



**HO6 St Kilda East Precinct Review
Final report**

Prepared for City of Port Phillip

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(revised in response to community consultation in June 2018, and the Port Phillip Planning Scheme Amendment C142port Panel Report, December 2019)

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Houses, Wavenhoe Avenue, south side



Houses, Marlon Crescent, east side



'Yanakie' (former), 161 Alma Road



'Summerleigh' Flats, 13 Hughenden Road

1 Introduction

1.1 Purpose

The City of Port Philip commissioned this review of the HO6 St Kilda East precinct (the HO6 precinct) to:

- ▶ Ensure the citation and statement of significance in the *Port Phillip Heritage Review* (PPHR) adequately describes the significance of the precinct;
- ▶ Provide appropriate strategic justification for any changes to the HO6 precinct boundaries; and
- ▶ Support the conservation and management of the HO6 precinct in the future.

The review of the HO6 precinct follows the reviews in 2008 of HO3 (a precinct that formerly covered most of South Melbourne, Albert Park and Middle Park) and in 2011 of HO1 (Port Melbourne). The outcomes of those reviews included new statements of significance and the identification of smaller, more consistent precincts or sub-precincts. Consistent with these previous reviews the key tasks are to:

- ▶ Prepare a new citation and statement of significance for the HO6 precinct;
- ▶ Review and make recommendations in relation to the HO6 precinct boundaries;
- ▶ Review and update the heritage grading (Significant, Contributory, Nil) of places within the HO6 precinct;
- ▶ Review and update the citations for individually significant places within the HO6 precinct; and
- ▶ Identify and assess new places of potential individual significance.

While the focus of this review has been upon the HO6 precinct, the investigation and analysis also identified the need for consequent changes to the HO391 Murchison Street/Alma Road precinct (the HO391 precinct).

The review has been carried out in two stages. Stage 1, completed in June 2016, identified key issues that provided the basis for detailed investigation in Stage 2 (see section 1.4).

This report provides the findings and recommendations arising from Stage 2. It provides an overview of the methodology (section 1.5) and describes the key findings (section 2) and recommendations (section 3). Also forming part of this report are the revised and new heritage place and precinct citations (Appendix B).

This version incorporates the changes recommended by the Panel appointed to consider submissions to Port Phillip Planning Scheme Amendment C142port (see section 1.7).

1.2 Study area

The study area comprises the whole of the HO6 precinct. The HO6 precinct is mostly contained within the area extending from St Kilda Road to the municipal border at Orrong Road and bounded by Wellington Street/Dandenong Road to the north and Alma Road to the south. Within this area there are several sub-precincts (see Figure 1). The main sub-precinct extends from St Kilda Road to Westbury Street between Wellington Street/Dandenong Road and Alma Road. Between St Kilda Road and Chapel Street this sub-precinct also extends to the south of Alma Road to encompass parts of Alma Place, Argyle Street, Frampton Street, Lambeth Place, and Odessa Street.

There are five further sub-precincts and one individual property. Four of the other sub-precincts and one individual property are to the east of Westbury Street:

- ▶ Alma & Ravens Grove group (5 properties);
- ▶ Ardoch sub-precinct, including properties in Ardoch Avenue, Fulton and Pilley streets and Dandenong Road (25+ properties);
- ▶ Alma Road & Hotham Street sub-precinct (25+ properties);
- ▶ Dandenong, Wando, Hughenden sub-precinct (20+ properties); and
- ▶ Interwar flats, 304 Dandenong Road (1 property)

The final sub-precinct is comprised of the commercial and residential buildings at 300-334 St Kilda Road and 98-104 Inkerman Street, and the Baptist Church at 9 Pakington Street.

The HO6 precinct also includes the whole of the south side of Dandenong Road up to the municipal boundary along the centre of the tramway reserve extending from Chapel Street to Orrong Road.

1.3 Background

The HO6 precinct is one of the original heritage precincts introduced by the *Port Phillip Heritage Review* 1998 (the 1998 review). The precinct as defined by the 1998 review incorporates (wholly or in part) several smaller precincts identified by the *St Kilda Conservation Study* Area 1 (1982) and Area 2 (1984):

- ▶ Charnwood Crescent Area (A6 - Area 1 study)
- ▶ Marlton Crescent Area (A7 - Area 1 study)
- ▶ Chapel Street – Alma Park Area (A8 – Area 1 study)
- ▶ Ardoch Area (A9 – Area 1 study)
- ▶ Alma Road Conservation Area (Area 2 study)
- ▶ St Kilda Road Conservation Area – Alma Road to Martin Street (Area 2 study)
- ▶ Alma Place/Lambeth Place Conservation Area (Area 2 study)
- ▶ Argyle Street Conservation Area (Area 2 study)
- ▶ Odessa Street Conservation Area (Area 2 study)

The four areas identified by the Area 1 study were described as ‘Areas of major significance’ and have a history, significance statement and recommendations. The Area 2 precincts have similar information. In addition to these defined areas the HO6 precinct incorporates what the Area 1 study defines as ‘Significant Areas’ (refer to Figure 2).

The Area 1 study describes the ‘major’ areas as being of ‘major architectural, historical and environmental significance’ and recommended ‘full conservation planning controls’, whereas the ‘significant’ areas were of ‘lesser significance’ and a ‘lesser form of conservation planning control’ was recommended for these areas.

The 1998 Review was one of the first to be implemented using the then new VPP Heritage Overlay and the precinct boundaries reflect the thinking of the time, which was to draw the HO boundaries tightly around the areas of identified significance to exclude as many Non-contributory properties as possible from the HO. This accounts for the exclusion of parts of some streets (for example Charnwood Crescent, Charnwood Road, Crimea Street, Lambeth Place, Odessa Street) that are otherwise mostly included within HO6, and the non-contiguous sub-precincts.

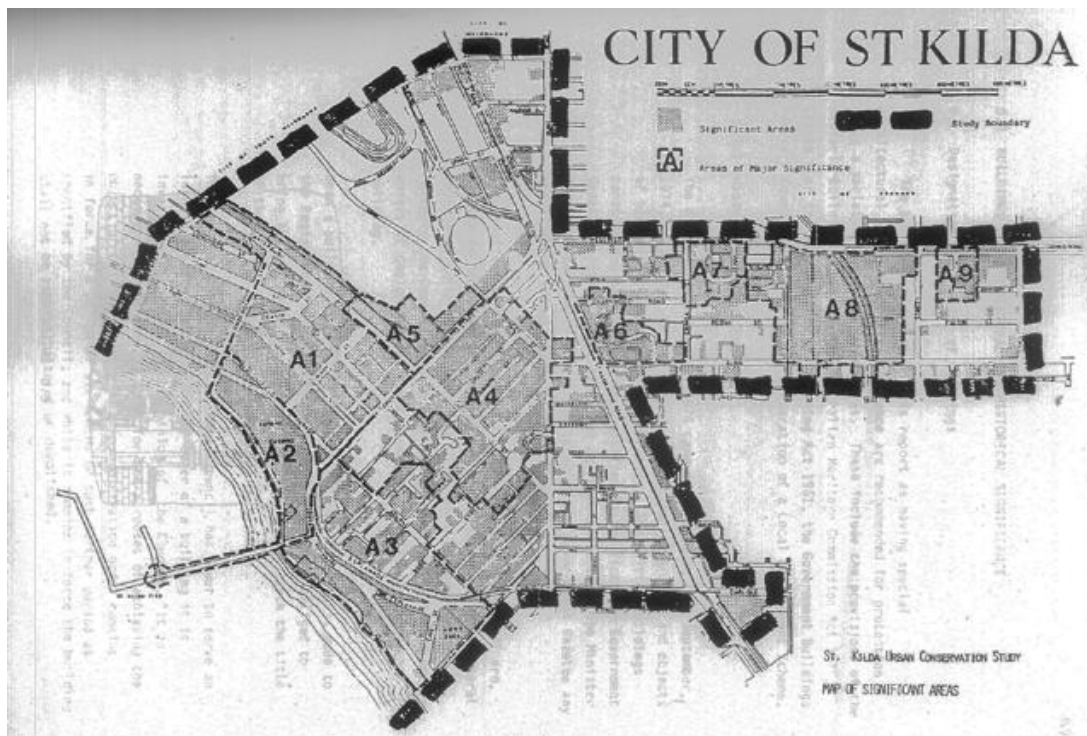


Figure 2 - Area 1 Study Map of Significant Areas

The Panel appointed to consider submissions to Amendment C5 that implemented the 1998 review questioned the fragmented nature of some of the other precincts (for example, HO7), but didn't make any comment about the HO6 precinct, which it generally supported.

Since then some minor adjustments have been made to the HO6 precinct - the most significant was the removal of the individual HO102 from the whole of Alma Park (it also applied to most of the west side of Westbury Street north of Alma Road), which was reduced to apply only to the caretaker's cottage. Alma Park and the west side of Westbury Street were then made part of HO6.

East St Kilda Heritage Study 2004

The *East St Kilda Heritage Study 2004* (the 2004 Study) did not review the HO6 precinct, but assessed several new small precincts and individual places in the St Kilda East area, including some near or adjoining the HO6 sub-precincts.

Some of these new precincts have a shared history and similar character to the HO6 sub-precincts and could have formed extensions to the HO6 precinct rather than separate precincts. One example is the HO391 Murchison Street/Alma Road precinct that adjoins the HO6 Alma & Hotham sub-precinct.

Heritage Review. Wellington, Crimea and Redan streets, St Kilda 2015

In 2015 Lovell Chen prepared *the Heritage Review. Wellington, Crimea and Redan streets, St Kilda* heritage study (the 2015 Study). The 2015 Study considered the need for precinct based heritage controls in Wellington Street, and reviewed places of potential individual significance in Wellington, Crimea and Redan streets. The 2015 Study made the following findings and recommendations of relevance to the HO6 precinct:

- ▶ Wellington Street was not recommended for the application of a precinct-based HO (including an extension to the HO6 precinct);

- ▶ 27 Redan Street was recommended for inclusion in an extended HO6; and
- ▶ The section of Crimea Street currently not included in the HO6 precinct should be reviewed, as it contains dwellings of heritage value to the street and precinct. The Crimea Street properties identified for inclusion in an extended HO6 precinct are nos. 21, 23, 27, 28, 29, 30, 31, 35, 39, 41, 43 and 45.

1.4 Key issues identified by Stage 1

The existing precinct citation is contained in Appendix B, and the statement of significance is as follows:

The East St. Kilda Area is located south of Dandenong Road and Wellington Street, extending to Alma Road and beyond. It is historically important (Criterion A) for its capacity to demonstrate how the high ground associated with Dandenong Road and Alma Road attracted the finest public buildings and residences last century whilst the lower land to the south was populated by workers' cottages. The reservation of land in the vicinity of the Alma Parks is unusual in Melbourne for the extent to which it attracted the imposing church complexes that today dominate the locality and are close by the St. Kilda Cemetery. This area recalls the status enjoyed by the Churches at the time (Criterion A) and expresses it not only in architectural terms but also in the number of churches located within close proximity of each other. The presence of the synagogue in Charnwood Crescent recalls the long standing presence of the Jewish community in the Area. The Area is important also to the extent that Dandenong Road is expressive of the pioneering work of the local councils that combined to form, the Prahran and Malvern Tramways Trust, the resultant boulevard still being recognised today as a high point of urban planning achieved in the years immediately prior to the Great War. Finally, the Area demonstrates the popularity of apartment living introduced during the inter-war period.

There is concern that, given the size and diversity of the HO6 precinct, the existing SoS does not fully describe what is significant, and how and why it is significant. Specific issues identified by the Stage 1 review include:

- ▶ The history focuses upon the nineteenth century and includes specific detail about several individually significant places (which have their own citations containing the same information and so doesn't need to be repeated in such detail here), but very little information about the development of the precinct more generally. Much of the history also comprises descriptions of historic buildings or areas (for example Lambeth Place) that should be in the description. There is no or limited information about:
 - The commercial development along the east side of St Kilda Road, which is the remnant of what was once the main shopping district in St Kilda.
 - The development of the sub-precincts to the east of Westbury Street, apart from specific references to the St Kilda Cemetery and some individual places.
 - The recovery, subdivision and development in the Federation/Edwardian and interwar eras, particularly as a result of Mansion estate subdivision.
 - While there are some references to flats, the boom in flat building and the reasons why this area was so popular are not well explained. Surprisingly, there is no mention of the highly important Ardoch complex.
- ▶ Similar to the History, the description focusses very much on nineteenth century development with a lot of information about individually significant places (that have their own detailed citation), but limited detail about the various sub-precincts within the precinct;

- ▶ The statement of significance appears to apply only to the western residential section of the precinct and not to the sub-precincts. Again, there is no mention of the commercial centre of St Kilda Road;
- ▶ At the edges of the precinct, there are groups of houses and flats that are historically related, and have similar integrity to the HO6 precinct, and could form extensions to it. One example is the southern part of Crimea Street, where potential extensions have been identified in the 2015 Study;
- ▶ Some of the HO6 sub-precincts could be joined to adjoining precincts introduced by the implementation of the 2004 Study (for example, HO391);
- ▶ Given their individual significance, specific qualities and need for tree controls Dandenong Road and Alma Park should perhaps be included within separate individual HOs;
- ▶ The significance of some places within the HO6 precinct (Significant, Contributory or Nil) as shown on the Port Phillip Heritage Policy Map may be incorrect. There may be some additional places of individual significance, including some places outside of the HO6 precinct; and
- ▶ Many of the citations for individually significant places within or near the HO6 precinct contain incomplete historic and descriptive information, and inadequate statements of significance that are not in the format recommended by the VPP Practice Note.

