and for the clear architectural expression of the building's unusual use. It greatly enriches the building stock of South Melbourne both through its history and physical form.

## Primary Source

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

## Other Studies

## Description

Original Use: Lauder's Riding School

Date of Construction: 1873(1)

Architect: George Browne(2) and Grainger Kennedy and Little(3)

It seems quite probable that the inspiration for the erection of a riding school in Bank Street West was Sir William Clarke's interest in horse management. Clarke, who arrived in Victoria from Tasmania in 1860, inherited a substantial fortune from his father's estate which included various land parcels in Emerald Hill(4). As well as being distinguished for his land holdings and stud-breeding activities, Sir William and his wife Janet were well known philanthropists, donating widely to charities and institutions.(5)

This property was listed as being 66 feet by 165 feet of vacant land owned by W.J.T. Clarke in 1872(6) . In the following year the foundation of a riding school is recorded in the Rate Book(7) and by 1874, Emerald Hall boasted a brick complex of seven rooms, commodious stables, riding school and gymnasium valued at £200(8) . George Lauder conducted classes in '...the useful art of proper and elegant equestration'(9) , and



gymnasium classes were conducted by a Mr English(10) .  
From 1897 the building was also used as a bicycle riding school(11) .

In early 1907 the school was closed. Lady Janet Clarke, who by then owned the property, sold to the St. Peter and Paul's Roman Catholic Church who required a building for a recreation hall(12) . After undergoing major internal alterations to the designs of the prominent architectural firm Grainger, Kennedy and Little the new parochial hall opened the following year(13).

'Albert Hall', as it was then known was the result of the transformation of the rear brick stable of the former Riding School. By the 1930s the building was renamed 'Emerald Hall'(14) .

Apart from its use, Emerald Hall is distinctive with its unusual facade set hard onto the line of the pavement. The front facade is rendered and is stepped up to two storeys in height at the centre. It is framed by applied pilasters across the facade and between the floors there is a dentilated cornice and above the first floor a modillion-decorated cornice line. Within the frame, the front door dominates, being set within an arched opening with a pattern indented into the render of its spandrels, while above, the parapet is embellished with a rounded pediment with 'A.D.1873'. The facade is substantially intact except for the westernmost bay that has a mechanical door set into it, and the parapets at both levels that appear to have had urns removed.

The hall behind is an unembellished brick hall with a gabled roof. It is somewhat incongruous in its placement being offset from the axis of the front facade. Internally it has been altered but it retains at least the ceiling with its varnished timber lining boards.

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

## References

1. City of South Melbourne Rate books, 1873/74
2. Architects Index, University of Melbourne
3. The Advocate", 15 June 1907, p. 19
4. ADB, Vol. 3 pp. 422-4245
5. ibid.
6. National Trust Australia (Vic.)
7. ibid.
8. City of South Melbourne Rate books, loc.cit.
9. The Record, 6 February 1926
10. ibid. 28 May 1874
11. HBC File No. 83/2689 as at July 1986
12. The Advocate, loc. cit.
13. ibid.
- 14 National Trust Australia (Vic.)

**Identifier** Former "Shannon and Shamrock" Hotel

**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 327 Bank St  
SOUTH MELBOURNE

**Category** Commercial

**Constructed** 1888

**Designer** unknown

**Amendment** C 29

**Comment**

## Significance

The Shamrock is of significance as a South Melbourne landmark, being a substantially intact late nineteenth century hotel built with vibrant colouring, distinctive decoration and with its distinctive tall narrow form. The side and rear facades are integral to the significance of the building.

## Primary Source

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

## Other Studies

## Description

Original Use: Hotel

Date of Construction: 1888(1)

Originally trading as the 'Shannon and Shamrock Hotel', this was one of the more than eighty hotels that once operated in the Emerald Hill area(2). It was first licenced in 1866 and run by a T. Mornane(3). In 1887 the Rate Books listed a four roomed timber building(4) on the site, but by the following year, the extant building had been erected. The new building was described as having twelve rooms and being of brick, its owner being one Patrick Mornane(5). The Shamrock was closed to trade in 1926 as a result of the activities of the Licences Reduction Board(6), which was responsible for substantially reducing the number of hotels in the area.

The three storeyed Shamrock is one of the taller nineteenth century buildings in the municipality and in its freestanding, narrow form is most distinctive in a streetscape that otherwise has quite low buildings. It is built in red brick, embellished with render mouldings and has brilliant blue tiles to the dado at ground floor. The colouring in itself adding to the dominating effect that the building has on the area.

The window arrangement up the facade is dominated by the coupled central windows, and at each level their form is different, changing from round headed to arched to segmentally arched. The gable above has a large impact on the facade and has a most distinctive Dutch form and a nameplate in render stating 'The Shamrock' and with a shamrock motif. The azure blue and black tiles to the ground floor dado appear to be original to the facade and their vibrancy of colouring adds greatly to the colour of the brickwork. The door and window joinery and the keg shaft are all intact, while the unornamented side and rear facades and the brick and render chimneys also appear to be substantially intact. The portico to the east end of the front facade has been added, and the tiles applied to it, while not identical, are in keeping with the original dado.

Overall, the styling and form of the Shamrock is most atypical of hotel design in Melbourne of the 1880s and the use of the red brick and the render mouldings across its facade is reminiscent of Edwardian architecture.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

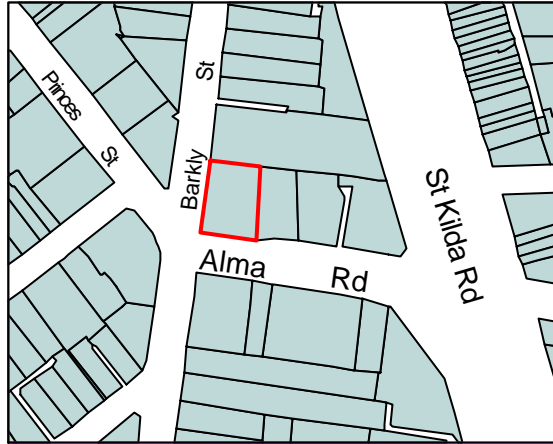
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

1. City of South Melbourne Rate books, 1888/89
2. Personal communication with Andrew Lemon, Historian
3. A. Rowan, 'South Melbourne Hotels', 1983. held in South Melbourne Local History Collection
4. City of South Melbourne Rate books, 1887/88
5. *ibid.* 1888/89
6. Cole Collection, Vol. 3, State Library of Victoria

**Identifier** Presbyterian Church, Barkly Street

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO31

**Address** Barkly St  
ST. KILDA

**Category** Church

**Constructed** 1885

**Designer** Ralph Wilson / Charles Beswicke

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

This church still stands in a prominent position, high on the St Kilda hill and so retains its dominant character. The building was likened in its day to Scots Church, Collins Street, Melbourne designed by Reed and Barnes in 1874, but is seen to better advantage because of its position.

## Primary Source

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

## Other Studies

## Description

The Presbyterian Church, Barkly Street, was erected in 1885 by Thomas Corley and designed by Ralph Wilson and Charles Beswicke. The first church on the site, designed by Alfred Smith, was a brick and stone dressed building erected in 1860, which was demolished for the erection of this larger church. The present church is of bluestone with freestone dressings to highlight the spire, pinnacles, tracery and mouldings. The Gothic style adopted incorporates steep roofs, pointed arches, buttresses and pinnacles and a main five light tracery window appears in the front gable. The large church has a commanding position in St Kilda and the spire has been a landmark in the area since the church was erected.

## Intactness

This Presbyterian church is substantially intact.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

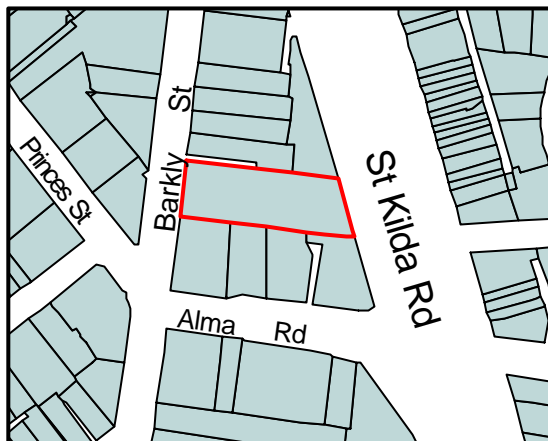
## **References**

'The Australasian Sketcher', 1 June 1885, p.86.

'The Argus' 29 May 1886.

Perry, I. 'St Kilda Presbyterian Church', History of Architecture Essay, Department of Architecture  
University of Melbourne.

**Identifier** Presbyterian Manse-'The Manse' originally 'Stanthorpe'  
**Formerly** 'Stanthorpe'



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO32

**Address** 42 Barkly St  
ST. KILDA

**Category** Residential:detached

**Constructed** c.1875

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

'The Manse', in the ownership of the Presbyterian Church since 1919 and owned by the Sutherland family until 1889, is of historical interest as the rented premises of long surviving politician Jonas F.A. Leven from 1886-89. The house is of comparative architectural importance as an outstanding example of the classic revival town house once common to the St Kilda area in the nineteenth century.

## Primary Source

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

## Other Studies

## Description

'The Manse' at 42 Barkly Street, St Kilda, adjacent to the Presbyterian Church, was erected c.1875 as a private residence called 'Stanthorpe' for merchant Alexander Sutherland, replacing an earlier timber house of c.1858. The two storey rendered brick residence, of unknown authorship, is in the style of the mid-Victorian Conservative Classicism and is dominated by a central pedimented portico and delicate cast iron balcony verandah.

## Intactness

'The Manse' stands unoccupied in a neglected and entirely reduced garden and, except for part replacement of the upper balcony balustrade, is largely 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**

City of St Kilda Rate Books

National Trust of Australia (Victoria) File No. 597.

Fredman, L.E. 'Jones Felix Australia Leven (1840-1906)' in Pike, Douglas (ed) Australian Dictionary of Biography, M.U.P. Carlton 1974, Vol. 5, p. 83.

Perry, Ian 'St Kilda Presbyterian Church' History Research Essay, Department of Architecture, University of Melbourne, 1965.

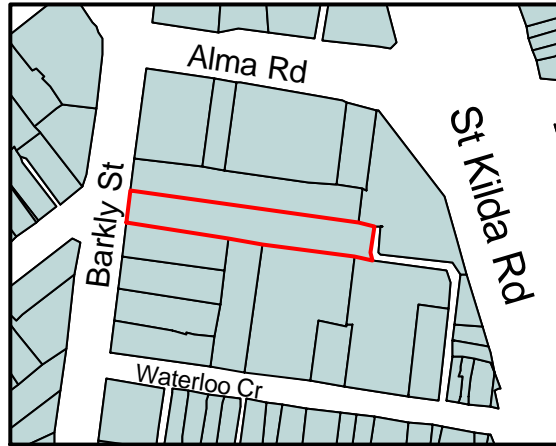
Raggatt, Howard 'A Study of the Development of St Kilda from Its Beginning Till 1873' History Research Essay, Department of Architecture, University of Melbourne, 1978.

[National Estate citation reprinted with permission of the Australian Heritage Commission]



**Identifier** "Pyrmont"

**Formerly** Unknown



**Heritage Precinct Overlay** None

**Heritage Overlay(s)** HO285

**Address** 52 Barkly St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1867

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

"Pyrmont" at 52 Barkly Street, St. Kilda was built in 1867 for Michaelis Hallenstein, a principal of the highly successful tanning and leather grindery undertaking of Michaelis Hallenstein and Co. Pty. Ltd., established on Tannery Hill, Footscray, in 1879. It is historically important. This importance (Criterion A), arises from the house' connection with one of nineteenth century Melbourne's most successful merchants as well as its capacity to demonstrate a lifestyle characteristic of many on St. Kilda hill and which continue to impart cultural significance to the locale. The building's links with St. Kilda's prominent Jewish community last century is also important. The elements that are most expressive of the cultural values of the place include the main house, the front gate and the generous front garden but not the later additions.

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A substantial two storeyed Italianate villa with rusticated façade having a central arched entry and flanking window bays. The verandah floor has bluestone margins and tessellated tilework whilst the two storeyed verandah and staircase are not original elements. There are substantial rear additions presumably built following the conversion of the house into apartments. Condition: Sound. Integrity: Medium, includes original original frontage setback and cast iron front gates and pillars in bluestone and cement with the name "Pyrmont", suggesting that the house was given this name from the beginning.