1.5 Approach and methodology

This report has been prepared in accordance with the Australia ICOMOS *Charter for Place of Cultural Significance*, 2013 (the Burra Charter) and its guidelines using the Hercon criteria (refer Appendix A). All terminology is consistent with the Burra Charter.

The methodology and approach to this review and its recommendations was also guided by:

- ▶ The VPP Practice Note *Applying the Heritage Overlay* (2015) (hereafter referred to as the 'VPP Practice Note');
- ▶ 'Heritage issues; summaries from recent Panel reports' (June 2015), prepared by Planning Panels Victoria;
- ▶ Comments made by relevant Independent Panel reports and, in particular, the Advisory Committee report for the *Review of Heritage Provisions in Planning Schemes* (the Advisory Committee Report), which was completed in August 2007; and
- ▶ Guidelines for using the Hercon criteria and significance thresholds prepared by Heritage Victoria and the Queensland Heritage Council.

The key tasks associated with the review have been:

- ▶ Fieldwork;
- ▶ Historic research;
- ▶ Assessment and analysis; and
- ▶ Statutory recommendations.

Fieldwork

Fieldwork and site inspections were carried out during Stage 1 and again in Stage 2. The fieldwork was based on an examination of fabric visible from the street, using aerial photography where required. No internal inspections were undertaken.

During Stage 1 the entire HO6 and HO391 precincts, as well as all streets in the immediate vicinity (this included all streets in the block bounded by St Kilda Road, Wellington Street/Dandenong Road, Orrong Road and Alma Road, and between Alma Road and Argyle Street between St Kilda Road and Chapel Street) were inspected.

The purpose of the Stage 1 fieldwork was to:

- ▶ Gain a preliminary understanding of the visual and spatial characteristics of the HO6 and HO391 precincts (and nearby precincts such as HO389 that form comparisons);
- ▶ Identify a preliminary list of potential changes to precinct boundaries;
- ▶ Identify heritage gradings (Significant, Contributory or Nil) that may be incorrect;
- ▶ Identify where changes have occurred to places with an individual PPHR citation; and
- ▶ Identify new places that may be of individual significance.

Follow up fieldwork was carried out in Stage 2, as required, following detailed research.

Reviewing precinct boundaries

Please refer to Appendix A for a discussion about how precincts are defined.

It is understood the irregular boundaries of the HO6 precinct, which have been drawn to exclude as many 'Nil' grade (that is, Non-contributory) properties as possible, was intended to avoid unnecessary permit requirements. However, in doing so the boundaries have in some instances excluded Significant places that form part of streetscapes otherwise included within the HO, and this has led to inappropriate development.

The current approach to the application of the HO to precincts recognises that Nil grade places should be included within the HO if considered necessary to manage future development that could impact upon the precinct. In order to minimise the need for unnecessary permits, a permit exemptions plan may be incorporated into the planning scheme in accordance with Clause 43.01-2.

Accordingly, potential precinct extensions could include:

- ▶ New streets with a similar history, and visual and spatial qualities to the HO6 or HO391 precinct; and
- ▶ Gaps in streets already included within the HO6 or HO391 precinct that:
 - Have similar visual and spatial qualities to the sections within HO6, including places that would be Significant or Contributory; and/or
 - Contain Nil grade places where it would be desirable to manage future development.

On the other hand, potential precinct deletions could include streetscapes or portions of streetscapes that have lost integrity or visual cohesion due to redevelopment.

As part of the Stage 2 fieldwork, the Stage 1 findings in relation to precinct boundaries were carefully reviewed based on the detailed historic research and further comparative analysis was carried out.

Reviewing heritage grading

The heritage grading (Significant, Contributory or Nil) of properties have been reviewed using the definitions in Clause 22.04 of the Port Phillip Planning Scheme as a guide, and having regard to the statement of significance, the date of construction and the intactness and integrity of the place based on assessment of fabric visible from the street (see discussion below under 'Comparative analysis' and also Appendix A for further discussion about 'intactness' and 'integrity' and how this affects the heritage status of buildings).

The definition in Cl. 22.04 notes that Contributory places 'may have been considerably altered, but have the potential to be conserved'. A review of a selection of 'Contributory' places shows that typically they have been stripped of much of their historic detail (for example, chimneys removed, windows replaced and/or enlarged, verandahs removed or modified, cladding and roof materials replaced) and in some cases, only the overall form remains. Some also have unsympathetic additions.

On the other hand, places may have some alterations and still be considered Significant, particularly where such changes are readily reversible (for example, over-painting of brickwork), or where the alterations themselves are of heritage significance (for example, a Victorian house converted to flats in the interwar period). This is particularly relevant in the HO6 precinct where the 'architectural layering' contributes to the historic and aesthetic significance of the precinct.

Individually Significant places

In Stage 1, new places of potential individual significance were identified and existing places with an individual PPHR citation were inspected and photographed.

In Stage 2, following detailed historic research, all places were re-visited and documented in detail describing any features of note, intactness, and recording both contributory features (for example, buildings, early and original fences, outbuildings and trees) as well as those features that have no heritage significance (for example, recent outbuildings and extensions).

For individually Significant places already included in the HO that have a PPHR citation the purpose was to prepare a new description, including any changes that have occurred since the current citation was assessed. For some places, a completely new description was prepared, as none currently exists.

Historic research

The historic research considered a range of primary and secondary sources. Primary sources consulted included land title and subdivision information, Sands & McDougall directories, municipal building and rate records including historic building plans held by the City of Port Phillip, newspaper articles, historic photographs (including aerial imagery), while secondary sources have included local histories and heritage studies, online websites and databases (for example, St Kilda Historical Society, Miles Lewis databases, State Library of Victoria website) and heritage assessments prepared by others (for example, National Trust) (see section 2.5 for a list of key sources).

Relevant themes from the PPHR Environmental History and the *Victorian Framework of Historic Themes* have been applied.

HO6 and HO391 precincts review

For the HO6 precinct, a completely new precinct history has been prepared to provide a comprehensive account of the historic development from the first land sales to the present day, identifying key periods of growth and development.

The purpose was to identify broad development dates of streets and areas using the records cited above, supplemented by specific information for buildings that have an individual PPHR citation. As is typical, detailed research has not been carried out into the history of each Significant or Contributory building.

For the HO391 precinct, the existing precinct history has been supplemented with new information that describes the historic development of the areas transferred from the HO6 precinct and other new places.

Individually significant places

Detailed research for individually Significant places aimed to identify, wherever possible, the date of construction (and any subsequent changes), original owners/occupiers and other people, companies or organisations with important associations with the place, architect/designer and builder, and any other information that demonstrates how the place is associated with a relevant theme in the thematic history.

The detailed research also assisted in identifying places of potential individual significance. For example, the Vardy maps (now available online, that show all buildings in existence in St Kilda in 1873) were compared to existing HO maps, aerial photos and citations of individual buildings. This led to the identification of two buildings – ‘Toldara’/‘Shirley’ at 40 Alma Road and the shop & residence at 264-66 St Kilda Road – of potential individual significance.

Historic research also assisted with resolution of questions of intactness and integrity by comparisons of existing buildings with primary sources such as historic photographs (for example, from the SLV collection) or plans (for example, original building permit plans held by the City of Port Phillip, or Melbourne & Metropolitan Board of Works detail plans that show building footprints including verandahs), and secondary sources such as previous heritage study assessments.

Assessment

Comparative analysis

The VPP Practice Note advises that local significance can include places of significance to a town or locality. For assessment of individual places, similar types of places already included within the HO in St Kilda were used as ‘benchmarks’ to provide a basis for comparison. Where sufficient comparative examples did not exist within St Kilda examples were sought from other parts of the City of Port Phillip.

Intactness and *integrity* have been used as a threshold indicator for both potential precinct extensions and places (please refer to section A.1 in Appendix A). For precinct extensions, ‘intactness’ was measured as percentage of Contributory places with ‘Low’ being less than 60%, ‘Moderate’ being 60-80% and ‘High’ being 80-100%. A potential precinct extension would be expected to have at least ‘Moderate’ intactness and in some cases ‘High’ intactness.

Having said this, ‘High’ intactness was not the sole justification for a precinct extension. With regard to the proportion of Significant (or Significant and Contributory) buildings that is desirable within precincts the Advisory Committee (p.2-54) concluded:

... the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.

For Significant places within precincts the 'integrity' rather than 'intactness' was a primary consideration: that is, while the Significant or Contributory places may not be completely 'intact' (that is, retaining all original fabric) any repairs or maintenance have been carried out using the same or similar materials, details and finishes, thus ensuring that they are 'whole', that is, have good integrity.

For places of individual significance, on the other hand, the 'intactness' of the building was a primary consideration; however, comparative analysis can determine whether a building with lower 'intactness' but good 'integrity' could also be of local significance if, for example, it is rare.

Assessment of significance

Each place and precinct was assessed against using the Hercon criteria (see Appendix A). Threshold guidelines set out in Appendix A of this report were applied.

On this basis, revised or new statements of significance (SoS) have been prepared in accordance with the VPP Practice Note:

- ▶ Significance levels used are local or State significance, noting that 'local' may mean significant to a locality;
- ▶ The SoS is in the 'What?' 'How?' and 'Why?' format with the reasons why a place is significant expressed in relation to the Hercon criteria.

All revised or new citations, each illustrated by one or more photos, have been prepared using the standard format for the PPHR.

Statutory recommendations

Application of the heritage overlay

Recommendations for the application of the HO have been made in accordance with the guidelines set out in the VPP Practice Note. In applying the HO to precincts, the approach is to include the whole of the precinct within a single HO, using the HO schedule to specify the properties (if any) that have additional (for example, external paint, outbuilding) controls that are different to the precinct controls.

For individually Significant places outside of precincts, the HO is usually applied to the whole of the property as defined by the title boundaries.

HO schedule controls

Specific HO controls (for example, external paint, outbuildings and fences, etc.) have been applied in accordance with the VPP Practice Note.

Incorporated documents

Changes to the Port Phillip Heritage Policy Maps are recommended to ensure the correct heritage grading is applied (Significant, Contributory or Nil/Non-contributory).

The potential to introduce an incorporated plan to provide specific planning permit exemptions for Contributory and Nil/Non-contributory places within HO precincts has also been identified (see Appendix D).

1.6 Community consultation

Consultation on the HO6 review was undertaken from 1 to 25 June 2018. This included:

- ▶ Approximately 4,000 tailored letters sent to owners and occupiers of affected properties, and key community groups;
- ▶ A drop-in session for interested parties (approximately 30 attendees);
- ▶ Project information on Council's website; and
- ▶ An invitation for written submissions.

A total of 31 submissions were received. Of these, one submission was entirely supportive of the review, five submissions were broadly supportive of the review but had specific questions, and 25 submissions raised issues with the review generally in relation to specific sites. Verbal feedback at the drop-in session was predominantly supportive of strengthening heritage controls.

Consequently, several changes have been made to this report and the associated documentation in response to submissions, as follows:

Administrative changes

- ▶ Correct administrative errors in this report (such as duplication of Citation numbers, corrections to general formatting, spelling, grammar).
- ▶ Ensure the references to 'Rondebosch', 25 Chapel Street, St Kilda are consistent with the Victorian Heritage Register.

Updates to individual citations

- ▶ Amend overall HO6 citation to:
 - Add 17, 19 and 21 Odessa Street, St Kilda to the list of Victorian Italianate houses on page 22.
 - Note specific changes to 24 Johnson Street, East St Kilda and include additional historic information per submissions.
- ▶ Amend Citation 867 (Charnwood Oaks) to correct address references.
- ▶ Amend proposed Citation 2390 (264-266 St Kilda Road, St Kilda) to include additional information provided by the submitter relating to the history of the site.
- ▶ Amend Citation 1491 (Carolina Court, 1 Fulton Street and 24 Westbury Street, St Kilda East) to clarify that the interwar flats are Significant, but the house facing Westbury Street is not. However, as they form part of the one property on a single title the grading for the whole site is Significant.
- ▶ Amend Citation 873 (11A Charnwood Road, St Kilda) to include additional information provided by submitter about changes to the front fence.
- ▶ Amend Citation 2387 (226 Alma Road, St Kilda) to include additional detail on types of alterations considered appropriate given the constraints of the site.
- ▶ Amend Citation 78 (4 Chapel Street, St Kilda) to add additional information to the statement of significance to note the church and fence is included on the VHR.
- ▶ Amend Citation 2388 (St Michael's Grammar School) to refer to the 1925 building as 'Contributory' due to its lower integrity.