## History

At Crown land sales in the Parish of Prahran, J.Gill bought allotment 69A which consisted of about four and a half acres on the south side of Alma Road between Barkly Street and Brighton Road. By the time James Kearney had completed his survey of Melbourne and its Suburbs in 1855, the northern portion of this



allotment had been subdivided and partly developed. The southern portion was vacant land and continued to be so in 1866 when Commander Cox carried out his survey of the area. By the following year however it was subdivided and deep lots facing Barkly Street were created. One of these lots was bought by the merchant Michael (sic) Hallenstein who immediately commenced building a house there for his residence, completed by the end of 1867. It was described as "brick, eight rooms". A right-of-way ran along the north boundary of the property giving access to a stable at the rear. Michaelis Hallenstein, together with his brother Isaac and uncle Moritz Michaelis, established the highly successful Footscray based business of Michaelis Hallenstein and Co. Pty. Ltd., tanners, leather and grindery merchants. Michaelis Hallenstein was a prominent member of St. Kilda's Jewish community and participated in the establishment of the synagogue in Charnwood Grove erected in 1872. Moritz Michaelis lived in Acland Street, St. Kilda.

By 1880, John Tanner had bought the property and had leased it to Flora Timms, who continued there in 1886. Subsequent owners included the "gentleman" George McGillvray who lived there in 1890 and James Pearson of Toorak who leased the house to the music salesman George Clark Allan in 1900. By then the house had nine rooms and was known as "Pyrmont".

## **Thematic Context**

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

## **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:

St.Kilda Rate Books: 1865-70, 1874, 1880, 1886, 1890, 1899-1900. VPRS 3235, PROV.

MMBW litho plan no.45, undated.

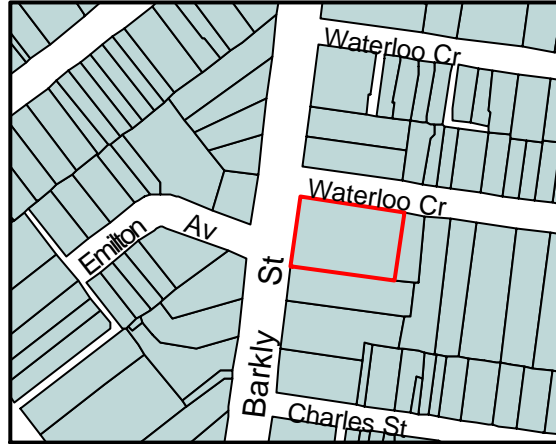
Parish plan, Prahran. SLV, Map Section, St.Kilda and Elwood, 820 bje.

James Kearney, Melbourne and its Suburbs. SLV, Map Section, 821.09 A 1855.

Cox, "Hobson Bay and River Yarra", 1866. SLV, Map Section, 821.09 AJ 1866.

J.E.S.Vardy, Plan of the Borough of St.Kilda, Hamel and Ferguson, Melbourne, 1873, Sheet 5 North.

**Identifier** "Hampden"  
**Formerly** unknown



Heritage Precinct Overlay HO5  
Heritage Overlay(s)

**Address** 74 Barkly St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1919-1920

**Designer** Arthur W. Plaisted

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

This building is of importance for a multiplicity of reasons. It is one of the largest and most elaborate examples of the Old English style of flat building in St Kilda. It is also one of the most prominent examples of the important architect Arthur W. Plaisted, who also designed the Hartpury Court flat complex in Milton Street (q.v.). In contrast to Hartpury Court, it is a looser interpretation of the Old English idiom, partly in response, perhaps, to the need to adapt the design to the pre-existing residence around which it was built. This adaptation is noticeable in the lower pitched roofs; the 'looseness' of style in the almost abstract design of the half timbering, the unorthodox prow windows facing the central courtyard. These windows, bisected by buttresses, are reminiscent of some of Desbrowe Annear's designs. The pre-1873 house is buried deep within the additions while the rear wings remain virtually unchanged, adding to the historical and visual complexity of the development. All elements of the property, including the distinctive gate posts, appear to be intact. The building's prominent location on the crest of Barkly Street is accentuated by a fine pair of palm trees.

## Primary Source

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

## Other Studies

## Description

Style : Old English  
Two storey walk-up flats, former residence  
Original owner: Miss H. Boldt

Building Permit records held by the City of St Kilda indicate that drawings were submitted in 1919 for additions to a two storey Victorian residence called 'Hampden'. These additions essentially converted the house into series of 4 two bedroom and 6 one bedroom apartments and included extensive two storey additions to both sides of the house , some minor additions to the rear and a new main facade incorporating an open stair to

the first floor. Both the existing house and the additions were clad in an extensive new roof of 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.3858 issued 1919. Geoffrey Woodfall, 'Harold Desbrowe Annear: 1866-1933' Architecture in Australia, Vol. 56 No. 1 (February 1967), pp. 100-108.

**Identifier** Residence  
**Formerly** unknown



**Heritage Precinct Overlay HO5**  
**Heritage Overlay(s)**

**Address** 71 Barkly St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1900's

**Designer** H. Desbrowe Annear

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

This two storey residence is significant for its extraordinary design and that its architect was H. Desbrowe Annear. Of greatest note is the symmetrical prow shaped facade form, which is repeated on the side elevation. The slatted treatment of the enclosed balconies are characteristic of Annear's work of the Eaglemont period, and these contrast with the punched openings of the roughcast rendered walls, containing Annear's unique sash windows. The balance between localised symmetries and an overall picturesqueness shows a rare adeptness in the handling of architectural form, indicative of a first rate architect. Accurate dating and a full analysis of the planning of the building may reveal a greater significance, particularly in relation to Annear's seminal Eaglemont buildings of the early 1900s. The building appears to be intact, and though its intactness is compromised by the painting of the rendered surfaces, the resultant colour scheme sympathetically expresses contrasts between the timber and rendered surfaces.

## Primary Source

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

## Other Studies

## Description

Style : Arts & Crafts  
Two storey residence

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

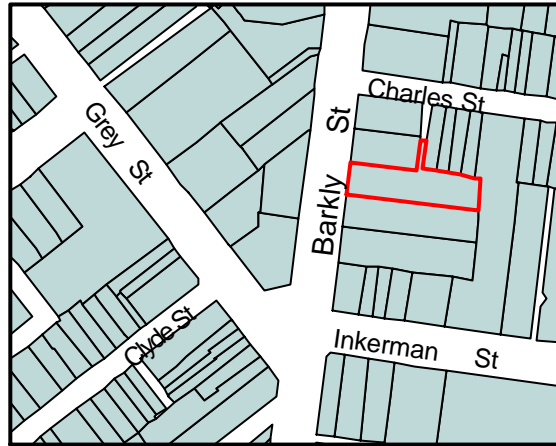
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

### **NOTES**

Geoffrey Woodfall, 'Harold Desbrowe Annear: 1866-1933' *Architecture in Australia*, Vol. 56 No. 1 (February 1967), pp. 100-108

**Identifier** "Colton Court"  
**Formerly** unknown



Heritage Precinct Overlay HO5  
Heritage Overlay(s)

**Address** 92 Barkly St  
ST. KILDA

**Category** Residential:apartment

**Constructed** c1930

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

This building is a prime example of St Kilda's 1920s Mediterranean style flats, the more so for its prominent location on the Barkly Street hill. Its chief feature is its pair of projecting bays of stacked balconies, delineated by bold quoinwork and capped by deep eaves. The impact of the composition is accentuated by the diminutive recessed bay of oriel windows which is squeezed between them. The deep balconies are embellished by the strongly modelled flowerboxes. The fine multipane entrance doors and fanlight signage add a touch of finesse to the building. The building appears to be substantially intact apart from the glazing in of some of the balconies and the particularly inappropriate ground floor streetfront windows.

### 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

### History

see Description

### Thematic Context

unknown

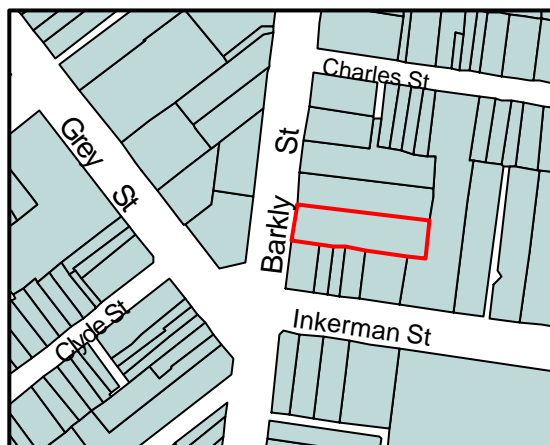
### Recommendations

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** "Waitea"  
**Formerly** unknown



**Heritage Precinct Overlay HO5**  
**Heritage Overlay(s)**

**Address** 98 Barkly St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1920's

**Designer** unknown

**Amendment** C 29

## **Comment**

**Significance** (Mapped as a Significant heritage property.)

This building is notable primarily for the composition of its street facade. An essentially simple and symmetrical facade is enlivened by patterns of contrasting building materials and window and balcony elements. The arched entrance and flanking window create an asymmetrical motif which enlivens the overall composition. The chimneys and the front fence are bold elements which add to the character of the design. The building appears to be intact except that the balconies at ground and first floor level have been glazed in and the shingle surfaces and rendered fence have been painted.

## **Primary Source**

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

## **Other Studies**

## **Description**

Style : Arts and Crafts  
Two storey walk-up flats

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

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



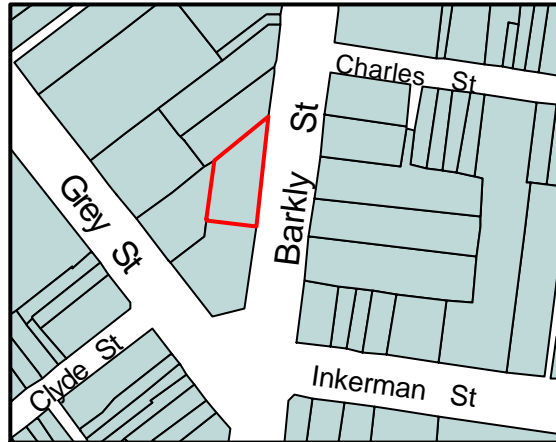
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

unknown

**Identifier** "The Atlantic"

**Formerly** unknown



Heritage Precinct Overlay HO5  
Heritage Overlay(s)

**Address** 101 Barkly St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1933

**Designer** I.G. Anderson

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

This building is typologically of interest as an example of a gallery access flat block with a centrally located stair. This format has resulted in a strongly articulated massing with a central stair tower and strongly projecting flanking pavilions. The stair tower features random brick quoinwork and the pavilions unusual stepped hood mouldings. However the primary significance of this building is its scale and proximity to the street, which is important in making this part of Barkly Street one of St Kilda's most characteristic precincts of high density 1920s flat development.

## 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:

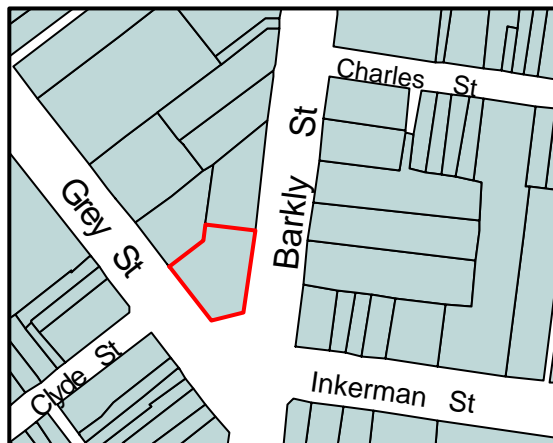
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

unknown

**Identifier** "Pacific"

**Formerly** unknown



Heritage Precinct Overlay HO5  
Heritage Overlay(s)

**Address** 103 Barkly St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1933

**Designer** I.G. Anderson

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

Forming a pair with the neighbouring apartment block 'The Atlantic' (also by I G Anderson) and designed in a similar mode, 'Pacific' is significant because of its size and the manner in which it addresses its wedge shaped site on the Barkly and Grey street intersection. The central porch acts as a hinge to its two wings and adds a note of formality to the intersection, a role once played by the Town Hall which previously stood on this site. The brick detailing of the stair towers is notable, and the building is substantially intact.

## 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:

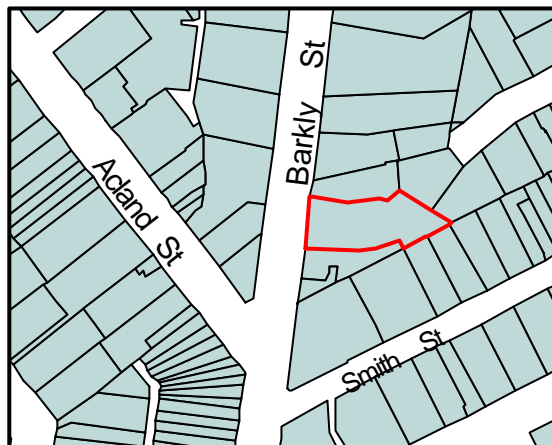
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

**References**

unknown

**Identifier** Flats, Shops & Former Schoolhouse

**Formerly** Former Schoolhouse



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 188-188E Barkly St  
ST. KILDA

**Category** School

**Constructed** 1860- c1940

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

This property is significant primarily for James Bowick's 1860s school house but also for the three storey brick structure erected in front of it on Barkly Street in the late 1930s. This building comprises ground floor shops with residential accommodation on the upper floors. Its exterior is well preserved, with its crisp cream brickwork mixing minimalised classical references with modern Functionalist styling being the highlight. The shopfronts with their coloured bands of ceramic tiles framing the display fronts are also unusual.

## 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 : Functionalist

Three storey flats, shops, & former schoolhouse

## History

see Description

## Thematic Context

unknown

## Recommendations

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

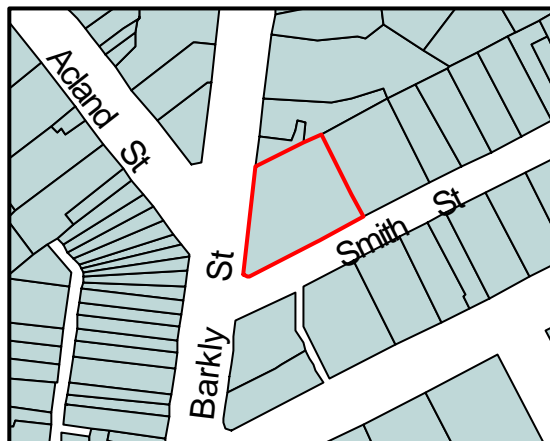
National Estate Register  
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

### **NOTES**

Nomination of school and adjacent residence has previously been rejected for the Register of the National Estate (Ref No 14204).

**Identifier** Village Belle Hotel  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO33

**Address** 202 Barkly St  
ST. KILDA

**Category** Commercial

**Constructed** 1891

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The Village Belle Hotel has operated on this site since 1855 and has been a landmark associated with the settlement of the surrounding area since that time. J. B. Cooper in his History of St. Kilda of 1931 noted of the Village Belle that ".... a place name for a municipal district is in the course of evolution, or that the place name is already evolved" (vol. 1, p. 266). The name is strongly associated with the surrounding area today.

## 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 present brick hotel of 1891 (date on the parapet) was preceded by a timber building and is a restrained, conservative design for that time. It has been modernised internally and most of the parapet removed. The building is a landmark in Barkly Street and terminates the south east end of the Acland Street shopping centre.

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

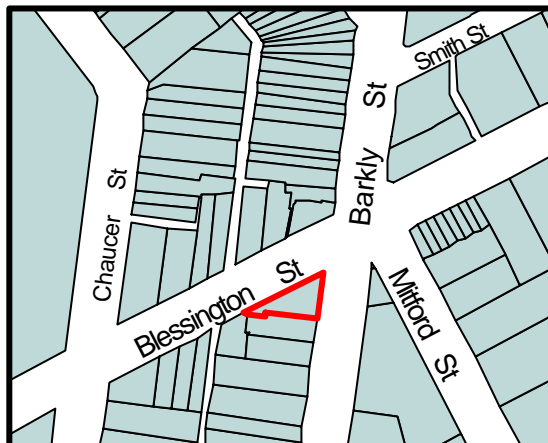


## **References**

### **BIBLIOGRAPHY**

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, pp. 265-66, photograph of first building facing p. 256.

**Identifier** Shops and Dwellings  
**Formerly** unknown



**Heritage Precinct Overlay HO7**  
**Heritage Overlay(s)**

**Address** 229-231 Barkly St  
ST. KILDA

**Constructed** 1919-1934

**Category** Commercial: residential

**Designer** Gillespie (1919), Hughes & Orme  
(1933-34)

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The core of this building dates from the nineteenth century. The building was substantially renovated in 1919 to provide a series of ground floor shops with offices on the first floor. These renovations involved extensive alterations to the first floor facades and parapets, producing an unusual stripped classical composition. Incisions in the main cornice (corresponding in position to the windows) and the decorative sculpted panels on the extended facades are notable features. Other notable elements include the shopfronts and windows and their ceramic tile surrounds. The building, as renovated, is in an intact condition.

## Primary Source

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

## Other Studies

## Description

Two storey shops and dwellings  
Original owner: Levy A

Three single storey shops on Barkly St were designed by H V Gillespie in 1919. Hughes and Orme added the top floor and rear portions in 1933. A year later they added a fourth shop on Barkly St with accommodation above in the new style.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

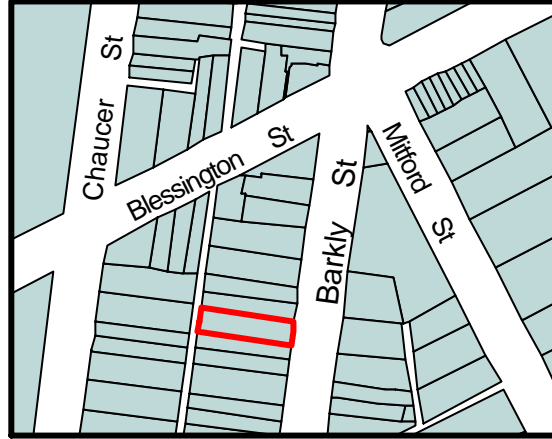
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

### **NOTES**

Also includes Blessington street frontage, Nos 25-33. St K C C permit Nos 3861 (1919), 8368 (1933), 8689 (1934).

**Identifier** Duplex  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 245-245a Barkly St  
ST. KILDA

**Category** Residential:attached

**Constructed** 1914

**Designer** Richardson and Wood

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

This duplex is significant as an innovative late Federation interpretation of a building form dictated by 19th century allotment sizes and planning conventions. Its simple, bold composition is unusual and masterly. It is one of only five or six surviving works by Richardson and Wood in St Kilda. This small collection is a highlight of the City's architectural stock. All the external elements and finishes, most notably the roughcast rendering, survive intact. That this building is both so unusual in its design, and so intact, makes it doubly significant.

## Primary Source

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

## Other Studies

## Description

Style : Arts and Crafts  
Two storey duplex  
Builder: H. Bellion  
Original owner: Mrs Ames

City of St Kilda records show that 245-245A Barkly St was built by H Bellion for Mrs Ames, to the design of Richardson and Wood, architects. It is an unusual two storey duplex; an uncommon building form which the architects tackled with clever planning and novel design. Each unit consists of three main rooms on the ground floor: the sitting room, dining room and kitchen; and two bedrooms on the first floor. Between the sitting and dining rooms, leading off from the skewed side entry porch, is a small entry hall with an open well staircase. Upstairs the landing opens onto the bedrooms on either side and a small bathroom neatly perched above the porch, with its skewed window visible from the street. At the front a ground floor verandah is accessible through the sitting room's bay window. At the rear a woodshed, W C and laundry block attaches to the back of the kitchen. Richardson and Wood's tightly organised planning neatly resolves many of the

problems inherent in an essentially 19th century narrow allotment size and building form. Externally, conventional Arts and Crafts elements have been used with striking simplicity and boldness. The ground floor is entirely of face red brick; the first floor is roughcast and the gable is weatherboard above the eaves line. The verandah, window awnings and eaves are timber, tiled in terra cotta. A central, massive, plain red brick chimney back dominates the upper levels of the facade, to produce one of St Kilda's most distinctive pieces of architecture.

Fortunately the building has retained all its exterior features and finishes intact, with the years of weathering only enhancing their character. The fences and gates may also be original; the interiors have not been surveyed.

Richardson and Wood designed the Parish Hall in Acland St around the same time as 245-245A Barkly St. Only a few of their buildings are known to exist in St Kilda: each an architectural gem of its style and period. Others include 86 Alma Rd, 96 Grey St and 14 Tiuna Grove.

## **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**

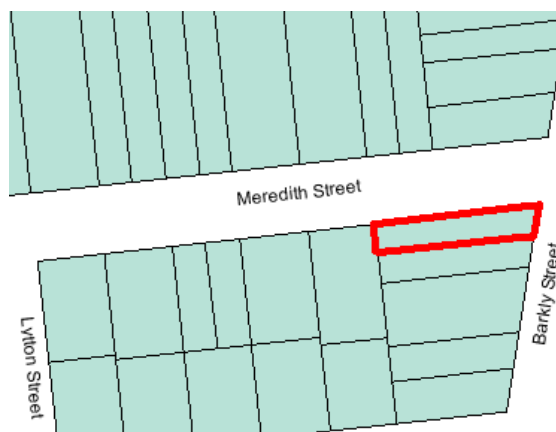
### **NOTES**

St K.C.C. building approval No. 2235 issued 28/3/14.

# City of Port Phillip Heritage Review

**Citation No:**  
2324

**Identifier** Jerry's Milk Bar  
**Formerly** Grocery shop



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** 409

**Address** 345 Barkly Street  
ELWOOD

**Category** Commercial: residential

**Constructed** 1915

**Designer** unknown

**Amendment** C 54

**Comment** New citation

**Significance** (Mapped as a Significant heritage property.)

What is Significant?

Jerry's Milk Bar at 345 Barkly Street, Elwood, is a late Edwardian red brick corner shop with residence above, enlivened by vintage advertising such as plastic signage and painted slogans. Erected c.1915, it was occupied by a succession of grocers until 1964, when it was taken over by Greek immigrant Gerasimos "Jerry" Panetelios, who operated it for the next thirty years.

How is it Significant?

Jerry's Milk Bar is of historical, aesthetic and social significance to the City of Port Phillip.

Why is it Significant?

Historically, the milk bar is significant for associations with the development boom in this part of Elwood after the completion of swamp reclamation in the early twentieth century. It was one of the first buildings built along this portion of Barkly Street, and one of only a small number of shops in the area. In its own right, it is fine and remarkably intact example of an early-to-mid twentieth century corner store, retaining vintage signage with considerable interpretative value. Aesthetically, the milk bar is significant as a very distinctive element in this residential streetscape. Occupying a prominent corner site, the shop stands out for its scale (double storey, in a predominantly single-storey area), its type (as the only substantial shop in the area) and, most notably, its remarkable and eye-catching collection of vintage signage. Socially, the milk bar has been a significant focus for the community, and particularly its children, for decades. While no longer operated by the eponymous Jerry, the shop has retained the same name for over 40 years and remains as a local icon and a popular meeting place.

## Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

## Other Studies

## Description

Jerry's Milk Bar is a double-storey red brick building on a corner site, comprising a ground floor shop with residence above. The symmetrical Barkly Street facade is articulated by piers at each edge; at the ground floor, these are mosaic-tiled, flanking a shopfront with a central doorway and splayed metal-framed windows. Above, the piers are face brick, flanking a painted signboard (with the word JERRY'S) apparently concealing a balcony. At roof level, the piers are rendered, flanking a curved parapet concealing a hipped roof, clad in corrugated steel. Side and rear walls, of unpainted brick, have rectangular windows with flat arched heads, rendered sills and timber-framed double-hung sashes. The north frontage has an elongated window with a wide tiled sill (former servery?), and a separate residential entry, with timber doorcase and leadlight windows.

The building exterior is enlivened by vintage advertising, including two original (albeit damaged) plastic ice cream cones, a plastic lightbox sign (stating JERRY'S MILK BAR) and remnant painted signage including slogans like 'Insist of Swallow & Aerial Biscuits' and 'The Age – Fresh Daily', and reference to now-defunct products such as Robur Tea, and The Sun newspaper. The front parapet has the words 'depot' and 'vitamin enriched' (referring to a milk supplier), while the words 'cold drinks' are spelt out, vertically, down the rear chimney.

## History

This shop/residence was evidently built in 1915, as it appears for the first time in the Sands & McDougall Directory for 1916. Its original occupant was grocer George Bearpark, who remained listed there until 1925. For the next four decades, the grocery business was continued by a succession of relatively short-term occupants, each remaining for only a few years or less.