Changes to gradings

- ▶ Amend report and attachments to reflect 1 Fulton Street and 24 Westbury Street, East St Kilda as one property, graded as 'Significant'.

Removal of proposed sites from review

- ▶ Inclusion of 2-8 Somerset Street, St Kilda, in HO6 is no longer justified as the streetscape context has significantly changed (since assessment for review was undertaken). Therefore, remove 2-8 Somerset Street, St Kilda from inclusion in proposed amendment, and any reference in overall HO6 citation.

Removal of 14 Raith Court from HO6 precinct

- ▶ Remove 14 Raith Court, St Kilda from the HO6 precinct, as building is new (constructed c.2012 in the former rear yard of a Significant place), and is at the edge of the precinct and does not form part of an intact streetscape area.

1.7 Amendment C142port Panel recommendations

The Panel recommends that Port Phillip Planning Scheme Amendment C142port be adopted as exhibited subject to several changes. Those that are relevant to this report have now been incorporated as follows:

- ▶ Remove the following properties from (the proposed extensions to) HO6:
 - 11 Hotham Street, St Kilda
 - 23 Lambeth Street, St Kilda
- ▶ Amend the St Kilda East HO6 Precinct Citation to:
 - Remove references to 11 Hotham Street, St Kilda.
 - Remove references to 23 Lambeth Place, St Kilda.
 - Include the changes relating to 322-332 St Kilda Road, St Kilda as identified in Appendix C of the Amendment C142port Panel report.
- ▶ Amend Citations 78 (4 Chapel Street, St Kilda) and 2388 (25-27 Chapel Street, St Kilda) as shown in Appendix D of the Amendment C142port Panel report.
- ▶ Amend Citation 2015 for 42 Hotham Street, St Kilda East to replace the reference to 'Summers House' with 'House'.

1.8 References

Assessing the cultural heritage significance of places and objects for possible state heritage listing: The Victorian Heritage Register Criteria and Threshold Guidelines, 5 June 2014

'Heritage issues; summaries from recent Panel reports' (June 2015), Planning Panels Victoria

Port Phillip Planning Scheme. Amendment C5 Panel Report, Kathy Mitchell Chair

Port Phillip Planning Scheme Amendment C142port Panel Report, Tim Hellsten Chair, 13 December 2019

Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage, August 2007

Using the criteria: a methodology, Queensland Heritage Council, 2006

Victoria Planning Provisions (VPP) Practice Note: *Applying the Heritage Overlay* (2015)

Warrnambool Planning Scheme. Amendment C57 Panel Report, December 2008, Jennifer A. Moles, Chair

Port Phillip heritage studies

Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998-2017 (as amended)

David Bick & Wilson Sayer Core, *St Kilda Conservation Study, Area 2*, 1984

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

Heritage Alliance, *East St Kilda Heritage Study*, 2004

2 Findings

2.1 Summary

The findings of this review are:

- ▶ **HO6 precinct.** The citation has been reviewed and updated. The revised citation now includes a history, description, and a statement of significance in the current format that explains what is significant about the precinct and how and why it is significant at the local level. On this basis, the heritage status of some places has changed, several precinct extensions are recommended, and one section is recommended for transfer to the HO391 precinct. One property (14 Raith Court) is recommended for removal from the HO6 precinct.
- ▶ **HO391 precinct.** Because of the changes to the HO6 precinct the HO391 precinct has been enlarged by transfer of the part of HO6 between Hotham and Alexandra streets, and the inclusion of several new places on the east side of Hotham Street. The HO391 precinct citation including the statement of significance has been revised to reflect these changes.
- ▶ **New individual HO places.** Eight places have been assessed to be of local significance to the City of Port Phillip. With one exception (Alma Park) these places have not been assessed before and a full significance assessment has been carried out. The citation for each place includes a history, description, comparative analysis and a statement of significance in the current format that explains how and why the place is significant at the local level.
- ▶ **Review of existing individual HO places.** The citations for 76 places have been reviewed and updated. The revised citation for each place now includes a history, description, and a statement of significance in the current format that explains what is significant about the place and how it is significant at the local level. The exceptions are seven places that are not individually significant, but are Significant to the precinct. Finally, two places of potential State significance are recommended for nomination to the Victorian Heritage Register.

2.2 HO6 St Kilda East precinct

Appendix C contains a copy of the new precinct citation. The new statement of significance for the HO6 precinct is as follows:

What is significant?

The St Kilda East precinct covers a large area contained in several parts with Wellington Street and Dandenong Road as its north boundary extending from St Kilda Road to Orrong Road. Development began in the 1850s and by the 1870s the area contained several mansions on large allotments, closely settled streets containing modest cottages, several private schools, as well as six churches and the St Kilda Drill Hall surrounding Alma Park. Much of the vacant land between St Kilda Road and Hotham Street was built upon during the boom of the 1880s, and successive building booms before and after World War I resulted in the development of the remaining vacant sites, as well as the redevelopment of the original mansion estates. By the end of the interwar period the precinct was almost fully developed, and the next development boom of the 1960s was characterised by the replacement of older building stock, mostly by flats, continuing the trend toward higher density living that began during the early 1900s. Primarily a residential area, the precinct includes the eastern side of St Kilda Road, which grew to become St Kilda's premier commercial

centre by the early 1900s, but declined by the 1930s and was partially destroyed by road widening in the early 1970s.

The precinct comprises buildings predominantly from the Victorian, Federation/Edwardian and interwar periods interspersed with a lesser number of post-war buildings, mostly flats. Many of the houses and flats, particularly those of the interwar period, retain original front fences. The buildings within the precinct are complemented by historic infrastructure and other features such as bluestone kerb & channels, bluestone laneways, the pillar post box on the north side of Alma Road east of Chapel Street, two remnant cast iron bases of former gas street lamps, and the mature street trees (*Platanus sp.*) in Charlotte Place, Charnwood Road, Cintra Avenue, Crimea Street, Dandenong Road and Redan Street.

Buildings and features that contribute to the significance of the precinct are shown on the precinct map.

How is it significant?

The St Kilda East precinct is of local historic, aesthetic, architectural significance to the City of Port Phillip.

Why is it significant?

It is historically significant as evidence of the successive waves of growth in St Kilda from the mid nineteenth to the mid twentieth century. It demonstrates how, by the late nineteenth century, the residential areas of St Kilda had advanced as far as Hotham Street (with the outlying areas such as Shirley Grove of note as evidence of the remote subdivisions partially developed during the 1880s boom) and, following the opening of the electric tramway along Dandenong Road in 1911, had reached the easternmost municipal boundary at Orrong Road by the early twentieth century. The precinct is also significant as evidence of the rapid growth of St Kilda during the early to mid-twentieth century and the trend to higher density living during that time. This is demonstrated by the groups of Federation/Edwardian and interwar houses, and the sheer numbers of duplexes and flats, which demonstrate the importance of St Kilda to the development of apartment living in Melbourne. (Criterion A)

Of particular significance are buildings dating from the 1870s or earlier, which are now rare within St Kilda, and the grand mansions and villas that demonstrate how the high ground associated with Dandenong Road and Alma Road and the building of some of St Kilda's earliest churches surrounding Alma Park led to this becoming one of the most prestigious residential areas in Melbourne by the end of the nineteenth century. The presence of these mansions alongside the modest cottages in nearby streets illustrates the diverse socio-economic groups that have co-existed in St Kilda since it was first settled. This is also demonstrated by the simple form and small scale of the General Baptist Church in Pakington Street that contrasts with the grand church complexes in Chapel Street and Dandenong Road. (Criteria A & G)

This group of churches surrounding Alma Park is significant as an expression of the status enjoyed by the churches during the nineteenth century and expresses it not only in architectural terms but also in the number of churches located within proximity of each other. The presence of the synagogue in Charnwood Crescent recalls the long-standing presence of the Jewish community in the area. (Criteria A & G)

The buildings along St Kilda Road are significant as the surviving remnants of the former High Street shopping centre that was St Kilda's most important retail centre until the 1930s. (Criterion A)

Collectively, the duplexes and flats within the precinct are significant for their ability to demonstrate the development of multi-dwelling and flat design in Melbourne during the

early to mid-twentieth century and forms part of the important collection of flats within the broader St Kilda and Elwood area. (Criteria C & D)

Architecturally and aesthetically, the precinct is significant for its rich and diverse collection of residential buildings. The resultant streetscapes include those that were developed at one time and are more homogeneous in character to those that represent several phases of growth and are quite diverse. The latter streetscapes that comprise a mix of late nineteenth and early twentieth century houses interspersed with interwar and post-war flats are a distinctive characteristic that distinguishes St Kilda and sets it apart from other areas within Port Phillip. (Criteria D & E)

Within the precinct, the following streets are of note:

- ▶ Dandenong Road, which is a remarkable boulevard because of its very great width and landscaped plantation with rows of mature Plane trees and the central tramway reservation enriched by the row of decorative centre span poles.
- ▶ Chapel Street, which contains an impressive group of landmark buildings including three churches, the St Kilda Drill Hall and Astor Theatre, as well as three late nineteenth century mansions and two groups of Federation/Edwardian and interwar housing.
- ▶ Charnwood Crescent and Charnwood Grove, which comprise late nineteenth century houses interspersed with early twentieth century flats surrounding the landmark St Kilda Hebrew Congregation Synagogue and hall/school complex.
- ▶ Charnwood Road and Crimea Street, which contain a rich collection of late Victorian and interwar houses and flats including several individually notable examples, as well as the former Baptist Church in Crimea Street, and are also enhanced by the mature street trees.
- ▶ The highly intact and very consistent Edwardian housing in Charlotte Place & Cintra Avenue (and the intervening section of Chapel Street), Moodie Place, and along the west side of Lambeth Place.
- ▶ Palm Court, a very intact interwar cul-de-sac containing flats and duplexes with original front fences and garages.

Comparative analysis

While the HO6 precinct has pockets of homogenous character (for example, Cintra Avenue, Lambeth Place, Marlton Crescent, Moodie Place, Odessa Street), much of the precinct comprises diverse streetscapes containing a range of building styles and types illustrating the historic development of the area from the mid-nineteenth to the mid-twentieth century. The consequence is streetscapes that are architecturally rich, if not always visually cohesive or consistent in terms of the scale and setbacks of buildings.

This, however, is a defining characteristic of the precincts within the former City of St Kilda and the adjoining HO5 St Kilda Hill precinct, and parts of the HO7 Elwood, St Kilda, Balaclava, Ripponlea precinct and HO444 Middle Park & St Kilda West have areas of similar diverse character that contributes to their significance, as it demonstrates the unique historic development of this area and sets them apart from the precincts within the former cities of South Melbourne and Port Melbourne. Of note within the HO6 precinct (and the others cited above) is how the popularity of apartment living in St Kilda, which began in the early twentieth century and continues to the present day, has influenced the built form character of the area. Another important characteristic of the HO6 precinct is the collection of buildings that pre-date

the 1880s boom ranging from simple timber cottages (for example, 62 Octavia Street) to mansions (for example, former 'Toldara'/'Shirley', 40 Alma Road).

HO6 precinct boundary changes

The review of the HO6 precinct has found that the intactness of the streetscapes has not changed significantly since the precinct was first applied. According to Council records, there has been only one demolition of a graded place (6 Charlotte Place). On this basis, no areas within the existing HO6 precinct have been identified for removal. However, the section of the HO6 precinct between Hotham and Alexandra streets is recommended for transfer to the HO391 precinct, as described in the following section, and one house at 14 Raith Court, St Kilda East is recommended for removal from HO6. This is because the building is new (constructed c.2012 in the former rear yard of a Significant place), is at the edge of the precinct and does not form part of an intact streetscape area.

The following HO6 precinct extensions are recommended:

- ▶ Alma Grove;
- ▶ Alma Road;
- ▶ Charnwood Crescent;
- ▶ Charnwood Road;
- ▶ Crimea Street;
- ▶ Fulton Street & Westbury Street;
- ▶ Hotham Street & Johnson Street;
- ▶ Lambeth Place;
- ▶ Odessa Street;
- ▶ Orrong Road;
- ▶ Redan Street;
- ▶ Shirley Street; and
- ▶ Westbury Street.

Table 1 in Appendix C provides a complete list of the new properties proposed for inclusion within HO6.

To reduce potential permit requirements for Contributory and Nil/Non-contributory places the potential for a permit exemptions plan has been identified (see section 3).

Note: The Federation/Edwardian houses at 2-8 Somerset Place were originally recommended for inclusion within HO6. When originally assessed, the south side of Somerset Street directly opposite these houses contained two altered houses and a vacant site. Since then, a development at the south corner of St Kilda Road and Somerset Street has been completed. This is five storeys high and steps down to two storeys at the rear opposite nos. 2-8. This building has significantly changed the streetscape context to the extent that the inclusion of the properties at nos. 2-8 Somerset Street within the HO6 precinct is no longer justified.