Around 1964, the shop was taken over by Gerasimos 'Jerry' Pantelios. Born in Cefalonia, Greece, in 1919, Pantelios arrived in Australia (Newcastle) in 1939, but had settled in Melbourne by the early 1950s, when he opened a confectioner's shop at 97 Acland Street. He initially retained this when he opened his second business in Barkly Street, which was variously listed in directories as a grocer's shop or a milk bar. Pantelios later abandoned the confectionery business to concentrate on the milk bar, remaining as its proprietor for over thirty years, until his death in 1997. One local resident, who was a child in the 1980s, remembers Jerry as 'a scary and mysterious man – rumour has it that he died a multi-millionaire who made his money from an oyster company he ran on the side'. The shop, still known as Jerry's Milk Bar, has since been revitalised, combining the services of a traditional milk bar with a modern café and an outdoor dining courtyard at the rear.

## Thematic Context

Milk bars that remain in operation by the same proprietors over decades, consequently retaining vintage elements outside (signage, billboards, etc) and within (shop fittings, equipment, etc) are becoming increasingly rare in the metropolitan area. A number of surviving examples around Melbourne were recorded by photographer Warren Kirk in the late 1990s, including the Two Heads Milk Bar in Berry Street, Seddon; the Creamota Milk Bar in Comas Grove, Thornbury; Myk's Milk Bar in Graham Street, Port Melbourne; the Continental Milk Bar and Grocery in Glenlyon Road, Brunswick, and a unnamed example on the corner of Cremorne and Kelso Streets, Richmond. Some of these, however, have since closed down, changed owners or been altered or redeveloped, which not only underscores the fragility of the typology, but also the significance of the rare survivors such as Jerry's Milk Bar. As an notably intact example of mid-century retail culture, Jerry's can be compared, at the local level, to nearby Gruner's Butcher shop at 227a Barkly Street, established in 1958 by European migrants, which also retains some vintage advertising such as plastic lightbox sign and painted depictions of farm animals.

## Recommendations

Recommended inclusions:

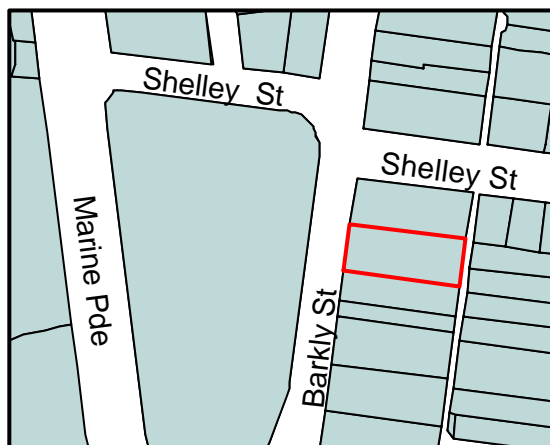
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References

Sands & McDougall Directory.

Various Dept of Immigration file on Gerasimos Pantelios, Australian Archives, Melbourne.

**Identifier** "Sur La Mer"  
**Formerly** unknown



**Heritage Precinct Overlay HO8**  
**Heritage Overlay(s)**

**Address** 382 Barkly St  
ELWOOD

**Category** Residential:detached

**Constructed** 1921

**Designer** W. L. Coltman

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

"Sur La Mer" was built in 1921 to the design of the architect William Lawrence Coltman for Mrs. Sarah Carte at no. 382 Barkly Street, Elwood. It is aesthetically important. This importance (Criterion E) is derived from its survival as a substantially intact and readily identifiable house type in the Arts and Crafts influenced bungalow manner and from its capacity to contribute to the Inter-war character of the locale especially including those places facing the Robinson Reserve including "Bluff Mansions" at no. 394 Barkly Street, "Ormond Court" at 1 Glenhuntly Road, "Avalon" at 48 Shelley Street and "Rochelle" at 67 Shelley Street. Together, these places demonstrate the attraction of the reserve and the sea front after the Great War, establishing a discrete sub area within the Elwood: Glenhuntly and Ormond Roads Heritage Overlay Area characterised by the diversity and aesthetic quality of its Inter-war period architecture.

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

An early Inter-war period red brick Arts and Crafts influenced bungalow with prominent gable end accommodating an attic storey. There is a dominant shingled oriel window bay at the gable apex which has a jerkin head roof form giving visual emphasis to this element. The lower level façade windows have a common horizontal bracketed window hood, the left hand end with bay window having been sympathetically altered. There is a terra cotta tiled roof and tall brick chimneys with a later porch on the south side.

Condition: Sound. Integrity: Medium, high front fence.



## History

Road access to this part of the former Elwood swamp came with the construction of a wooden bridge over the creek in Barkly Street at the slaughter yards in 1859. Despite this, the area was unsuitable for development until 134 acres of the swamp were filled in 1888, the slaughter yards closed in 1899 and effective drainage works completed with the formation of the canal in 1905.

Sales of Elwood Crown land were commenced in 1908 however in the year 1910, the area from the canal to Glen Huntly Road on the east side of Barkly Street was listed in the Sands and McDougall directory as being the St.Kilda Borough pound with Edington W.S. as pound keeper. By 1916 the pound land had been subdivided and sold, the portion between Shelley Street and Glen Huntly Road being lots 8 to 15 of section 6, each with a frontage of about 64 feet. Lot 9 which is now no.382, was owned by R.E.Williams of Beaconsfield Parade, St.Kilda in 1916. Williams moved to Broadway in 1918, selling his Barkly Street block two years later to D. Spring. During 1921 Spring sold to Mrs. Sarah Carter, who in the same year built there a house (brick, six rooms) for her residence. The Carter family continued in residence in 1930 when William J. Carter was listed as occupant. Subsequent occupants include Goerge F.Leaney (1951) and Miss K. Mackay (1973).

## Thematic Context

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

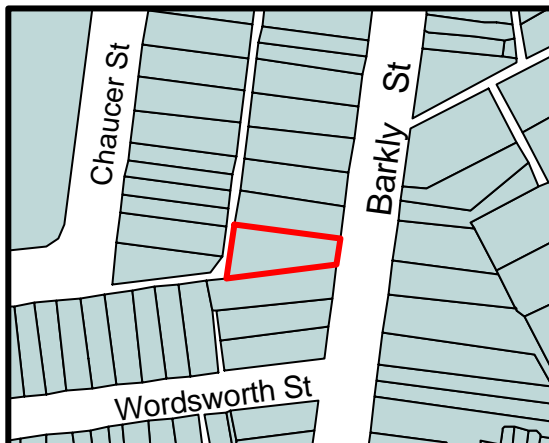
## Recommendations

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: 1916-30.  
MMBW litho plan no.48, undated.  
Sands and McDougall directories: 1910, 1916, 1920,1927, 1930.  
Com. H.L. Cox, R.N. Hobson Bay and River Yarra, 1866. SLY 821.09AJ 1866 Cox.  
John Butler Cooper, The History of St.Kilda, Vol.1, 191-208.  
Willingham, A., "'Sur La Mer' 382 Barkly Street, Elwood 3184: A brief cultural history and assessment of cultural heritage significance", 7/1999.

**Identifier** House  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO34

**Address** 269 Barkly St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1907-08

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The house at no. 269 Barkly Street, St. Kilda was built for Frank Turner in 1907-08. It is noteworthy aesthetically as a highly individual example of its type, the symmetry and emphasis given to the verticality of its façade being distinctive (Criterion E).

**Primary Source**

Andrew Ward, City of Port Phillip Heritage Review, 1998

**Other Studies**

## Description

An exceptionally picturesque symmetrical Federation period timber villa having a richly decorated arched porch sheltering the central entry flanked by rectangular window bays with sun hoods and overhanging half timbered gables. The terra cotta tiled roof is pyramidal with a small finial at the apex. The weatherboards are rusticated and the narrow casement windows with upper level sashes emphasise the vertical in harmony with the half timbering and ladder framing to the porch. Condition: Sound. Integrity: High.

## History

Barkly Street between Blessington and Dickens Streets was undeveloped due to the low lying, swampy nature of the land in 1866. By 1879, Barkly Street extended across the swamps to meet the track that went south to Glen Huntly Road.

In 1905, Mrs J.E.Foreman of Charlton owned land on the west side of Barkly Street between Blessington and Wordsworth Streets. In 1906, it was described as having a frontage of "30 feet, NAV 6 pounds".

The following year, Frank Turner, a clerk, purchased the land and began building this wood house for his residence. The house, which had six rooms, was finished in 1908. It had an NAV of 25 pounds.

In 1910, Frank Findlay was owner/occupant of the house however, within twelve months, Alfred Collins had acquired it. By that time, the NAV had risen to 45 pounds.

Euphemia Toomer subsequently owned the property. She lived there with her family in 1915 and continued to do so in 1920. At that time, the house was described as before, "wood, six rooms". The NAV was 60 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**

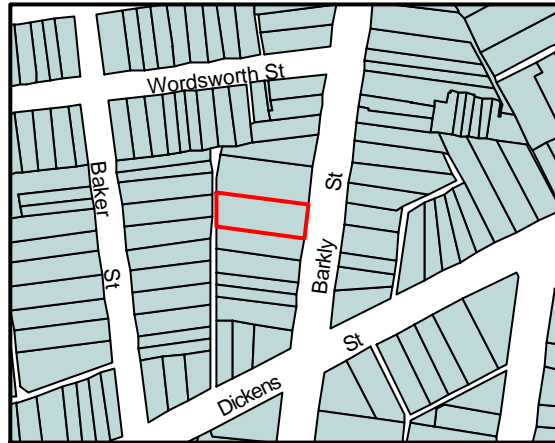
St. Kilda Rate Books: 1905-11, 1915-16, 1920-21. VPRS 8816/P1, PROV.

MMBW litho plan no.48, undated.

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

**Identifier** "Barkly Lodge"

**Formerly** unknown



**Heritage Precinct Overlay** None

**Heritage Overlay(s)** HO35

**Address** 289 Barkly St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1955

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

"Barkly Lodge" at no. 289 Barkly Street, St. Kilda, was built in 1955. Although by no means stylistically innovative, it remains as a well resolved apartment block of the period, exploiting the principles of the European Modernists pioneered here some two decade previously (Criterion E). It is of historical interest as a fine example of the St. Kilda tradition of apartment living, carried into the 1950's prior to the decline in design standards characteristic of the 1960's (Criterion A).

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A three storeyed rectanguloid cream brick apartment block in the Modernist manner of the 1950's having steel framed windows and emphasis given to the stairwell by means of vertical glazing and a small concrete porch over the entry. There are corner balconies with plain wrought iron balustrades, exploiting a motif characteristic of the European Modernists from as early as the 1930's. Condition: Sound. Integrity: High.

## History

Chas Vincent Ciralese lived on the west side of Barkly Street between Wordsworth and Dickens Streets at no.287 in 1945. Adjoining his property was a vacant lot of land which he also owned. In 1950, the land measured 42 by 162 feet, and had an NAV of 45 pounds.

On the site in 1955, there were "flats being built". By the end of 1955, a triple storeyed brick building of 19 flats was completed and occupied. Each flat had four rooms and an NAV of 140 pounds. The property was owned by Barkly Lodge P/L, c/o Feiglin and Francome.

## **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: 1945-46, 1950-51, 1955-56. VPRS 8816/P1, PROV.

Sands and McDougall Directories: 1951, 1954, 1955.

MMBW litho plan no.48, undated.

**Identifier** Residence

**Formerly** unknown



**Heritage Precinct Overlay** HO403  
**Heritage Overlay (s)** None

**Address** 329 Barkly St  
ELWOOD

**Category** Residential:detached

**Constructed** 1916

**Designer** unknown

**Amendment** C54

**Comment** Incorporated within the Addison Street/ Milton Street Precinct

**Significance** (Mapped as a Significant heritage property.)

A stately attic villa whose complex plan has been well resolved under a bold roof form. The rich character of its raw rough cast walls, shingled gables and finely detailed windows is enhanced by its deep russet colour scheme but some what diminished by its out of character brick fence. With no. 327 it forms an important pair of larger houses at the entrance to Thackeray Street.

**Primary Source**

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

**Other Studies**

**Description**

Style : Arts and Crafts Two storey residence Builder: Mr Pike (see reference notes) Original owner: G A(W?) Frampton (see reference notes)

**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 The building permit does not distinguish the builder or owner as being Pike or Frampton. Pike was probably the well-known local builder. St K C C permit No 2929.