Alma Grove

Alma Grove is a dead-end street leading off Odessa Street. Currently, only the house at 1 Alma Grove is included in HO6.

Alma Grove was partially formed by the end of the nineteenth century at the same time as Odessa Street and by 1900 the houses at 1-7 and 2-4 had been built. The street was extended in the 1920s and the house at no.10 was built by 1925. Most of the development occurred in the 1930s when the duplexes and flats at 9-23 and 6-8 & 12-30 and 32 were built.

The inclusion of the whole of Alma Grove within HO6 is recommended for the following reasons:

- ▶ Historically, it is associated with two key development periods in the late nineteenth century and interwar era. It is especially representative of the significant growth during the 1930s and the popularity of duplexes and flats;
- ▶ The historic development is clearly demonstrated by the surviving fabric. It has a high level of intactness and visual cohesion when compared to similar streets within HO6; and
- ▶ The Nil grade flats at nos. 25-29 are visually contained at one end of the street and do not adversely impact upon the streetscape. Inclusion of these flats is desirable to manage future development.

Alma Road

Alma Road, between St Kilda Road and Alexandra Street, is partially included within the HO6 precinct.

Alma Road was a prestigious address and by the end of the nineteenth century was lined with villas and mansions extending as far as Hotham Street. The next phase of development in the interwar period saw many of these mansions converted to, or replaced by, flats. Further flat redevelopment in the post-war era resulted in the loss of many of the remaining mansions.

The parts of Alma Road included in HO6 comprise groups of late nineteenth century and early twentieth century houses interspersed with interwar flats and houses.

The following places are recommended for inclusion in HO6:

- ▶ 52 & 58 Alma Road. These are c.1960s/70s flats on the either side of Crimea Street, which together with 34 & 45 Crimea Street create a gap in HO6 on the north side of Alma Road in this location. As Nil grade places they are recommended for inclusion in order to manage future development within this area; and
- ▶ 119-123 Alma Road. This comprises four late interwar flats. Historically, they associated with the important phase of mansion estate subdivision and the building of flats that occurred during the interwar period, which is also demonstrated by 'Park View' the late 1950s flats directly opposite (Significant within HO6). They all remain very intact and no.123 is especially notable as it contains part of a brick wall that is associated with the Victorian mansion that once occupied this site. All of the flats are Significant.

Charnwood Crescent

Charnwood Crescent was created c.1868 by the subdivision of the grounds surrounding 'Charnwood' mansion. By the early 1870s almost half the lots were built upon. In the 1920s the landmark St Kilda synagogue was built, and some of the original houses were converted to flats and new blocks of flats were built.

HO6 currently applies to almost the whole of Charnwood Crescent except for nos. 16, 18 & 20-22. Of these:

- ▶ Nos. 16 & 18 are 1960s/70s flats, which are recommended for inclusion as Nil grade places in order to manage future development; and

- ▶ No. 20-22 is a late interwar apartment block, designed by prominent local architect Harry R. Johnson. Apart from over-painting of the face brickwork it is relatively intact. It is recommended for inclusion as a Significant place, as it is historically associated with the interwar flat development that is characteristic of the precinct and contributes to the diverse streetscape of Charnwood Crescent.

Charnwood Road

Charnwood Road was created in the nineteenth century, and by 1900 was partially developed with large villas and terrace houses. Further subdivision in the 1920s led to the next phase of development when several large houses and blocks of flats were built.

HO6 currently applies to the whole of the north side of Charnwood Road and most of the south side. The balance of the street at nos. 25-35 is recommended for inclusion in HO6 to protect and conserve Significant or Contributory heritage places and management future development, as follows:

- ▶ No.23 is a late interwar apartment block on a large garden allotment, which remains relatively intact. It is recommended for inclusion as a Significant place, as it is historically associated with the interwar flat development that is characteristic of the precinct and contributes to the diverse streetscape of Charnwood Road that includes three other interwar flat blocks, as well as three flat conversions; and
- ▶ Nos. 27-35 are 1960s/70s flats, which are recommended for inclusion as Nil grade places in order to manage future development.

Crimea Street

HO6 currently applies to the whole of the north section of Crimea Street between Wellington Street and Charnwood Road. The balance of the street including 21-35 and 20-34 is recommended for inclusion to protect and conserve Significant or Contributory heritage places and to manage future development, as follows:

- ▶ The western side (21-35) is relatively intact with only three Nil grade places (25, 33 & 37). It otherwise contains a diverse range of late Victorian (asymmetrical villas at 27, 31, 35, 39), Federation/Edwardian (identical houses at 41-45) and interwar houses and flats (duplexes at 21, 23, attic bungalow at 29). Overall this streetscape is comparable to the northern section of Crimea Street and justifies inclusion in HO6;
- ▶ The eastern side, which is divided into two groups by Redan Street, is less intact. To the north are four blocks of post-war flats at nos. 20, 22, 22A and 22B. Nos. 20, 22 and 22A are Nil grade, while 22B is Significant as a representative example of architect-designed post-war flats. Inclusion of these flats is recommended to manage future development which could impact upon nearby Significant places (for example, 18 Crimea Street, 2 Redan Street) within HO6 and the overall streetscape; and
- ▶ To the south of Redan Street on the east side is a recent block of apartments at no.24, which is an intrusive element and demonstrates the type of inappropriate development that the proposed extension of HO6 is intended to prevent. To the south of this is a group of three late Victorian houses, which have been altered to varying degrees. Of these two are Significant (28 & 30) while no.26/26A is Nil due to its degree of alteration. Finally at the south end are blocks of flats at nos. 32 and 34. While the visual cohesion of the east side is lower than the west inclusion is recommended to encourage conservation of the Significant Victorian houses and to manage future development to minimise impacts on the overall streetscape.

Fulton Street & Westbury Street

HO6 currently applies to parts of Fulton Street (north side, 2-22 & 36-40, and 35-45), while in Westbury Street only the east side between Dandenong and Alma Roads is included.

Both streets were partially developed by the end of the late nineteenth century and contained villas on large allotments. Development during the Federation/Edwardian period filled in some of the gaps between the Victorian houses. However, subdivision and redevelopment in the interwar and post war periods resulted in the loss of most of the early Victorian houses. This resulted in the creation of Palm Court and the building of several blocks of flats and duplexes. Further flat building occurred during the post-war era.

The areas currently within HO6 represent each phase of development including Victorian villas (22, 36 Fulton St), Edwardian infill (38, 40 & 35-45 Fulton St, 39-41 Westbury St) and interwar redevelopment (43-47 Westbury St, 6-20 Fulton St, 2-10 and 5-9 Palm Court). Palm Court is notable as intact enclave of 1930s flats and duplexes and the area recommended for inclusion in HO6 comprises four blocks of flats that form a logical extension to the Palm Court group:

- ▶ 1 Fulton Street & 24 Westbury Street. 'Carolina Court', an imposing block of flats built in stages during the 1930s and 1940s. Significant;
- ▶ 3 Fulton Street. An intact interwar block of flats in the Moderne style. Significant;
- ▶ 18 Westbury Street. An intact interwar block in the Old English style. Significant; and
- ▶ 22 Westbury Street. A postwar block of interest as a design by the noted architect Mordecai Benshemesh. Significant.

Hotham Street & Johnson Street

In Hotham Street, north of Alma Road HO6 currently applies to the Edwardian houses at nos. 1, 21 & 23 and the 'Waitara Flats' at no.19. No places in Johnson Street are included within the HO.

Development of Hotham Street and Johnson Street began in the late nineteenth century and by 1900 Johnson Street contained several small cottages, whilst there were two large mansions on the west side of Hotham Street, including one at the south corner of Johnson Street (the present no.24), and 'Waitara' between Fulton Street and Alma Road. Development recommenced in the early 1900s and was encouraged by the opening the tram along Dandenong Road in 1911. By the 1930s Johnson Street, and the west side of Hotham Street between Dandenong and Alma roads were fully developed.

The following areas are recommended for inclusion in the HO6 precinct.

- ▶ The whole of Johnson Street. The housing stock in Johnson Street, which comprises the early (c.1865) Victorian villa at no.24, the Victorian cottages at 3-7 & 10, 12 & 25, Edwardian duplexes at 1-8 & 27-33 and interwar duplexes at 14-20 & 17-21, is typical of the diverse streetscapes in HO6 and clearly demonstrates the three phases of development. Places are Significant, except for nos. 7 & 10 (Contributory) and 1, 9, 11, 22 & 23 (Nil); and
- ▶ 9 Hotham Street. A Nil-grade place, this 1960s house is recommended for inclusion in HO6 to manage future development impacts upon the adjoining early Victorian villa at 24 Johnson Street (the house has been built in the former front garden of the villa).

(Note: until recently 3-7 Hotham Street comprised a related group of Edwardian and interwar houses that also includes no.1, which is already within HO6. Unfortunately, nos. 5 and 7 have been demolished and are to be replaced with a multi-unit development and so this section is no longer recommended for inclusion)

Lambeth Place

HO6 currently applies to Lambeth Place except for nos. 19-23.

Lambeth Street was partially formed in the nineteenth century and one house (no.2) dates from the 1850s. However, most development occurred during the Edwardian and interwar periods when the street was extended southward to Argyle Street.

The street contains a mix of Edwardian and interwar houses and interwar flats. Nos. 19 and 21 date from the late Edwardian or interwar period and while they have been altered the form, materials and details (asymmetrical plan, hip and gable tiled roofs, half-timbered gable ends, chimneys) are consistent with the houses within the precinct.

Accordingly, 19 & 21 (as Contributory places) are recommended for inclusion in HO6.

The interwar house No.23 has recently been demolished and replaced with a two storey townhouse. It is not recommended for inclusion, as it is at the edge of the precinct and is unlikely to be redeveloped further.

(Note: The inclusion of the 78 Argyle Street, which also dates from the interwar period, was considered but it was excluded as it does not form part of a consistent streetscape, and is now isolated by the new townhouse at 23 Lambeth Place)

Odessa Street

HO6 currently applies to Odessa Street except for nos. 15-23.

Odessa Street was created in the late nineteenth century and almost fully developed by 1900. The exceptions are the houses at 1 & 3 (c.1910) and 23 (c.1925).

The houses currently within HO6 include bi-chromatic Victorian villas in two standard designs, a group of Victorian terrace houses along the east side, one timber Victorian house at no.30, and two Edwardian houses at nos. 1 & 3. The Victorian villas include several that have been altered to varying degrees including over-painting or rendering of the face brickwork, replacement of windows and new roof materials (for example 4, 4A, 6, 10, 12 & 14).

The part of Odessa Street not included within HO6 includes four altered Victorian villas at nos. 15-21. Of these, no.15 has alterations that date from the interwar period and the house remains largely intact to that alteration. The alterations to the others are more extensive, but they retain the characteristic asymmetrical form and original chimneys. In terms of their intactness they are comparable to 12 Odessa Street that, until recently, had been similarly altered. However, recent reconstruction works that reinstated more sympathetic windows and verandah to no.12 demonstrates how the application of the HO can encourage appropriate conservation.

Finally, the house at no.23 is an intact interwar bungalow with an original front fence.

Accordingly, 17-21 (as Contributory places) and 15 and 23 (Significant) are recommended for inclusion in HO6.

Orrong Road

HO6 currently applies to three properties in Orrong Road: nos. 335-339 immediately to the north of Hughenden Road.

There was little development in Orrong Road until the early twentieth century. The houses included in HO6 date from the Federation/Edwardian and interwar periods.

The houses recommended for inclusion in HO6 are:

- ▶ No.341. This is an Edwardian single fronted house, which is relatively intact and very similar to the adjoining houses at nos. 337 & 339. Significant to HO6.
- ▶ Unit 1/343. This is an Edwardian house, altered in the late interwar period. It has comparable integrity to Contributory houses within HO6. The modern units at the rear are not recommended for inclusion.

Pilley Street

HO6 currently applies to Pilley Street except for nos. 11 & 13.

Pilley Street was created and partially developed by the end of the nineteenth century. There were three villas on the east side north of Johnson Street, whilst the west side formed part of the grounds of Dandenong Road mansions. In the 1920s the mansions on the west side were redeveloped to create the Ardoch flats, and Pilley Street was extended at the south end where three blocks of flats were built in the 1930s at nos. 10, 11 & 12.

Nos. 11 & 13 Pilley Street are recommended for inclusion in the HO6 precinct. Of these:

- ▶ No.11 is a late interwar apartment block, which is comparable to the flats at nos. 10 and 12. It is Significant to the precinct; and
- ▶ No. 13 is a postwar house with later additions, which is recommended for inclusion as a Nil grade place to manage future development.

Redan Street

HO6 currently applies to 2-8 & 3-15 at the western end and nos. 31 & 33 at the east end. These areas contain a mix of Victorian & Edwardian houses, interwar flats and flat conversions, and post-war flats.

Redan Street was created in the nineteenth century and almost fully developed by 1900s when it was lined with large villas and mansions. In the 1920s several houses were converted to flats and new flats were built on vacant sites. In the 1960s several houses on the north and south sides were replaced by flats, while the expansion of St Michael's Grammar on the north side has resulted in the demolition of almost all the remaining original houses and flats.

Three properties are recommended for inclusion in HO6:

- ▶ 1 Redan Street. This is a Victorian house that was converted to flats in a Mediterranean style in the 1930s. The building remains largely intact to the 1930s conversion. It is therefore a Significant place that forms a logical extension to HO6 at the western end.
- ▶ 27 & 29 Redan Street. No.27 is the house recommended for inclusion by the 2015 Lovell Chen study. It is agreed that this late Victorian house with interwar additions is a logical inclusion within HO6. The adjoining house at no.29 (altered and Nil-grade) is also recommended for inclusion to manage future development.

Note: The inclusion of the whole of Redan Street in the HO as is recommended for Crimea Street, etc. was considered. However, overall, the street has much lower intactness and the recent redevelopment by St Michael's Grammar of most of the buildings outside of HO6 on the north side has made the need for a HO control redundant.

Shirley Grove

Shirley Grove is not included in HO6. Individual HOs apply to 'Pine Nook' at no.22 and the post-war flats built on the site of the original 'Shirley' mansion at no. 20.

Shirley Grove was formed in the nineteenth century along the carriage drive of the eponymous mansion and by 1900 contained several houses. Development recommenced in the Federation/Edwardian period and the street was almost fully developed by the early interwar period.

The 2004 Study recommended against Shirley Grove as a stand-alone precinct for the following reason (p.8):

No single era, style, housing type or building material dominates, so the street lacks the cohesion of many of the other areas nominated for consideration. Moreover, many of the houses (especially the Victorian villas) had been unsympathetically altered.

The precincts recommended for inclusion in the HO by the 2004 Study all have a homogenous character – that is, they are comprised of buildings that mostly date from the same era and are built in the same style creating consistent streetscapes. By this measure, it is understood why Shirley Grove was assessed to not meet the threshold of local significance as a stand-alone precinct.

However, the diverse streetscape of Shirley Grove is characteristic of the broader HO6 precinct, and similarly demonstrates the distinct phases of development over time. Consistent with houses elsewhere, the interwar alterations to the Victorian houses contribute to the architectural diversity and layering that is a distinctive part of St Kilda precincts such as HO5, HO6 and HO7. In addition, Shirley Grove is historically significant in the context of the HO6 precinct as the most remote of the nineteenth century subdivisions and demonstrates how far development progressed during the land boom.

The whole of Shirley Grove is therefore recommended for inclusion in the HO6 precinct on this basis except for the two individually listed HO places ('Shirley Court' at no.20 and 'Pine Nook' at no.22). Places are Significant, except for nos. 2, 5 & 8, which are Nil-grade.

2.3 HO391 Murchison Street/Alma Road (East St Kilda)

The 2004 Study assessed the HO391 precinct to be representative of a typical pattern of settlement in St Kilda where large Victorian properties were sold off and subdivided during the interwar period. Consequently, it has a very consistent inter-war character, comprising mostly detached bungalows, with a smaller number of flats and Edwardian houses.

The HO391 precinct effectively forms a sub-precinct of the HO6 precinct, as it has a shared history. However, in contrast to the diverse character of much of HO6, HO391 has a very cohesive and consistent interwar character.

The adjoining section of HO6 south of Alma Road between Hotham Street and Alexandra Street has a very similar history and built form character to HO391. It comprises mostly detached interwar houses in Alexandra Street, Hotham Street and Wavenhoe Avenue that were built on subdivisions created within the grounds of two mansions 'Yanakie', later 'Wavenhoe' (161 Alma Road) and 'Holmwood', later 'Fairholm' (61 Alexandra Street), both of which survive today.

For this reason, the transfer of this part of HO6 to HO391 is recommended. In addition, the following interwar houses are also recommended for inclusion in HO391:

- ▶ 38, 40 & 44 Hotham Street; and

- ▶ 2 & 4 Mooltan Avenue (duplex at corner of Hotham Street only).

The above houses were all built on the same subdivision that created Wavenhoe and Mooltan avenues, are comparable to the housing within HO6 and HO391, and they fill in the missing gaps in an intact streetscape of interwar houses and flats along the east side of Hotham Street between Alma Road and Mooltan Street. All the houses are Significant.

In addition, the following three places that historically form part of the precinct, but are currently included within individual HOs, are recommended for transfer into HO391 as the HO schedule controls are the same and there no statutory reason for applying an individual HO:

- ▶ House, 42 Hotham Street (HO397). This was built on part of the Wavenhoe/Mooltan subdivision and historically forms part of the area that is proposed for inclusion within the extended HO391;
- ▶ 'Tecoma', 18 Lansdowne Road (HO179). This house is built on one of the allotments created when Murchison Street was extended through to Lansdowne Road and historically forms part of the Murchison Street precinct that is otherwise included in HO391; and
- ▶ Flats, 26A Lansdowne Road (HO180). These flats were built on part of the original site of the 'Treceare' mansion, which occupied part of land subdivided to create Murchison Avenue and historically forms part of the Murchison Street precinct that is otherwise included in HO391.

Tables 1 and 3 in Appendix C provide a complete list of the places recommended for inclusion in or transfer to HO391.

2.4 Changes to heritage grading

There has been no change in the heritage grading for most places within the HO6 and HO391 precincts. The places where the grading has changed generally fall into one of the following categories:

- ▶ Demolished – One place only – a Victorian era house at 6 Charlotte Place. Changed from Contributory to Nil;
- ▶ Interwar flats changed from Contributory to Significant. Interwar flats contribute to the historic and architectural significance of the HO6 precinct and some are of individual significance. However, some interwar flats are currently graded Contributory, despite being intact and comparable to similar flats graded as Significant. Almost all are within the HO6 precinct; the exception is the flats at 205 Alma Road within the HO391 precinct;
- ▶ Houses changed from Contributory to Significant. These are houses that have been altered, but retain integrity that is comparable to similar places with a Significant grading, and includes several places where the alterations contribute to the significance of the place – for example, the architect-designed interwar alterations to the c.1870 house at 13 Charnwood Crescent;
- ▶ Houses changed from Nil to Contributory. Includes houses that are altered, but retain comparable integrity to similar places with a Contributory grading. Examples include 6 and 12 Wavenhoe Avenue;
- ▶ Houses changed from Nil to Significant. This includes one place found to be of individual significance ('Toldara'/'Shirley', 40 Alma Road), as well as several places where the Nil grading appears to be a mistake as the buildings are relatively intact

and associated with the historic period of development (for example, Interwar duplex, 155 Alma Road);

- ▶ Houses changed from Significant to Contributory. This applies to one place at 17 Wavenhoe Avenue where the house has been significantly altered, but the original front fence remains; and
- ▶ Buildings or sites changed from Significant to Nil. This applies to several post-war buildings (for example, 2 Wavenhoe Avenue, 11 Redan Street, 78-80 St Kilda Road), which appear to be errors, possibly based on incorrect address information, also one where a new building has been constructed on a site subdivided from an adjoining Significant grade property (190 Alma Road).

Table 2 in Appendix C provides a complete list of the recommended changes to the heritage grading of places within HO6 and HO391.

2.5 Individually significant places

The following places have been assessed to be of individual significance:

- ▶ 'Toldara', later 'Shirley', 40 Alma Road, St Kilda;
- ▶ 'Yanakie', later 'Wavenhoe' (former), 161 Alma Road, St Kilda East;
- ▶ Concrete house, 226 Alma Road, St Kilda East;
- ▶ St Michael's Grammar School ('Marlton', former), 25-27 Chapel Street, St Kilda;
- ▶ Alma Park, 150-160 Dandenong Road, St Kilda East;
- ▶ House, 62 Octavia Street, St Kilda;
- ▶ Maisonettes, 21 Redan Street, St Kilda; and
- ▶ Shop & residence, 264-66 St Kilda Road, St Kilda.

Of these, three are currently not included in the HO: 226 Alma Road, 21 Redan Street and 264-66 St Kilda Road. The others form part of either the HO6 or HO391 precincts. Appendix B contains the citations for these places. In summary:

'Toldara', later 'Shirley', 40 Alma Road

This mansion in the Classical Revival style, designed by Crouch & Wilson, was constructed in 1868 for David Rosenthal, jeweller and merchant. A later owner was John Finlay, J.P. Although flats have been built to the front and side, and the rear wing demolished, the remarkable façade remains almost fully intact.

It is of local historic, architectural and aesthetic significance as an early mansion in St Kilda, which is notable for its finely detailed Classical Revival façade. The association with David Rosenthal, a prominent Jewish businessman is also of note and demonstrates the strong associations of the Jewish community with this area.

Already included within HO6, which includes external paint controls. An individual HO is not required. Change grading from 'Nil' to 'Significant'.

'Yanakie', later 'Wavenhoe', 161 Alma Road

'Yanakie' was constructed c.1869 and in the late nineteenth century was one of several mansions set within large grounds between Hotham Street and Orrong Road. Most have been demolished and today it is one of only two surviving examples, the other being 'Fairholm' at 61 Alexandra Street (individually listed within HO19).

It is of local historic and architectural significance as a rare surviving example of an early mansion in St Kilda East.

Already included within HO6 and proposed for transfer to HO391, both of which have external paint controls. An individual HO is not required.

Concrete house, 226 Alma Road

This concrete house was constructed in 1912. Port Phillip has a notable collection of concrete houses and this is one of the earliest – it predates the nearby concrete house at 200 Alma Road (HO23) by three years. It is also one of the earliest surviving houses in this part of Alma Road.

This house is of local historic and architectural significance as an early concrete house within Port Phillip, and as an early house in this part of St Kilda East.

Not currently included within the HO. An individual HO is recommended. No specific controls are required.

St Michael's Grammar School, 25-27 Chapel Street

St Michael's Grammar School is of historic and social significance as an early school within the area. The significant buildings are the former 'Marlton' mansion, the adjoining former hall/kindergarten (also known as 'Bishop's Hall') of 1898/1909, and the surviving section of the 1925 school immediately behind.

Also contained within the school are the former 'Rondebosch' and 'Elmwood' mansions in Chapel Street and the former Baptist Church in Crimea Street. These buildings are individually significant (and have separate PPHR citations), but are not significant as part of St Michael's as they only became part of the school relatively recently (c.1990s onwards).

Already included within HO6, which includes external paint controls. An individual control is not required.

Alma Park, 150-160 Dandenong Road

A new citation has been prepared for the whole of Alma Park, which is of historic, aesthetic and social significance. The citation incorporates the previously separate citations for the park keeper's lodge and the rotunda.

Alma Park is included within HO6, apart from the park keeper's lodge, which is within HO102, as it has internal controls. Given the significance of Alma Park the extension of HO102 to cover the whole of the reserve (and the consequent removal of HO6) is recommended. Internal controls should continue to apply to the lodge only and tree controls added.

House, 62 Octavia Street

This simple double-fronted timber cottage was constructed c.1862.

The house is of local historic and architectural significance as one of a small number of surviving early (pre-1870) timber cottages in St Kilda. A comparable example at 63 Argyle Street, on the edge of HO6 and individually listed in the HO (HO26), was demolished only recently.

Already included within HO6, which includes external paint controls. An individual control is not required.

Maisonettes, 21 Redan Street

Constructed in 1958 by noted post-war architects, John and Phyllis Murphy, this is part of the historic collection of flats in St Kilda, which date from the 1910s until the 1970s.

The maisonettes are of local historic, architectural and aesthetic significance as a fine and intact example of the work of John & Phyllis Murphy who are remembered for their contribution to the residential architecture of Melbourne in the post-war era. The building is notable for its bold and functional planning with each unit offset to allow access to north light, and the plain brick walls and well-proportioned windows demonstrate an affinity with European (especially Scandinavian) examples of multi-unit housing, reflecting the architects' interest in developments overseas.

Not currently included within the HO. An individual HO is recommended. No specific controls are required.

Shop & residence, 264-66 St Kilda Road

This shop and residence, constructed in 1864, is of historic and architectural significance as one of the oldest surviving commercial buildings in St Kilda Road. It is one of only two known buildings that date from prior to 1870. All the other examples in the HO in St Kilda Road date from the 1880s onwards.

Not currently included within the HO. An individual HO is recommended. External paint controls are required as the face brick has been overpainted, and to encourage a more appropriate colour scheme.