**Identifier** "Bluff Mansions"  
**Formerly** unknown



Heritage Precinct Overlay HO8  
Heritage Overlay(s)

**Address** 394 Barkly St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1919

**Designer** H R Lawson?

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

A two storey Arts and Crafts style block of flats of unusually massive proportions. The design and interrelationship of its various exterior components, especially its windows, and shingle, brick and render surfaces, is of particular merit. It is also notable for its intactness and is an important part of the group of larger scale residential buildings in the area.

## Primary Source

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

## Other Studies

## Description

Style : Arts and Crafts  
Two storey walk-up flats

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

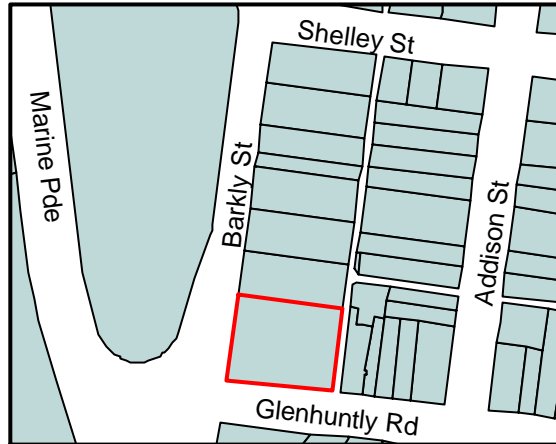


## References

### NOTES

Attributable to H R Lawson on stylistic grounds. Lawson was very active in the St Kilda area as a developer/architect around 1919.

**Identifier** "Ormond Court"  
**Formerly** unknown



Heritage Precinct Overlay HO8  
Heritage Overlay(s)

**Address** 398 Barkly St  
ST. KILDA

**Category** Residential:apartment

**Constructed** c 1920s

**Designer** B.S.W. Gilbertson

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

A good example of the Mediterranean style of flat design common in St Kilda in the 1920s. It is one of the largest flat complexes in the city and consists of two separate blocks of complementary design. Its prominent location at the corner of Glenhuntly Road increases its significance. Its architect, B.S.W. Gilbertson, served as Building Surveyor of the City of St Kilda.

## Primary Source

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

## Other Studies

## Description

Style : Mediterranean  
Two & three storey walk-up flats  
Original owner: C. Swinburne

## History

see Description

## Thematic Context

unknown

## Recommendations

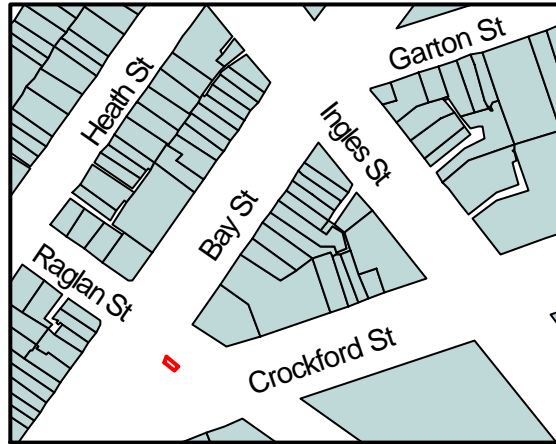
A Ward, Port Phillip Heritage Review, 1998  
recommended Conservation

## References

NOTES

St K C C permit No 6512.

**Identifier** Horse Trough  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** S.E. Cnr Bay St, Raglan St  
PORT MELBOURNE

**Constructed** probably 1940s

**Category** Street Furniture

**Designer** Fred Cook City of Port Melbourne  
Chief Engineer

**Amendment** C 29

**Comment**

## Significance

This horse trough is of local significance. Along with the similar example at the corner of Evans and Bridge Streets, it is one of only two remaining examples in Port Melbourne of a once common nineteenth and early twentieth century item of street furniture.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

## Description

PRINCIPAL THEME: Objects

SUB-THEME: Transport related street furniture

ORIGINAL OWNER: Port Melbourne City Council

CURRENT OWNER: City of Port Phillip

LOCAL/PRECINCT CHARACTER: AUTHENTICITY  
Individual Character (Individual, 90% + original  
different from adjacent)

OBJECTS: Horse trough

PRINCIPAL MATERIAL: Concrete

## PHYSICAL STYLISTIC DESCRIPTION

This horse trough has bluestone rubble sides enclosing a semicircular section precast concrete trough. The tops of the bluestone sides are rendered. At one end is a semicircular concrete head stone originally incorporating a water outlet.

## COMPARATIVE ANALYSIS

The simple, somewhat rustic, stone construction of this horse trough is characteristic of mid-twentieth century municipal structures such as park planters, drinking fountains and other landscape and street structures. It can be compared with the more precise and engineered character of the nineteenth and early twentieth century cast iron and dressed bluestone horse troughs installed in the City of Melbourne and other suburbs, and the later shaped iron sheet type.

## History

This trough was constructed sometime after 1942 by the City of Port Melbourne, to a design by the municipality's Chief Engineer, Fred Cook. (1)

## Thematic Context

The horse trough is associated with the historical development of road transport in the area, and in particular demonstrates the continuing existence of horse drawn transport as late as the 1940s.

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## References

1. A drawing for a standard horse trough signed by Fred Cook is held by the Port Melbourne Historical Society.

# City of Port Phillip Heritage Review

Identifier: Pier Hotel  
Formerly: Pier Hotel

Citation No:  
**608**



Address: I Bay Street, corner of Beach Street,  
PORT MELBOURNE

Heritage Precinct Overlay: N/a

Category: Commercial

Heritage Overlay: HO462

Constructed: 1860s?/c. 1937

Graded as: Significant

Designer: Unknown

Amendment: C103

Comment: Updated citation

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## History

The first Pier Hotel on the subject site was established in September 1840 by Wilbraham Liardet, an early and prominent settler of Port Melbourne. Liardet had arrived at Port Melbourne in 1839.<sup>i</sup> He soon established a mail service from arriving ships to the township of Melbourne, and opened his timber hotel (the second at Sandridge), in September 1840, at a cost of £1300.<sup>ii</sup> The hotel was originally known as the Brighton Pier Hotel, apparently reflecting Liardet's view that Sandridge be known as Brighton.<sup>iii</sup>

By that summer, the Pier Hotel was described as a 'magnificent house', serving refreshments to those who arrived from Melbourne to visit the beach.<sup>iv</sup> Liardet's fortunes soon fell, however, and he was declared bankrupt in January 1845.<sup>v</sup> He was unable to purchase the land on which his hotel stood at the first land sales of Sandridge in September 1850, and the allotment was instead purchased by DS Campbell and A Lyell.<sup>vi</sup> By 1857, the Pier Hotel comprised two sitting rooms, four bedrooms, a bar and four other rooms, and was rated with a net annual value of £350, and was owned by WJT Clarke and operated by James Garton.<sup>vii</sup> Clarke was a large landowner and prominent member of Victorian Colonial society, and a member of the Legislative Council between 1856 and 1870.<sup>viii</sup>



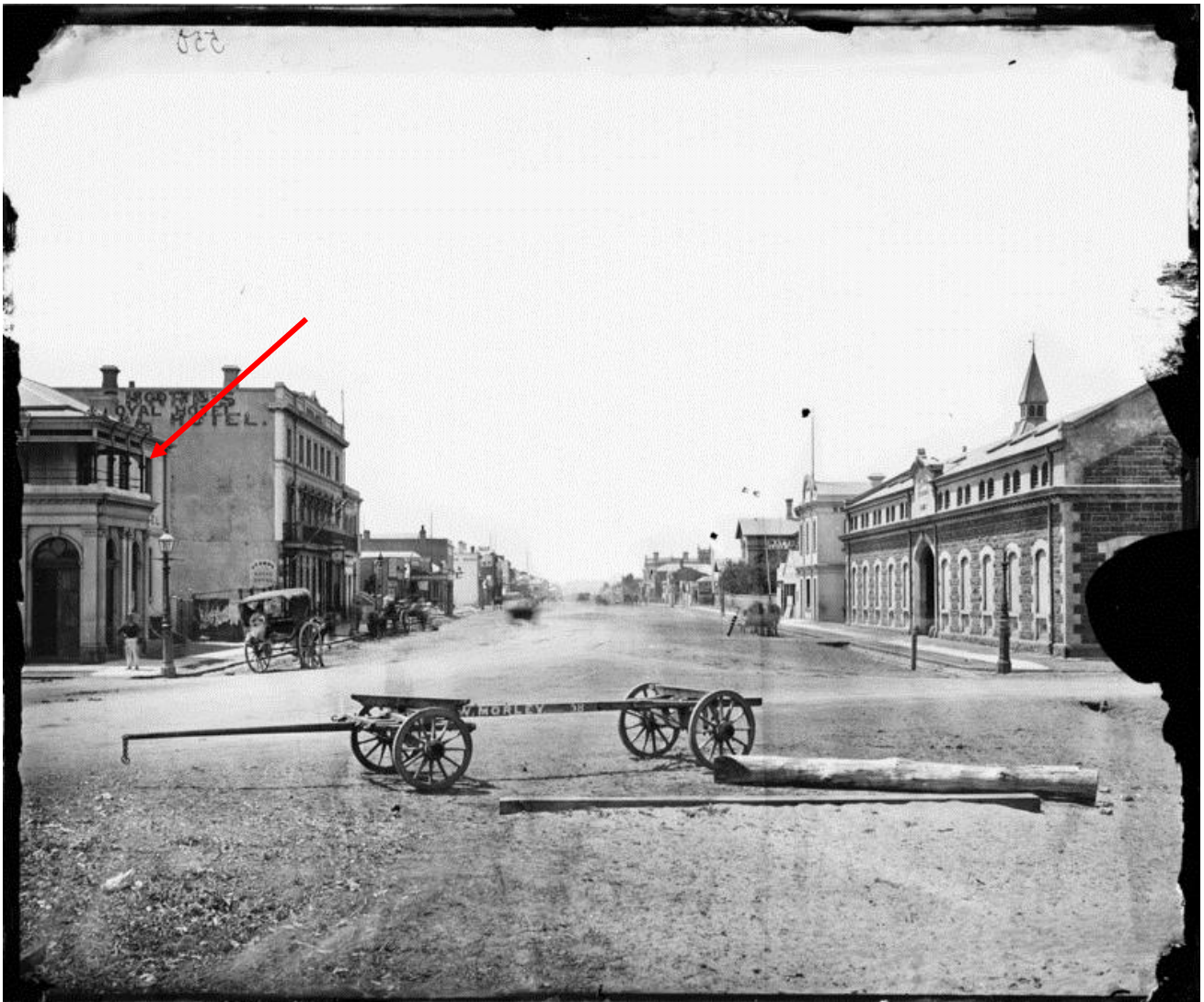


Figure 1 Detail of a photograph of Bay Street Port Melbourne looking north, c. 1872. The Pier Hotel is indicated.

Source: Holtermann collection, State Library of New South Wales.

Clarke also owned the nearby Chusan Hotel, which also had been managed by the Liardets.<sup>ix</sup> The Pier Hotel was extended to 15 rooms between 1857 and 1859 and its net annual value increased to £500.<sup>x</sup> The building was described by 1861 as being constructed of brick, wood and shingles.<sup>xi</sup>

In 1868, a fire broke out in a number of buildings on Beach Street. The Pier Hotel was gutted and five adjoining timber houses were destroyed.<sup>xii</sup> The damage was extensive and only the brick walls of the hotel remained, though the contents of the cellar were also said to have survived. By the following week, tenders were being called for 'reinstating the Pier Hotel', by architect James E. Austin and the Pier Hotel continued to trade.<sup>xiii</sup>

By the mid-1870s, there were 48 licensed hotels in Port Melbourne, providing refreshment and accommodation to the passengers and crew on board ships arriving in Hobson's Bay.<sup>xiv</sup> It was in this period that the temperance movement began to grow, organising petitions to reduce the number of hotel licences in Port Melbourne.<sup>xv</sup> Concerns were heightened in the port township, with conflict between the local residents, sailors frequenting the hotels and the publicans who were said at the time to have 'forfeited all sympathy'.<sup>xvi</sup> Yet, despite all the temperance movement's efforts, seven hotels remained in Bay Street between Beach and Rouse streets in 1895.<sup>xvii</sup>

The Pier Hotel continued to operate through the twentieth century, and underwent renovations in the interwar period, likely in 1937, which modernised its appearance through the application of a new Moderne façade treatment.<sup>xviii</sup>

In the early 1990s two small two-storey additions were made to both the Bay Street and Beach Street elevations, replacing a single-storey rendered brick wing to Beach Street and infilling a driveway with garage to the north end of the Bay Street elevation.