2.6 Review of places with individual citations

PPHR heritage citations for seventy-six (76) places have been revised and updated to (as appropriate) correct place name or address errors, update descriptions, provide additional historic and comparative information and update the statement of significance to the current format. For a complete list, please refer to Appendix B.3. Almost all the places are within the HO6 or HO391 precinct overlays (existing or as proposed to be extended). The exceptions are:

- ▶ House, 127 Alma Road (HO350). This has been updated in conjunction with the preparation of revised citations for similar houses within HO6;
- ▶ Concrete house, 200 Alma Road (HO23). This has been updated in conjunction with preparation of a new citation for the concrete house at 226 Alma Road described in section 2.5;
- ▶ House, 217 Alma Road (HO25). This has been updated in conjunction with the preparation of the revised citations for 145 and 207 Alma Road;
- ▶ Citation 14 Shop & residence, 170-72 St Kilda Road, Citation 15 Shop & residence, 228 St Kilda Road, and Citation 164 'Linton' (shop & residence), 238 St Kilda Road, which have been updated in conjunction with the preparation of new and revised citations for other commercial buildings within HO6 in St Kilda Road;
- ▶ Two places in Shirley Grove: 'Shirley Court' (HO399) and 'Pine Nook' (HO400);
- ▶ Four places in Wellington Street: Taj Mahal flats (HO363), houses at nos. 67 (HO364) and 99 (HO365) and former Tramway Engine House (HO360) have been updated as they adjoin the HO6 precinct;
- ▶ House, 48 Westbury Street (HO277). This has been updated as the existing citation contains no information about the property, and no statement of significance; and
- ▶ Houses, 54 & 56 Wilgah Street (HO279). This has been updated as the existing citation incorrectly referred to the buildings as 'flats' when they are in fact detached residences.

Of the places reviewed, two are of potential State significance:

- ▶ Citation 867, 'Charnwood Oaks', 7 Charnwood Grove. This is of potential architectural and aesthetic significance as fine and intact example of flats in the Arts & Crafts style by the prominent architects Haddon & Henderson, which have a cubic early Modernist appearance; and
- ▶ Citation 340, 'Oberon', 2 Lambeth Place. This is of potential historic, architectural and technical significance as an early pre-fabricated house.

Of the places reviewed, seven are not of individual significance at the local level, but are Significant to the HO6 precinct:

- ▶ Citation 399, 'Alma Park Mansions', 91 Alma Road. This is a representative, but not outstanding, example of flats in the Mediterranean style. The form and detailing is typical and there are better comparative examples;
- ▶ Citation 1491, 'Carolina Court', 1 Fulton Street and 24 Westbury Street. This is a representative, but not outstanding, example of interwar flats, built in stages. The form and detailing is typical and there are better comparative examples that are more intact;
- ▶ Citation 1492, House, 12 Fulton Street. This is a representative, but not outstanding, example of an interwar bungalow. The form and detailing is typical and there are better comparative examples;
- ▶ Citation 1493, 'Croyland', 20 Fulton Street. This is a representative, but not outstanding, example of interwar duplex flats. The form and detailing is typical and there are better comparative examples;
- ▶ Citation 2041, 'Warwick Court', 17 Johnson Street. This is a representative, but not outstanding, example of interwar flats with Old English and Moderne influences. The form and detailing is typical and there are better comparative examples;
- ▶ Citation 786, House, 27 Redan Street. This is a representative, but not outstanding, example of a Victorian house converted to flats in the interwar period. The form and detailing is typical and there are better comparative examples; and
- ▶ Citation 796, Duplex, 6 & 8 Robertson Avenue. Further research has established that this duplex was built in stages. Most significantly, a later addition to no.8 changed the original appearance.

3. Recommendations

The recommended changes to the Port Phillip Planning Scheme are:

- ▶ Update the Port Phillip HO schedule by adding three new individual places, deleting three places, and amending the existing listings for HO6, HO102 and HO391, as follows:
 - Add 'Concrete house, 226 Alma Road, St Kilda East' (No specific HO controls are required), 'Maisonettes', 21 Redan Street, St Kilda (No specific HO controls are required), and 'Shop & Residence, 264-66 St Kilda Road, St Kilda (External paint controls are required) as separate individual listings.
 - Delete HO179, HO180, and HO397 (as these are to be transferred to HO391);
 - Replace the existing HO102 schedule description with the following and in the column 'Tree controls apply' add 'Yes' and in the column 'Internal alteration controls apply' replace 'Yes' with 'Yes, park keeper's lodge only':

Alma Park
150-160 Dandenong Road, St Kilda East
The heritage place includes the whole of the reserve including the former park keeper's lodge and rotunda.
 - Replace the existing HO391 description with the following:

St Kilda East: Murchison Street & Wavenhoe Avenue precinct
57 & 69-77 Alexandra Street, 157-211 Alma Road, 28-40 & 44 Hotham Street, 20, 22 & 28 Lansdowne Road, 2 & 4 Mooltan Avenue, 1-29 & 2-24 Murchison Street and 1-21 & 2-12 Wavenhoe Avenue, St Kilda East
 - For HO6 in the column 'Tree controls apply' add: 'Yes, street trees only in Charlotte Pl, Charnwood Rd, Cintra Ave, Crimea St, Dandenong Rd & Redan St'.
 - For HO391 in the column 'Tree controls apply' add: 'Yes, street trees only in Murchison St & Wavenhoe Ave'.
 - ▶ Update the relevant Port Phillip HO maps by:
 - Adding the properties listed in Table 1 in Appendix C to HO6 or HO391;
 - Transferring the properties listed in Table 3 in Appendix C from HO6, HO179, HO180 or HO397 to HO391;
 - Removing HO6 from Alma Park and extending HO102 to apply to the whole of Alma Park (including the railway cutting).
 - Deleting 14 Raith Court from HO6.
 - ▶ Update the PPHR incorporated document by replacing the precinct and places citations with the revised citations and adding the new citations. The updated and new citations are contained in Appendix B; and
 - ▶ Update the Port Phillip Heritage Policy Map incorporated document to show new inclusions and boundaries, and ensure the correct heritage grading is applied. Table 2 in Appendix C provides a complete list of changes.
 - ▶ Update the Port Phillip Neighbourhood Character Map to show consequential changes of Contributory Heritage Place – outside HO, which are now proposed to be heritage places within a HO.
 - ▶ Consider preparing an Incorporated Plan to Clause 72.04 to provide permit exemptions within HO precinct areas in Port Phillip, as described in Appendix D.
- Nominate the following places for inclusion on the Victorian Heritage Register:
- ▶ 'Oberon', 2 Lambeth Place, St Kilda; and

- ▶ 'Charnwood Oaks flats, 7 Charnwood Grove, St Kilda.

APPENDIX A – Assessment methodology

A.1 Introduction

This section provides a context for the assessment of significance of heritage places suitable for potential inclusion in the HO, which draws on relevant guidelines for the preparation of heritage studies as well as other relevant Independent Panel reports and, in particular, the Advisory Committee report in relation to the *Review of Heritage Provisions in Planning Schemes* (The Advisory Committee Report), which was completed in August 2007 and the VPP Practice Note.

A.2 Establishing a threshold of local significance

What is a threshold?

The Heritage Victoria standard brief for Stage 2 heritage studies notes that local significance can include places of significance to a town or locality, however, whether the 'threshold' of local significance is achieved depends how relevant heritage criteria are applied and interpreted.

The Advisory Committee Report notes that the related questions of the application of appropriate heritage criteria and establishing 'thresholds' that provide practical guidance to distinguish places of 'mere heritage interest from those of heritage significance' have been the subject of continuing debate in recent times.

The Advisory Committee Report defines 'threshold' as follows:

Essentially a 'threshold' is the level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?' Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values (Advisory Committee Report, p.2-41).

How is a threshold defined?

The Advisory Committee Report (p.2-32) cites the Bayside C37 and C38 Panel report, which notes that:

With respect to defining thresholds of significance, it was widely agreed by different experts appearing before this Panel that there is a substantial degree of value judgement required to assess a place's heritage value, so that there is always likely to be legitimate, differing professional views about the heritage value of some places.

There is a wide range of matters that can be taken into account in making any assessment (for example a place's value in relation to historic, social, aesthetic, cultural factors, its fabric's integrity and so on), leading to further grounds for differences between judgements.

On this basis, the Advisory Committee Report (p.2-45) makes the following conclusions:

As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.

*As we have commented, we see the development of thresholds as something which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless, the types of factors that might be deployed to establish local thresholds can be specified State-wide. They would include **rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history.** (Emphasis added)*

This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history.

The VPP Practice Note provides the following advice:

The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality. Letter gradings (for example, "A", "B", "C") should not be used.

In order to apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay. Places identified to be of potential State significance should undergo limited analysis on a broader (Statewide) comparative basis.

The *Victorian Heritage Register Criteria and Threshold Guidelines*, prepared by the Heritage Council in 2014 have been used to determine appropriate thresholds for places of local significance.

Intactness vs. integrity

The 'intactness' and 'integrity' of a building are often used as a threshold indicator.

A discussion on 'Threshold indicators' for Criterion D on p.48 of *Using the criteria: a methodology*, prepared by the Queensland Heritage Council, notes that:

A place that satisfies criterion (d) should be able to demonstrate cultural heritage significance in its fabric and be representative of its type or class of cultural places. The degree of intactness of a place therefore is an important threshold indicator of this criterion. ... However, setting such a high threshold may not be applicable in all situations, especially if the class of place is now rare or uncommon.

This is an appropriate model to apply. The equivalent guidelines prepared by the Heritage Council of Victoria cite the Queensland guidelines as one of the key sources used in their preparation.

Also, a clear distinction should be made between the concepts of 'intactness' and 'integrity'. While interpretations of these terms in heritage assessments do vary, for the purposes of this report I adopt the definitions set out on pp. 16-17 of the Panel Report for Latrobe Planning Scheme Amendment C14:

For the purposes of this consideration, the Panel proposes the view that intactness and integrity refer to different heritage characteristics.

***Intactness** relates to the wholeness of (or lack of alteration to) the place. Depending on the grounds for significance, this can relate to a reference point of original construction or may include original construction with progressive accretions or alterations.*

***Integrity** in respect to a heritage place is a descriptor of the veracity of the place as a meaningful document of the heritage from which it purports to draw its significance. For example, a place proposed as important on account of its special architectural details may be said to lack integrity if those features are destroyed or obliterated. It may be said to have low integrity if some of those features are altered. In the same case but where significance related to, say, an historical association, the place may retain its integrity despite the changes to the fabric (Structural integrity is a slightly different matter. It usually describes the basic structural sufficiency of a building).*

Based on this approach it is clear that whilst some heritage places may have low intactness they may still have high integrity – the Parthenon ruins may be a good example. On the other hand, a reduction in intactness may threaten a place’s integrity to such a degree that it loses its significance.

What is the role of the thematic history?

The previous comments highlight the important role played by thematic environmental histories in providing a context for the identification and assessment of places. However, while it is expected that most places of local significance will be associated with a theme in the thematic history not all places are and there may be some that are individually significant for reasons that are independent of the themes identified by the Study. The chair of the Advisory Committee Report, Jenny Moles, made the following comment in the Panel report prepared for the Warrnambool Planning Scheme Amendment C57:

*The Panel also does not see it as inimical to the significance of this building that there is currently no mention of a guest house theme in the Gap Study Thematic History. **It is simply not the case that every building typology will be mentioned in such a study.** (Emphasis added)*

The C57 Panel Report also once again highlighted that thematic histories are not ‘static’ documents and should be reviewed once more detailed assessments are carried out for places and precincts. This iterative approach allows a ‘more complete and more pertinent history of a municipality to be developed in terms of providing a basis for managing heritage stock and allows individual buildings to be placed in their historical context’ (Warrnambool Planning Scheme Amendment C57 Panel Report).

Conclusion

In accordance with the Advisory Committee Report the guidelines prepared by the Heritage Councils in Queensland and Victoria have been summarised to assist with determining whether a heritage place meets the threshold of local significance using the Hercon criteria. Heritage Victoria notes that local significance can mean significance to a locality and it is evident from the thematic history that the St Kilda has a distinctive history. Accordingly, local significance for this study can include places that are significant to the locality (St Kilda) as well as places that may be also significant at a municipal level. It is noted that a place need only meet one Hercon criterion to meet the threshold of local significance. Meeting more than one Hercon criterion does not make the place more significant: rather it demonstrates how the place is significant for a variety of reasons.

Places of local significance will therefore satisfy one or more of the Hercon criterion, as follows:

- ▶ The place is associated with a key theme identified in the thematic environmental history. It may have been influenced by, or had an influence upon the theme. The association may be symbolic. The fabric of the place will demonstrate the

association with the theme, and the place may be early, distinctive or rare when compared with other places (Criterion A).