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## Thematic Context

The Pier Hotel is one of a once-large number of nineteenth century hotels and former hotel buildings in this area of Port Melbourne, historically concentrated in close proximity to the Pier, and thus with a clear relationship to the early maritime history of the suburb.

PRINCIPAL THEME: Assembly and Entertainment

SUB-THEME: Hotels

ORIGINAL OWNER: James Garton (Licensee)

CURRENT OWNER: Unknown

LOCAL/PRECINCT CHARACTER: Individual Character (individual, different from adjacent)

AUTHENTICITY -40% (to Victorian period), 80% (to interwar remodelling)

BUILDING TYPE: Hotel

CONSTRUCTION: Unknown, possibly 1850s-late 1860s, remodelling c.1937

ARCHITECTURAL STYLE: Interwar Moderne

PRINCIPAL MATERIAL: Rendered Brick

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## Physical/Stylistic Description

The former Pier Hotel is a two-storey rendered brick building. The facades, as altered in the mid- 1930s, are in a Moderne style with opposed horizontals to the first floor windows and string courses and vertical focal points to each of the main elevations. The nineteenth century origins of the building are indicated by the small segmental arched first floor windows to the Beach Street elevation. The walls are plain rendered with a ground floor plinth, first floor string courses and recessed string courses to the corners above the first floor windows. The windows to the ground floor and to the corner at first floor level are relatively large. They are round-headed to the ground floor and rectangular to the upper level with projecting horizontal hoods. Several of the ground floor windows have been cut down and altered to form doorways giving access to an outdoor seating area on the Beach Street footpath. Retractable awnings partly conceal the ground floor window heads. The main signage in attached lettering above the lounge window hood is of recent origins.

The building was not inspected internally (and no internal controls are proposed), however Andrew Ward in his 1998 review noted that the existing large corner room retains the timber shingles to its hipped roof beneath the present corrugated iron linings.

In the early 1990s two small two-storey additions were made to both the Bay Street and Beach Street elevations, replacing a single-storey rendered brick wing to Beach Street and infilling a driveway with garage to the north end of the Bay Street elevation. Utilising extensive areas of glazing and black mosaic tiling and fins of corten steel, the additions effectively bookend the hotel building, their dark finishes contrasting with the cream-painted render finish of the earlier hotel building.

[Allom Lovell & Associates, *Port Melbourne Conservation Study Review*, 1995 amended by Lovell Chen, 2012].



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## Comparative Analysis

Many nineteenth century hotels were refaced in the 1930s in the contemporary Moderne or Jazz style. The style emphasised the idea of modernity and speed through streamlined forms and horizontal lines, cantilevered canopies and vertical fins. A particularly sophisticated and successful example of a 1930s Jazz style hotel (built from the ground up rather than as a remodelling) is the former United Kingdom Hotel, Queen's Parade, Clifton Hill (JH Wardrop, 1938), recently converted to a McDonald's restaurant. Across the metropolitan area, however, there are numerous more modest examples of the style as overlaid on existing Victorian buildings in an effort to update and modernise them.

The Pier Hotel upper lounge, with its extensive glazing, parallels the first floor corner lounge refurbishment of the former Duke of Albany Hotel with origins in 1853 and subsequent additions in the later nineteenth century, at 323-325 Victoria Street Abbotsford. As there, the upstairs lounge windows were with masonry spandrels. These spandrels were given a differing colour and finish so they would read as recessed in the façade, and part of a continuous strip window. This upper level was treated as a wintergarden or enclosed verandah, and this, combined with the simplified arcading in rendered and over-painted surfacing, recalls prominent regional resort hotels, such as the similarly-sized Grand Hotel frontage, to the corner of Seventh and Deakin Avenues Mildura, a c. 1935 refurbishment of an 1891 coffee palace with Federation-era additions.<sup>xix</sup> The Mildura Grand parallels extend to the breakfront lounge entry facing Bay Street.

On the Beach Street elevation of the Pier, this corner lounge area is linked to the balance of the façade with a stairwell bay with flagpole and a recessed fluting panel above and below a stair window, counterbalanced by horizontal scoring with recessed course lines to either side, and with moulded cornices and projecting window sills treated as continuous bands. Use of a parapetted stair well with vertical accentuation was a common relieving element in 1930s façade design, and was useful in linking parapets of differing height. The 'weave' or raised and recessed course lines on the breakfront facing Bay Street was common in Australian Art Deco design, especially in Melbourne and Perth, and is seen in the apartment and commercial buildings of Oakley and Parkes, Louis Levy, J H Esmond Dorney, Harry Norris and I G Anderson in Melbourne<sup>xx</sup> and Harold Boas in Perth.<sup>xxi</sup> The accentuated horizontals put the Pier Hotel's external refurbishment into the Moderne (streamlined) part of the Deco spectrum, though the vertical proportions of most of the windows and the retention of arches evoke the modernised resort hotel in the 1930s.<sup>xxii</sup>

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## Assessment Against HERCON Criteria

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

The Pier Hotel is of historical significance at a local level for its associations with early Port Melbourne. A hotel has existed on this site since 1840, when Wilbraham Liardet, an early settler, publican and artist, opened his Brighton Pier Hotel. The present building is thought to date substantially from the late 1860s (probably incorporating fabric from the 1850s), albeit its appearance reflects extensive reworking and refacing, notably in the interwar period when a Moderne treatment was applied.

The location of the building reflects the historical theme of hotels concentrated near the waterfront in Sandridge (Port Melbourne), from the earliest phase of settlement and as related to the importance of the shipping trade in this period. Today it is one of relatively small number which still operate as hotels. In this context, it is also historically significant for having operated for more than 140 years, serving the local Port Melbourne community as a place for social and recreational activities.

*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.*

Externally, the Pier Hotel is of local architectural significance as a good representative example of a nineteenth century hotel building, remodelled in the 1930s in a Streamlined Moderne style. The re-facing of earlier buildings with a contemporary style was a common approach to the modernisation of hotels in the interwar period, as the Licences Reduction Board targeted hotels with substandard facilities. The Moderne or Jazz style was a popular choice. Features of note include the enclosed first floor lounge with extensive glazing at the corner, and, on the Beach Street frontage, the use of the vertically oriented stair well bay with flagpole as a relieving and linking element between the two flanking blocks.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.*

The site of the Pier Hotel is of interest for its association with Wilbraham Liardet, prominent early settler, publican and artist, who established his Brighton Pier Hotel here in 1840.

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## Significance

### *What is significant?*

The Pier Hotel is a two-storey overpainted brick and render hotel building, located at the north-west corner of Bay and Beach Streets. The hotel is thought to have been initially constructed in the late 1850s/early 1860s, although its appearance today, presenting as a Moderne-styled hotel belies this early date of construction. The hotel has in various iterations, operated virtually continuously since the late 1840s. The recent two-storey additions flanking the hotel are of no significance.

### *How is it significant?*

The Pier Hotel is of historical and architectural significance to the City of Port Phillip.

### *Why is it significant?*

The building has important associations with early Port Melbourne, with a hotel having operated from this site since 1840, when WFE Liardet, an early settler, publican and artist, opened his timber Brighton Pier Hotel. The present building is of rendered brick and is thought to date substantially from the late 1860s (possibly incorporating fabric from the 1850s), though its appearance reflects an interwar remodeling in a contemporary Moderne style. The location of the building reflects the historical theme of hotels concentrated near the waterfront in Sandridge (Port Melbourne), from the earliest phase of settlement and

as related to the importance of the shipping trade in this period. Today the Pier is one of relatively small number which still operate as hotels. In this context, it is historically significant for having operated for more than 140 years, serving the local Port Melbourne community as a place for social and recreational activities.

Externally, the Pier Hotel is of local architectural significance as a good representative example of a nineteenth century hotel building as remodelled in the 1930s in a Streamlined Moderne style. The re-facing of earlier buildings with a contemporary style was a common approach to the modernisation of hotels in the interwar period, and the Moderne or Jazz style was a popular choice. Notable features include the enclosed first floor lounge with extensive glazing at the corner, and, on the Beach Street frontage, the use of the vertically oriented stair well bay with flagpole as a relieving and linking element between the two flanking blocks.

## Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012

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## Recommendations

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

The recent two-storey additions flanking the main building are of no significance and could be excluded from the extent of the Heritage Overlay.

Paint controls are recommended.

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## References

### General

Allom Lovell & Associates, *Port Melbourne Conservation Study Review*, 1995.

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

### Specific

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<sup>i</sup> 'Liardet, Wilbraham Frederick Evelyn (1799–1878)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/liardet-wilbraham-frederick-evelyn-2358/text3087> accessed 20 June 2012.

<sup>ii</sup> U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, Melbourne, 1983, p. 12.

<sup>iii</sup> U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, Melbourne, 1983, p. 12.

<sup>iv</sup> U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, Melbourne, 1983, p. 14.

<sup>v</sup> U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, Melbourne, 1983, p. 15.

<sup>vi</sup> U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, Melbourne, 1983, p. 17.

<sup>vii</sup> City of Melbourne valuation records, Macarthur Ward, 1857.

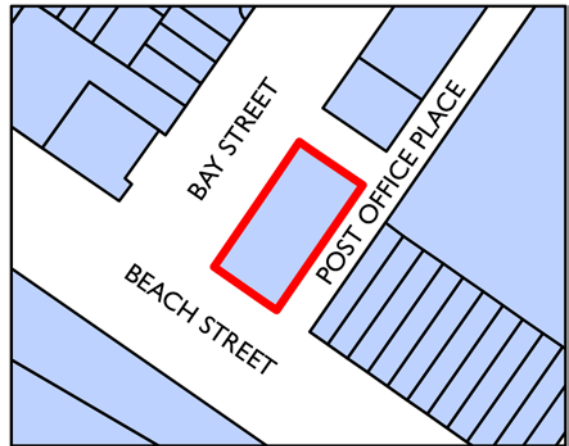
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- viii Anderson, Hugh, 'Clarke, William John (1805–1874)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/clarke-william-john-1902/text2247>, accessed 20 June 2012.
- ix City of Melbourne valuation records, Macarthur Ward, 1857, U'ren, Nancy, *A History of Port Melbourne*, Melbourne, 1983, p. 21.
- x City of Melbourne valuation records, Macarthur Ward, 1857-1859.
- xi Borough of Sandridge ratebooks, 1861.
- xii *Illustrated Australian News for Home Readers*, 11 July 1868, p. 7.
- xiii *Argus*, 22 July 1868, p.3.
- xiv U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, Melbourne, 1983, p. 158.
- xv U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, 1983, p. 158.
- xvi *Sydney Morning Herald*, 7 March 1888, p. 7.
- xvii MMBW detail plans 324, 325, 329 Port Melbourne, 1895.
- xviii Allom Lovell & Associates and Bryce Raworth, *Inner Metropolitan Hotels*, prepared for the Historic Buildings Council, Melbourne, 1992, p. 64; Port Melbourne Building Register, 1 July 1937, n. R172.
- xix [www.qualityhotelmilduragrand.com.au/asp/history/asp](http://www.qualityhotelmilduragrand.com.au/asp/history/asp), viewed 6 June 2012.
- xx As with Mitchell House (Norris) and the former Lonsdale House (Anderson, demolished) in central Melbourne: see Philip Goad and others, *Melbourne Architecture*, Melbourne, 1999, 2009, pp. 136. item 233 (Oakley and Parkes' Yule House, 1932), 138 item 237 (Harry Norris' Burnham Beeches, 1930-33), 144 item 257 (Norris' Mitchell House, 1936); 145 item 260 (Dorney's Windemere Flats, Elwood).
- xxi See Ian Molyneux, *Looking Around Perth*, RAI, Perth, 1981.
- xxii Julie Willis, 'Moderne', in Philip Goad and Willis, *The Encyclopedia of Australian Architecture*, Melbourne, 2011, pp. 462-466.

# City of Port Phillip Heritage Review

Identifier: Former Morley's Coal Depot  
Formerly: Morley's Coal Depot

Citation No:  
**689**



Address: 2-6 Bay St, PORT MELBOURNE

Heritage Precinct Overlay: N/a

Category: Industrial

Heritage Overlay: HO38

Constructed: 1872

Graded as: Significant

Designer: George Browne

Amendment: C103

Comment: Updated citation

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## History

Tenders for the former Morley's Coal Depot were invited in October 1872 by the architect George Browne. It was constructed for William John T Clarke (later Sir William), prominent Melbourne property owner. Its original occupant was the coal merchant William Morley, who was a prominent early citizen of Port Melbourne and first Chairman of the Sandridge Borough Council.

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

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## Thematic Context

The former Morley's Coal Depot is one of a large number of former industrial buildings located within the maritime precinct close to the former Sandridge Pier.

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Warehouses connected to trade

ORIGINAL OWNER: W J T Clarke

CURRENT OWNER: [Text]

LOCAL/PRECINCT CHARACTER: Individual Character (Individual, different from adjacent)

AUTHENTICITY 70-90% original

BUILDING TYPE: Warehouse

ARCHITECTURAL STYLE: Victorian warehouse

PRINCIPAL MATERIAL: Stone





Figure 1 Detail of a photograph of Bay Street Port Melbourne looking north, c. 1872. The Coal Depot is at right. Note that the ground floor windows are 'blind'.  
Source: Holtermann collection, State Library of New South Wales.



Figure 2 The Coal Depot photographed in 1975, showing the appearance of the building to Beach Street, subsequently altered.  
Source: City of Port Phillip Heritage Collection.

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## Physical/Stylistic Description

The former Morley's Coal Depot is a rectangular building of two longitudinal bays with double gables at the north and south ends. The original parts of the walls are of squared rubble-faced bluestone with segmental arched window and door openings. Originally all the arched window openings were 'blind', however, several to both the east and west elevations have subsequently been unblocked and the openings glazed. The corners and openings have rendered quoins and arches. A cornice runs around all four sides including across the gable ends.

Above the main doorway to Bay Street is a curved topped pediment containing the lettering 'Morley's Coal Depot 1872'. The east elevation, facing to Post Office Place, is a mirror image of the façade to Bay Street in its detailing and massing, apart from the southern end of the elevation, which has retained a higher level of intact detailing than the corresponding south end of the Bay Street elevation. The gables contain large oculus windows. The roof has timber king-post trusses and columns. The walls and roof appear to have been raised above the cornice and original gables at a later date, and have a rendered finish. Above the cornice are paired segmental arched clerestory windows. The lower windows have been built up and doorways have been formed to the south end of the Bay Street elevation. A section of the roof has been raised and highlight windows inserted relatively recently, forming a clerestory. The gabled elevation facing Beach Street has been substantially altered with new window openings.

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## Comparative Analysis

Morley's Coal Depot utilises the common industrial trussed-roof single-storey shed type, in a two bay form. It contrasts with the multi-storey warehouse type seen in the bluestone warehouses in King Street, Melbourne and in multi-storey warehouses in South Melbourne. Comparable nineteenth century single-storey warehouses and similar structures in Melbourne include the former Hudsons Stores (originally McLean Brothers and Rigg warehouse) (1866-7), Bourke Street, Melbourne, and the former Australasian Sugar Refining Company warehouse at 11 Beach Street, Port Melbourne (c. 1891) (q.v.). Among such examples, its double-gabled form and the detailing of the bluestone walls and central pediment are distinctive.

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## Assessment Against HERCON Criteria

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

Morley's Coal Depot is of historical significance at a local level. Prominently sited at the north-east corner of Bay and Beach Street, at a key site on the main thoroughfare to Melbourne and within the then busy port environs, the building reflects the early industrial history of Port Melbourne.

*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.*

Morley's Coal Depot is a finely executed and substantial example of a warehouse building of the early 1870s.



*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

Constructed as a coal depot, a use which would only require the most utilitarian of structures, the architectural design and detailing of the building is elegantly realized, down to providing a row of 'blind' windows, to relieve the blank elongated elevation facing to Bay Street.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.*

The building has historical associations with William Morley, a prominent local citizen and first Chair of the Borough of Sandridge.

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## Significance

### *What is Significant?*

Morley's Coal Depot is a single-storeyed, double gable-roofed warehouse building constructed of rubble-faced bluestone and rendered brick. Prominently sited at the north-east corner of Bay and Beach Streets, the building has been altered over time, with recent works returning it to an approximation of its earlier form.

### *How is it Significant?*

Morley's Coal Depot is of historical significance and aesthetic (architectural) significance to the City of Port Phillip.

### *Why is it Significant?*

The former Morley's Coal Depot demonstrates the role of industry in Port Melbourne's nineteenth century waterfront, and is also associated with prominent early local citizen and first Chairman of Sandridge Borough Council William Morley. The building stands as a finely executed and substantial example of a warehouse building of the early 1870s. Constructed as a coal depot, a use which would only require the most utilitarian of structures, the architectural design and detailing of the building is elegantly realized, down to providing a row of 'blind' windows, to relieve the blank elongated elevation facing to Bay Street.

## Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012



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## Recommendations

Recommended for retention in the Schedule to the Heritage Overlay in the Port Phillip Planning Scheme.

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## References

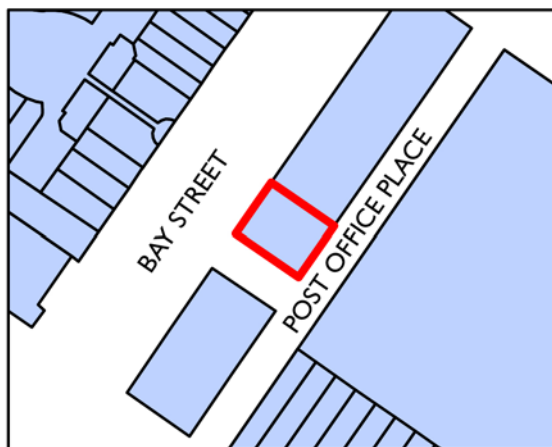
### General

Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979.  
Allom Lovell and Associates, *Port Melbourne Conservation Study Review*, 1995.  
Andrew Ward, *City of Port Phillip Heritage Review*, 1998.  
Nancy U'Ren and Noel Turnbull, *A History of Port Melbourne*, Melbourne, 1983.

# City of Port Phillip Heritage Review

Identifier: The Local  
Formerly: Royal Mail Hotel

Citation No:  
**2359**



Address: 22 Bay St PORT MELBOURNE

Heritage Precinct Overlay: N/a.

Category: Commercial: residential

Heritage Overlay: HO485

Constructed: c. 1871, c. 1918, 1937

Graded as: Significant

Designer: Richard Le Poer Terry (1937 alterations)

Amendment: C103

Comment: New citation

## History

The Royal Mail Hotel was established by Carl Julius Frederick Seismann in 1871 and was described as a ten room brick bar with land.<sup>i</sup> Seismann had previously operated as a mail contractor on this site, and resided in Sandridge from as early as 1858.<sup>ii</sup> The 'Royal Mail' name derives from the hotel's proximity to the post office and telegraph office, then located on the south-east corner of Bay and Rouse streets. Seismann owned and operated the hotel as 'Seismann's Royal Mail Hotel' until 1880, before it was sold to a Mr J Bell.<sup>iii</sup>

By the mid-1870s, there were 48 licensed hotels in Sandridge, providing refreshment and accommodation to the passengers and crew on board ships arriving in Hobson's Bay. It was in this period that the temperance movement began to grow, organising petitions to reduce the number of hotel licences in Port Melbourne.<sup>iv</sup> Tensions between local residents, sailors and publicans rose. Frederick Seismann was prominent in the opposition to the temperance forces in the suburb in the 1880s, organising a meeting of the local publicans in February 1887.<sup>v</sup> The Royal Mail was one of 23 hotels considered for closure by the licensing court in 1888, the Inspector of Police describing the hotel as a 'brick house, [with] slate roof, fairly furnished and well conducted', though lacking a yard 'to afford the necessary accommodation for an hotel'.<sup>vi</sup> A decision to close 23 of the 47 hotels in Port Melbourne was overturned in 1890, and despite the temperance movement's efforts, seven hotels remained in Bay Street between Beach and Rouse streets in 1895.<sup>vii</sup>

Hotels were often used for local meetings and police and judicial matters, and the Royal Mail Hotel hosted meetings of the Oddfellows and friendly societies, coronial inquests and funerals in the 1870s and 1880s.<sup>viii</sup>

It appears that by the 1920s the hotel had acquired the adjacent land and constructed an additional wing to the north, which also featured a semicircular moulding on the parapet (Figure 3) In 1937, refurbishment works designed by architect Richard Le Poer Terry were carried out at the hotel, which linked the two bays behind a new Moderne facade.<sup>ix</sup>

The Royal Mail Hotel continued to operate through the twentieth century and is now known as 'The Local'.

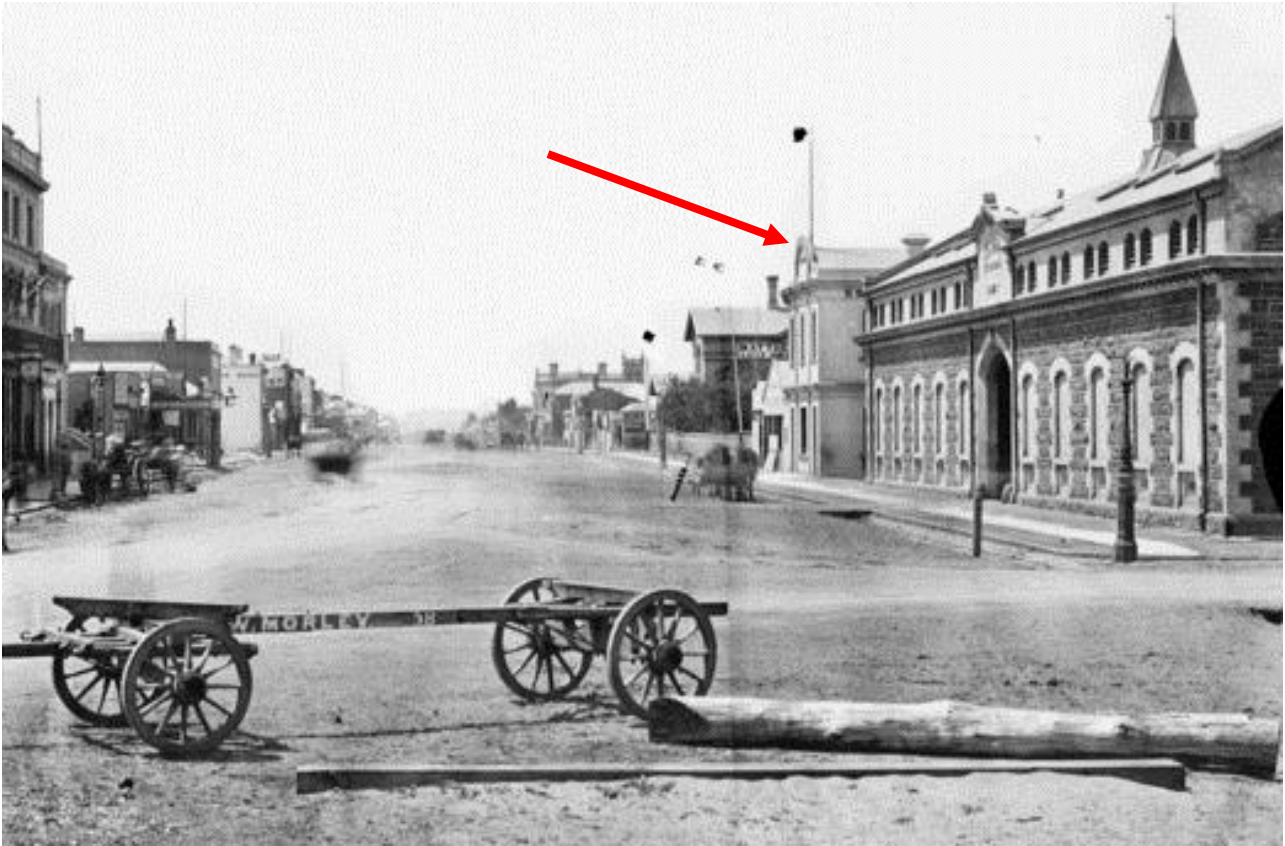


Figure 1 Detail of a photograph of Bay Street Port Melbourne looking north, c. 1872. The Royal Mail Hotel is indicated.

Source: Holtermann collection, State Library of New South Wales.



Figure 2 South elevation of the Royal Mail Hotel, prior to the construction of the rear additions.  
Source: City of Port Phillip Heritage Collection, reproduced from *A History of Port Melbourne*.