- ▶ The place is associated with a way of life, custom, process, function, or land use that was once common, but is now rare, or has always been uncommon or endangered. The design or form may be rare: for example, it may contain or be a very early building/s, or be of a type that is under-represented within the municipality or a locality (Criterion B).
- ▶ The place has potential to contribute further information about the history of the municipality or a locality and that may aid in comparative analysis of similar places (Criterion C).
- ▶ The fabric of the place exemplifies or illustrates a way of life, custom, process, function, land use, architectural style or form, construction technique that has contributed to pattern or evolution of the built environment of the municipality or the locality. It may demonstrate variations within, or the transition of, the principal characteristics of a place type and it will usually have the typical range of features normally associated with that type – that is, it will be a benchmark example – and will usually have relatively high integrity and/or intactness when compared to other places (Criterion D).
- ▶ It will have particular aesthetic characteristics such as beauty, picturesque attributes, evocative qualities, expressive attributes, landmark quality or symbolic meaning (Criterion E).
- ▶ The place is an exemplar of an architectural style, displays artistic value, or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of intactness and/or integrity when compared to other places (Criterion F).
- ▶ The place has strong social or historic associations to an area/community (Criterion G) or to an individual or organisation as a landmark, marker or signature, meeting or gathering place, associated with key events, a place or ritual or ceremony, a symbol of the past in the present, or has a special association with a person, group of people or organisation that have made an important or notable contribution to the development of the municipality or locality (Criterion H) and, in particular:
 - There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).
 - The association has resulted in a deeper attachment that goes beyond utility value.
 - The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

By comparison, places or precincts that do not meet the threshold of local significance will generally be those where:

- ▶ Historical associations are not well established or are not reflected in the fabric because of low intactness; or
- ▶ The place is common within the municipality or locality or already well-represented in the Heritage Overlay; or
- ▶ If a precinct, it has low proportion of Significant/Contributory buildings (that is, low intactness), or if an individual place it has low intactness and/or integrity; or

- ▶ It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples the municipality or locality; or
- ▶ The social or historical associations are not well established or demonstrated.

A.3 What constitutes a precinct?

At present, there are no definitive guidelines that provide assistance in identifying and defining a heritage precinct. This was acknowledged by the Advisory Committee, which made the follow comments in the final report (p.2-48) submitted in August 2007:

Various Ministerial Panels have considered the question of the conceptualisation of the extent of a significant heritage place, particularly in relation to heritage areas or precincts, industrial sites and large rural properties. The Greater Geelong Planning Scheme Amendment C49 Ministerial Panel (February 2004) pointed out that the Practice Note Applying the Heritage Overlay does not provide any guidance on identification of heritage precincts. It noted that practice within the profession suggested that precincts should contain a substantial proportion of buildings that were assessed as being of precinct heritage significance, as defined in the statement of significance. A statement of significance should outline what is significant, why it is significant and how the place demonstrates the heritage significance.

The Advisory Committee considered several submissions and various relevant Independent Panel reports. The final conclusions and recommendations suggested that the criteria for the definition of a precinct should consider:

- the geographic distribution of the important elements of the place, including buildings and works, vegetation, open spaces and the broader landscape setting.
- whether the place illustrates historic themes or a particular period or type of development.
- whether it is a defined part of the municipality recognised by the community.
- whether non-built elements such as the subdivision pattern contribute to its significance.

The Advisory Committee recognized that due to historic patterns of development, precincts may have either heterogeneous or homogeneous characters, and concluded that criteria suggested by the Hobsons Bay C34 Panel, 'may be appropriate for inner urban, relatively homogenous precincts but appear to us to be too prescriptive for application in other situations'. On this basis, the panel suggested (p.2-55) that:

*Thematically related buildings or sites that do not adjoin each other or form a geographic grouping should, where appropriate, be able to **be treated as a single heritage place and share a statement of significance and HO number.***
(Emphasis added)

This approach (referred to as 'Group, serial or thematic listings') was formalised in the 2012 update of the VPP Practice Note.

Finally, with regard to the proportion of Individually Significant (or Individually Significant and Contributory) buildings that is desirable within precincts, the Advisory Committee considered (p.2-54) that:

... the stress on built fabric inherent in this question is misleading. Precincts need to be coherent, thematically and/or in terms of design, and need to be justifiable in relation to protection of significant components. It is neither possible nor desirable to set hard and fast rules about percentages.

Conclusions regarding precincts

For the purposes of this study, a precinct is considered to possess one or more of the following characteristics:

- They contain contributory places that individually or as a group illustrate important themes set out in the thematic history. (Criteria A or D)
- The places within a precinct may or may not adjoin one another. Where they do not form a contiguous grouping they will have a strong and demonstrated thematic or other association. (Criterion A)
- Where places form a contiguous grouping the historic pattern of development will be legible (that is readily apparent) in the surviving fabric. (Criteria D or E)
- Precincts that are historically significant will include elements such as housing styles and subdivision layouts that are representative or typical of a particular era or type. Depending on the historic development, the precinct may have a homogenous or a heterogeneous character (Criterion D)
- Precincts of aesthetic significance may also be distinguished by the high or consistent quality of the housing design and/or estate layout and other features (for example, street trees, infrastructure) or distinctive qualities (for example, groups of Victorian or Edwardian housing with similar characteristics) when compared to other examples. In some cases, the diversity or some other characteristic of a streetscape may be essential to its aesthetic quality (Criterion E)

APPENDIX B – NEW & REVISED CITATIONS

B.1.1 HO6 St Kilda East precinct

6.10 St. Kilda East - HO6

For the purposes of this citation 'St Kilda East' refers to the area included within the HO6 precinct. It is also referred to as 'the precinct'. Places of individual significance within the precinct that have a separate citation in the Port Phillip Heritage Review with additional descriptive and historical information are indicated in **bold**.

6.10.1 Thematic Context

Victoria's framework of historical themes

- 2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home
- 5. Building Victoria's industries and workforce: 5.3 Marketing and retailing
- 6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians
- 8. Building community life: 8.1 Maintaining spiritual life, 8.2 Educating people

Port Phillip thematic environmental history

- 2. Migration: 2.3 St Kilda
- 3. Transport: 3.2 The first tramways, 3.4 Tramway and railway improvements, 3.5 Post-war changes
- 5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.3 The late nineteenth century boom, 5.4 Depression and recovery: the inter-war years, 5.5 Post war development
- 6. Education: 6.1 The first schools
- 7. Government services: 7.4 St Kilda
- 8. Ways of life: 8.3 St Kilda

6.10.2 History

Early development 1842-1860

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney (see Figure 6.10-1) shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). The St Kilda East area, by comparison, was largely undeveloped and most buildings were located within the block bounded by Brighton Road, Wellington Street, Chapel Street, and Alma Road. The prominent situation of this area on the highest point in St Kilda adjacent to an important thoroughfare attracted the attention of leading citizens, such as Octavius Browne who purchased approximately half of the land within this block at the first land sales. He established a small farm and in 1851 commissioned Samuel Jackson to design his grand residence, 'Charnwood', which faced toward the corner of Brighton and Alma Roads. Browne lived there only briefly before selling in 1854 to Matthew Hervey, MLC. Octavia Street, named in his honour, was formed on part of his land and by 1855 contained several houses.

Other mansions shown on the Kearney plan near 'Charnwood' were 'Nicholson House', between Octavia and Wellington streets, 'Cintra', on the west side of Chapel Street, and what appears to be '**Marlton**' on the south side of Wellington Street, (See Figure 6.10-1). 'Cintra' was constructed c.1855 and by 1858 was occupied by Thomas Black M.D., 'Nicholson House' was constructed for Germain Nicholson, while the first owner and occupier of 'Marlton' was Edwin Fowler.

The Kearney plan also shows the partial development of the area to the south of Alma Road. Alma Place and Frampton Street are lined with small cottages (some of these are likely to be the imported iron cottages described by Cooper in 'The History of St Kilda' Vol. 1 p.243) and '**Oberon**', the prefabricated house now at 2 Lambeth Place, appears to be shown. There are also several houses along the south side of Alma Road extending as far as Chapel Street.

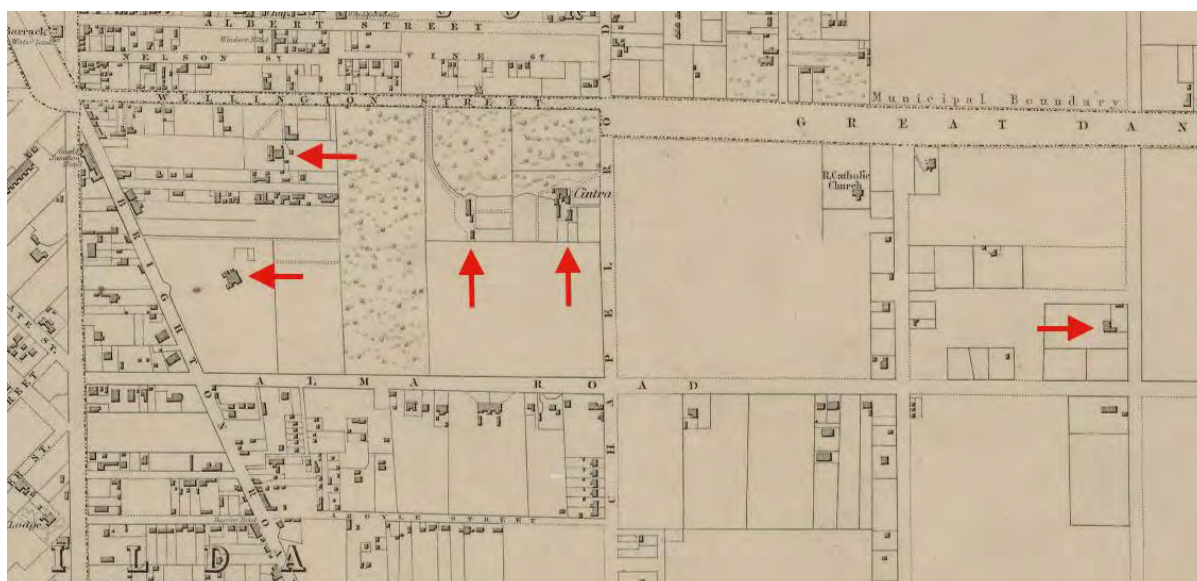


Figure 6.10–I – Extract from Kearney’s 1855 map of Melbourne showing (from left) ‘Charnwood’, ‘Nicholson House’, ‘Marlton’, ‘Cintra’ and ‘Waitara’.

Source: State Library of Victoria

Alma Park is not named on Kearney’s Plan, but the first **St Mary’s Catholic Church** is at the west corner of Westbury (originally Bull) Street and Dandenong Road. There were few buildings to the east of Westbury Street and almost none at all beyond Hotham Street where the **St. Kilda Cemetery** was established in 1855. Originally, the cemetery reserve extended as far as Orrong Road, but it was later reduced to its present extent. One of Melbourne’s oldest cemeteries, it is closely associated not only the settlement of St. Kilda, but of greater Melbourne, as it was the principal cemetery during the nineteenth century south of the Yarra River.

One of the buildings shown on the west side of Hotham Street opposite the cemetery was ‘Waitara’. Designed by Ohlfsen Bagge and erected in 1854, ‘Waitara’ was the residence of Archibald Michie who was an English-born lawyer, journalist, and politician. Elected to the Victorian Legislative Assembly in 1857, he twice held the position of Attorney-General. Michie became Victoria’s first Q.C. in 1863 and a decade later was appointed as Victoria’s Agent-General in London. He was knighted in 1878.

Kearney’s plan also shows the beginnings of the commercial centre along Brighton Road with a cluster of shops close to the Junction, and another small group along the east side south of Alma Road.

Community formation c.1860-c.1880

Among the earliest buildings in St Kilda East are the churches, established from the 1850s to the 1870s. The presence of these churches and the early mansions of the prominent residents already mentioned established the prestige of St Kilda East as a desirable residential address, and encouraged further development as St Kilda’s population grew from 6,000 residents in 1861 to almost 12,000 by 1881. Much of the development of St Kilda East during this time was concentrated in the area surrounding Alma Park and west of Chapel Street, but there were the beginnings of suburban development east of Westbury Street.

Between Chapel and Westbury streets the Government reserved the area bounded by Dandenong and Alma roads in the early 1850s. From this land was set aside for what would become Alma Park and reservations were excised for churches and other public uses. The Catholic Church was first to build, and the first St. Mary’s Catholic Church opened in 1854 at the west corner of Westbury Street and Dandenong Road. The foundation stone of the present church was laid in 1859, but due

to a lack of funds it was not completed until 1864. As the congregation grew additions were carried out and the enlarged church was blessed by Bishop Goold in 1871, and consecrated in 1887.

The first St Mary's church was also used as a school, which in 1874 was taken over by the Presentation Sisters. A new girls' school and convent was built in the same year (this was on the north side of Dandenong Road in Windsor), and four years later the Christian Brothers established a boys' school (for further information see the 'Schools' section below).

St. Mary's was soon joined by **All Saints' Anglican Church** and the **Free Presbyterian Church**, both fronting Chapel Street. The Free Presbyterian Church built a manse at the northeast corner of Alma Road in 1858 and in 1864 erected a bluestone church on the north side. Meanwhile, All Saints' was opened at the corner of Dandenong Road in 1861 and, after two additions, was consecrated in 1892. The parsonage was commenced in 1860 and extended in 1877. To the south of All Saints' **St. George's Presbyterian Church** was opened in 1877 after the congregation had been meeting in the '**Orderly Room**' just to the south since the previous year. The '**Orderly Room**' itself had been erected in 1865 for the St Kilda company of the Royal Victorian Artillery Volunteer Regiment and contained a drill room, gun sheds either side and rooms at the rear.