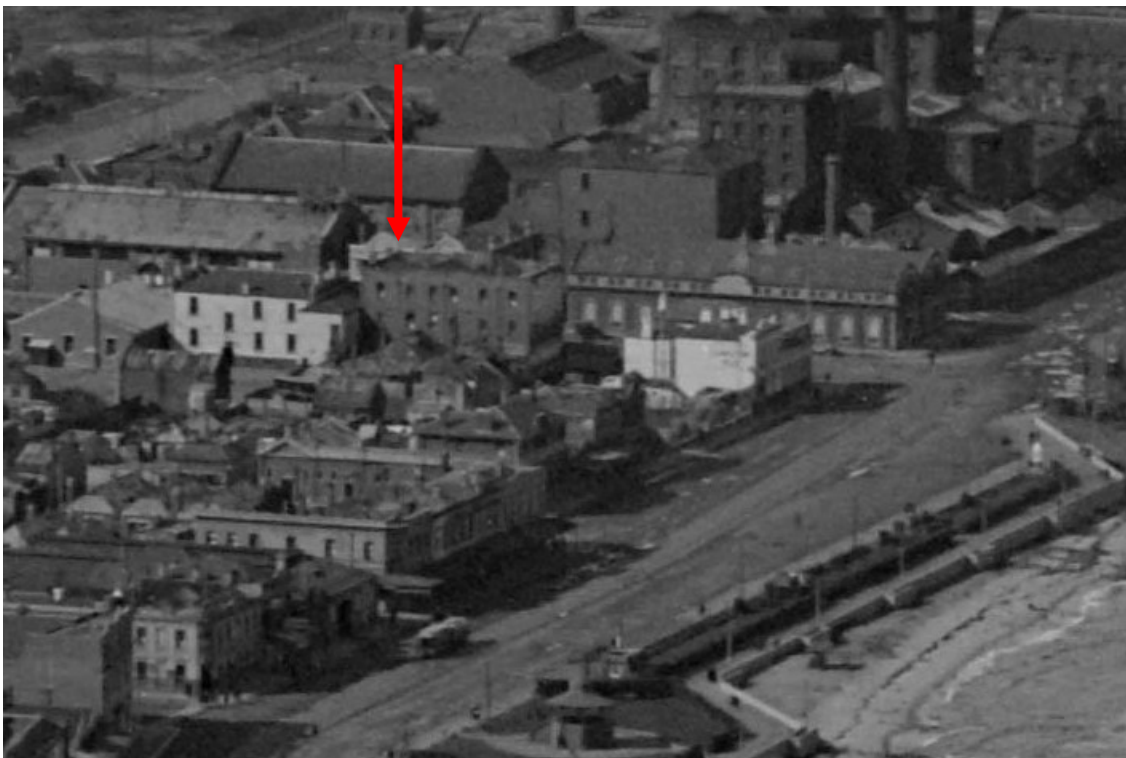


Figure 3 Airspy oblique aerial of Port Melbourne, looking east c. 1925-1929, with parapet of two bays of the Royal Mail Hotel indicated.  
Source: State Library of Victoria.



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## Thematic Context

The former Royal Mail Hotel is one of a large number of nineteenth century hotels and former hotel buildings, historically concentrated within close proximity to the Pier, and with a clear relationship to the early maritime history of the suburb.

PRINCIPAL THEME: Assembly and entertainment

SUB-THEME: Hotels

ORIGINAL OWNER: Frederick Seismann

CURRENT OWNER: Unknown

LOCAL/PRECINCT CHARACTER: Individual, different from adjacent

AUTHENTICITY: -30% to original construction, 80% to 1930s alterations.

BUILDING TYPE: Hotel

ARCHITECTURAL STYLE: Moderne

PRINCIPAL MATERIAL: Rendered Brick

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## Physical/Stylistic Description

The former Royal Mail Hotel building at 22 Bay Street is constructed of rendered brickwork, to the extent of the elevations to Bay Street and to the adjoining laneway to the south. The first floor has an older stippled render, while that to the ground floor is a recent smooth finish. To the rear (east) elevation to Post Office place, parts of the original ruled, rendered finish are visible. Part of the original plinth of rough coursed bluestone is extant to both the south and east elevations.

The hotel was built in stages, with the earliest section being on the corner of Bay Street and the laneway to the south, of 1873, shown in the historic photograph at Figure 2. This shows a single-storeyed skillion-roofed service wing behind the original section of the building. Subsequently, the hotel was extended to fill the whole allotment to the east boundary with Post Office Place. A further two-storey addition north along Bay Street was constructed in c. 1918.<sup>x</sup> Subsequently the service yard behind the c. 1918 addition to the hotel was infilled, initially as a single-storey construction in red face brick, later-over painted and most recently with a second storey added.

The hotel has a deep parapet relieved by a centralised stepped moulding, above a (blank) cement-rendered signage panel. A string course runs along all first floor window heads and there is a substantial concave-profile banded moulding, almost an entablature, separating the first from ground floor. This projects from the northern half of the facade, carried on rendered corbels and supporting a balcony at first floor level. Glazing and doors to this balcony have been removed and a larger balcony area inset within the building proper. A verandah hood, carried on painted timber brackets, provides weather protection.

Behind the parapet, the hotel roof comprises three hipped roof forms, clad in corrugated metal, with a flat roofed section to the north-east quarter of the evolved building. There are two double chimneys which rise from the south boundary wall, incorporated into the parapet. These have a stippled rendered finish and brick capping, in keeping with the Moderne decorative scheme. A third chimney, forming part of the first stage of the building's construction and located between the second and third of the first floor windows to the south elevation has been truncated, with its location still discernible when compared to historic photographs. The openings to the ground floor façade are all symmetrically placed with the doors inset, forming small alcoves. Those on the original section of the building appear to follow the rhythm of the openings shown in a later nineteenth century photograph of Bay Street, and those at first floor level of the south elevation also appear to be as originally constructed.<sup>xi</sup> The glazing and doors are all recent. The first floor windows to the earliest portion of the building have been fitted with flush metal-framed glazing divided by a horizontal glazing bar, referencing a sash window form. The glazing appears to be a soundproofing measure. This window treatment continues along the south elevation and around to the rear where the original rendered projecting first floor sills are still extant. There is a single door in the rear elevation, but this is thought to have infilled a larger opening, as the space between the two flanking

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sections of the bluestone plinth is considerably wider than this opening. There is a roller door and delivery area to the adjoining section of the rear elevation, set into the over-painted brickwork.

There is a modern first floor addition, set atop this originally single-level rear elevation, formed of painted panelling, which may be of mdf. Non-original illuminated signage extends from the centre of both the façade and the south elevation.

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## Comparative Analysis

Interwar refurbishments of existing premises were common in hotels that survived the pre-1916 Licences Reduction Board cull, incorporating residential accommodation with separate entries and additional rooms where required, and adaptations in drinking areas to deal with 6 o'clock closing.<sup>xii</sup> Many were refurbished by brewing companies, especially the Carlton & United Breweries.<sup>xiii</sup> Many long-standing hotels from the 1850s and 1860s were altered and refaced in a range of Federation, 1920s and 1930s decorative treatments. Such early twentieth century refurbishments include the Yorkshire Stingo in Hoddle Street Collingwood (1915), and The Royal Oak, originally constructed in 1871, in Nicholson Street North Fitzroy.<sup>xiv</sup> Others included the Cricketer's Arms and the Royal in Punt Road Richmond, the Duke of Albany (1860, refurbished after 1933), Victoria Street North Richmond and the Windsor Castle Hotel, Albert Street Windsor (1871, refurbished 1935). Closer to home, and in a Port Melbourne context, interwar remodelling works were undertaken to the Pier Hotel (q.v.), Swallows Hotel at 192 Station Street Port Melbourne, and the Rose and Crown at 309 Bay Street.<sup>xv</sup>

These refurbishments gave old hotels the appearance of new buildings. The architects for these refurbishments varied, with Cowper Murphy and Appleford and Robert H McIntyre being dominant in the field. However, architect Richard Le Poer Terry also completed a number of these refurbishments, including the Windsor Castle Hotel and the Continental Hotel, Sorrento both undertaken in 1935.<sup>xvi</sup>

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## Assessment Against HERCON Criteria

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

The former Royal Mail Hotel is of historical significance at a local level. It has important historical associations through the long-term use of the site as a hotel. Sited toward the waterfront end of Bay Street, it is within an area that was historically well-populated by hotels in the late nineteenth century. Today it is one of relatively small number which still operate as hotels and has operated for more than 140 years, serving the local Port Melbourne community as a place for social and recreational activities.

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.*

Not applicable.

*Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.*

Not applicable.

*Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.*

The former Royal Mail Hotel is a representative example of a nineteenth century hotel remodelled in the 1930s in the Moderne style. The re-facing of earlier hotel buildings with a contemporary style was a common approach to the modernisation of hotels in the interwar period, as the Licences Reduction Board targeted hotels with substandard facilities.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

*Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.*

Not applicable.

*Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.*

Not applicable.

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.*

Not applicable.

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## Significance

### *What is Significant?*

The former Royal Mail Hotel is constructed of rendered brickwork, to the extent of the elevations to Bay Street and to the adjoining laneway to the south. To the rear (east) elevation to Post Office place, parts of the original ruled, rendered finish are visible. Part of the original plinth of rough coursed bluestone is extant to both the south and east elevations. The hotel was built in stages, with the earliest section being to the corner of Bay Street and the laneway to the south, of 1873. Subsequently, the hotel was extended further east to fill the whole allotment to the boundary with Post Office Place. A further extension north along Bay Street was constructed in c. 1918. The building was refurbished in 1937, at a time when nearby hotels including the Pier Hotel were also being modernised.

### *How is it Significant?*

The former Royal Mail Hotel is of historical significance to the City of Port Phillip.

### *Why is it Significant?*

The former Royal Mail Hotel is of historical significance at a local level. It has important historical associations through the long-term use of the site as a hotel. Sited toward the waterfront end of Bay Street, it is within an area that was historically well-populated by hotels in the late nineteenth century. Today it is one of relatively small number which still operate as hotels and has operated for more than 140 years, serving the local Port Melbourne community as a place for social and recreational activities. It is also of significance as a good representative example of a nineteenth century hotel remodelled in the 1930s in the Moderne style. The re-facing of earlier hotel buildings with a contemporary style was a common approach to the modernisation of hotels in the interwar period.

## Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012

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## Recommendations

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

Paint controls are recommended.

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## References

### General

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

Allom Lovell & Associates with the Urban Consulting Group, *Port Melbourne Foreshore Strategy*, for the City of Port Melbourne, 1994.

### Specific

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- i Port Melbourne rate books, 1872-1873.
  - ii *Sands & McDougall Melbourne Directory*, 1858-1873, various listings.
  - iii *Argus*, 24 June 1885, p. 7.
  - iv U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, 1983, p. 158.
  - v U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, 1983, p. 158.
  - vi *Argus*, 13 June 1888, p. 11.
  - vii U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, 1983, p. 160; MMBW detail plans 324, 325, 329 Port Melbourne, 1895.
  - viii *Argus*, 27 January 1883, p 13, 20 March 1875 p 8 and 28 September 1881, p. 8.
  - ix Miles Lewis' Australian Architectural Index , *Age*, 30 April 1937.
  - x The date of this construction is only approximate and is drawn from an examination of listings in the *Sands & McDougall Melbourne Directory*, various years between 1900 and 1920.
  - xi 'Bay Street, Sandridge', Holtermann collection, State Library of New South Wales; 'Unloading kegs at Seismann's Royal Mail Hotel', Gould Collection, City of Port Phillip Heritage Collection.
  - xii Bryce Raworth with Allom Lovell & Associates, *Inner Metropolitan Hotels, Preliminary Assessment and Comparative Analysis*, for Historic Buildings Council, Melbourne, 1992, pp. 24-29.
  - xiii Bryce Raworth with Allom Lovell & Associates, *Inner Metropolitan Hotels, Preliminary Assessment and Comparative Analysis*, for Historic Buildings Council, Melbourne, 1992, discussion of Prince Albert Hotel Williamstown, n.p.
  - xiv Bryce Raworth with Allom Lovell & Associates, *Inner Metropolitan Hotels, Preliminary Assessment and Comparative Analysis*, for Historic Buildings Council, Melbourne, 1992, pp. 50 (Royal Oak) and 57 (Yorkshire Stingo).
  - xv Bryce Raworth with Allom Lovell & Associates, *Inner Metropolitan Hotels, Preliminary Assessment and Comparative Analysis*, for Historic Buildings Council, Melbourne, 1992, p. 69.
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<sup>xvi</sup> 'Windsor Castle Hotel' City of Stonnington Heritage Citation report, Hermes id #149924, accessed electronically, 18 June 2012.