The churches and Orderly Room established a precinct of public buildings overlooking Alma Park, and development of the park itself commenced after it was formally established as a Crown Reserve on 23 August 1868 following a petition by the St Kilda Borough Council. Clement Hodgkinson prepared the plan for the reserve in July 1867 and St Kilda Council commenced laying out paths and fencing, and planting trees in the following year. However, the lack of a caretaker led to problems with vandalism and so in 1872 a caretaker's residence was built in the western portion close to Dandenong Road.

In 1876 another church was built, this time in Crimea Street, for the Particular Baptist congregation. Designed by architect Thomas Matthews, the **Particular Baptist Church** was one of the first buildings in the street. This was one of two Baptist congregations established in St Kilda at that time; the other was the General Baptist church that ministered to the working-class people in the valley below St Kilda Hill. For thirty-five years the General Baptists met in rented halls before building their own church in Pakington Street in the early twentieth century (see below).

The continuing growth of St Kilda created a demand for housing and the catalyst for the closer development of St Kilda East appears to have been the subdivision c.1868 of the 'Charnwood' estate. The subdivision retained the mansion on a large allotment and created residential lots fronting Charnwood Crescent, Charnwood Grove and Charnwood Road, as well as commercial lots fronting Brighton Road (by then renamed as High Street, befitting its emerging status as an important retail centre).

Several of the allotments at the eastern end of Charnwood Crescent (then known as Charnwood Grove) were purchased by the builder and developer, Thomas Newton who erected ten brick villas by 1870. Four of these survive today at nos. 13, 14, 15, and 24, while no. 17 was converted into flats during the 1920s. Other houses built on the 'Charnwood' estate prior to 1873 that still exist include 3 and 5 Charnwood Crescent and, in Alma Road, '**Hilda Terrace**' at 28-36, '**Toldara**' at no.40, and the attached pair at nos. 42 & 44.

'Toldara' at 40 Alma Road, later known as 'Shirley', was built in 1868 to a design by architects, Crouch & Wilson, for jeweller and merchant David Rosenthal. Rosenthal was one of several wealthy Jewish businessmen living in St Kilda at that time. Another was Israel Bloomington who in 1869 commissioned the same architects to design his own house '**Rondebosch**' in Chapel Street. Rosenthal and Bloomington were part of St Kilda's Jewish community, which held services in the Wesleyan Church Hall and joined with the congregation at East Melbourne. In September 1871, when there were about fifty Jewish families living in St Kilda, Bloomington and several other prominent community members resolved to form the St Kilda Hebrew Congregation at a meeting

held at 'Rondebosch'. The new congregation held services at the St Kilda Town Hall before building their own synagogue in Charnwood Crescent, which was consecrated on 29 September 1872.

'Rondebosch' and the houses built on the 'Charnwood' estate are all shown on the maps of St Kilda compiled in 1873 by J.E.S. Vardy, surveyor, which provide a snapshot of development at that time (see Figure 6.10-2). Printed in colour, these plans show the outline of buildings, the construction material (brick, stone or wood) and include an index of landowners. The Vardy maps show that Crimea Street and Redan Street had been formed, but were largely vacant, Octavia Street had filled out (few of these houses survive today, possible examples include nos. 45, 50, 52, 57, 60, 62 & 66), while the south side of Wellington Street by then contained several houses including nos. 54, 56-58 & 80.



Figure 6.10-2 – Detail of Vardy Map No. 1 (North Ward) showing development in and around Charnwood Road

Source: City of Port Phillip.

Meanwhile, development had continued along Alma Road, which was dotted with large villas as far as Hotham Street and whose residents included prominent businessmen, politicians and members of Melbourne's legal fraternity. These included '**Aldourie**' at the southeast corner of Chapel Street, which was erected in 1864 as the residence of Alexander Fraser. 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 and was appointed as the first Mayor when St Kilda was proclaimed a Borough in 1863. Other Alma Road houses constructed by 1873 included the residence of the Hon. Robert Turnbull M.L.C. at no.89 (immediately to the east of 'Aldourie'), and no.134 (north side between Westbury and Hotham streets). In 1874 the house at no.134 became the Fairleight (or Faireleight) Ladies' College (see Schools section, below).

On the north side of Alma Road in the block between Westbury and Hotham streets Fulton Street had been formed and named and contained several brick houses (none of these houses survive today), while Pillely and Johnson streets are shown, but contain no houses. On the west side of

Hotham Street facing toward the cemetery 'Waitara' was by then one of two houses, the other located at the south corner of Johnson Street (the present 24 Johnson Street, which was constructed by 1868 for Edward Bage). In Dandenong Road the only buildings between St Mary's Church and Orrong Road were a mansion between Westbury and Pilley streets, and the gatehouse lodge for 'Oakleigh Hall' near the corner of Orrong Road. The former building was 'Dulquhurn', a thirteen-roomed two-storied Italianate house built in 1864. The first owner was the noted architect William Wilkinson Wardell.

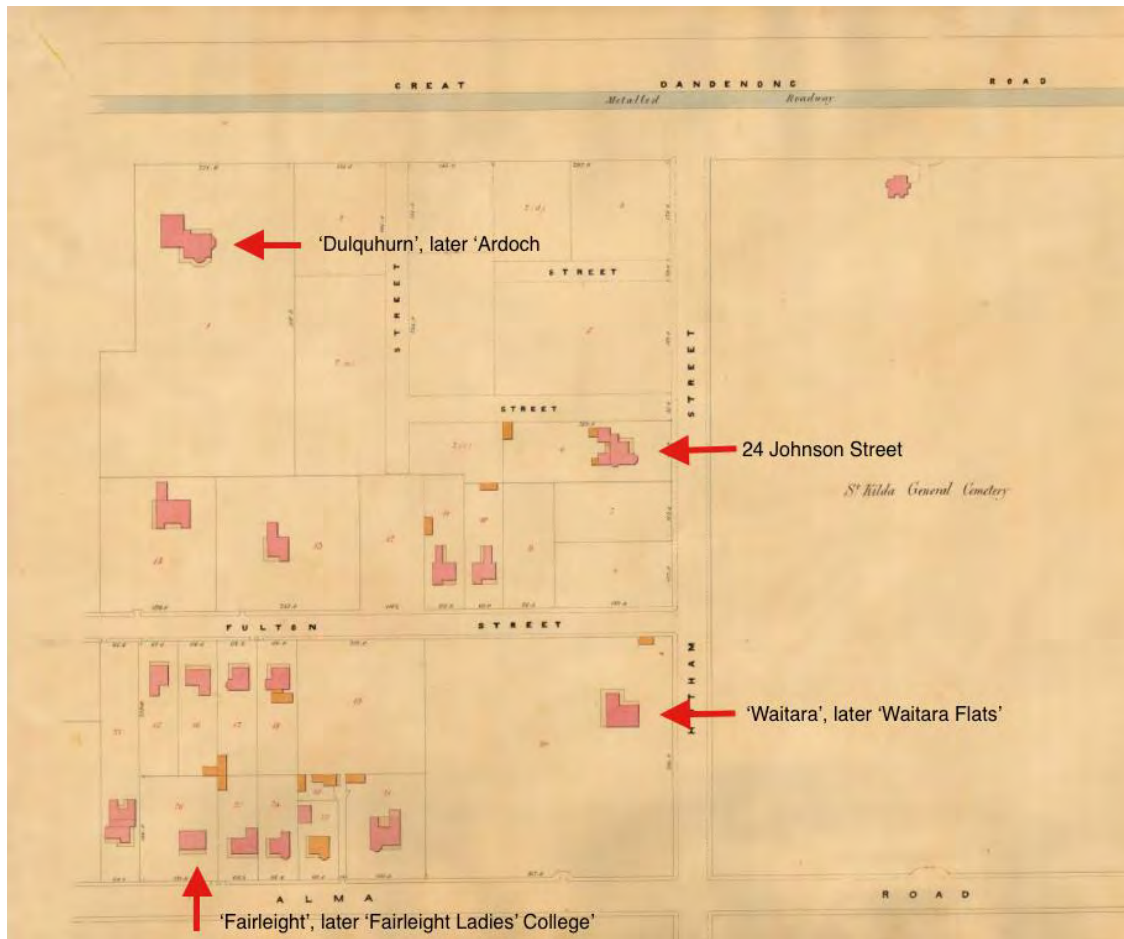


Figure 6.10–3 – Detail of Vardy Map No.3 (North Ward) showing development west of Hotham Street between Dandenong Road and Alma Road

Source: City of Port Phillip.

The shopping centre along the renamed High Street had developed by the 1870s. By 1873 there were almost continuous rows of shops on both sides between the Junction and Charnwood Road, another group on the east side extending from Alma Road to Argyle Street, as well as several hotels on corner sites including the 'Buck's Head' (later 'Post Office') at the northeast corner of Inkerman Street and the 'Queens Arms' at the northeast corner of Pakington Street. The growing importance of High Street as both the civic and retail heart of St Kilda was marked in 1876 when the new **St Kilda Post Office** was opened on the southeast corner of Inkerman Street.

Almost none of the shops shown on the Vardy plans survive today. Those on the west side were destroyed by the road widening of the 1960s, while most of those on the east side have been replaced by later buildings. Exceptions include the two storey shops and residences at **170-172** and **264-66 St Kilda Road**.

Expansion during the late nineteenth century boom c.1880-c.1900

The population of St Kilda grew rapidly during the building boom of the 1880s, rising to 19,000 by 1890. In St Kilda East the opening in 1888 of cable tram routes along Wellington Street, High Street and Brighton Road, and Chapel Street stimulated development. At the end of the nineteenth century the St Kilda East area between High Street and Westbury Street was almost fully developed, while the section between Westbury and Hotham streets had filled out considerably. By this time a pattern of settlement had emerged with large mansions in extensive grounds surrounded by more closely settled streets containing large villas, with pockets of modest housing, mostly (but not exclusively) on the south side of Alma Road. However, the onset of the 1890s economic depression brought a halt to development for almost a decade.

During the 1880s boom almost all the vacant land in the 'Charnwood' estate and surrounding streets was built upon and new subdivisions were created to meet the demand for housing. By 1897 the only remaining gaps in the block bounded by High Street, Alma Road, Chapel Street and Wellington Street were the grounds surrounding the mansion estates of 'Charnwood', 'Cintra' and 'Nicholson House' and 'Decomet'. The many houses built during this time include **3 Crimea Street**, erected in 1882 by builder George Parsons who also constructed the adjoining and nearby houses at nos. 1, 5 & 7 at the same time. These dwellings, all substantial two-storey villas in the fashionable Italianate style, were characteristic of the high quality of housing built for the wealthy middle class residents moving into the area. Other houses built during the boom in the surrounding area include 10 Charlotte Place, 15 Charnwood Grove, 4, 5, 6, 7, 8, 15-17, 19, 26, 28-30, 34 & 40 Charnwood Road, 4-12, 17, 18, 26A, 27, 28, 30, 31, 35 & 39 Crimea Street, 33, 47 & 59 Octavia Street, 1, 3, 7, 8, 15 & 27 Redan Street, and 72-76, 82-86 & 90-104 Wellington Street.

As existing streets filled out, new streets were created including Marlton Crescent, situated between the eponymous mansion and Wellington Street, and Odessa Street (originally Crimea Street South) on the south side of Alma Road. The first four houses in Marlton Crescent were occupied by 1887 and by 1889 it contained twenty. Odessa Street was somewhat slower to develop. There were three houses in 1888 and again in 1889, however, by 1890 the number had increased to twelve, with a further four houses in the adjoining Alma Grove.



Figure 6.10-4 – Marlton Estate, St Kilda (1883)

Source: State Library of Victoria

To the west of Odessa Street, Lambeth Place in the late nineteenth century was still a short cul-de-sac, ending at the rear of two large allotments facing Argyle Street. To the west of these allotments in Argyle Street the three houses at nos. 68-72 and 'Mona Terrace' at nos. 50-64 had all been built

by 1897. To the north of these houses, Frampton Street contained 10 small cottages, including what appear to be the present nos. 2, 4, 6, 8 & 10.

Along Alma Road and Chapel Street the building of several large mansions, terraces and villa residences for prominent citizens consolidated their status as prestigious residential addresses. In Chapel Street new mansions included **'Elmwood'**, at the north corner of Redan Street, which was built by 1880 for W.H. Embling, a surgeon who later become a M.L.C., and **'Cloyne'** on the east side to the north of the Free Presbyterian Church, erected in 1887 for Sir John Madden a prominent Melbourne barrister, who became Chief Justice in 1893 and Lieutenant Governor in 1899.

Houses built in Alma Road during the boom era include nos. 46, 48-50, 49, 51, 55, 69, 70, 72, **92, 94A, 101 ('Sandhurst')**, 135, 156 and 158, and by 1897 there was an almost continuous line of villas on large allotments stretching as far as Hotham Street (refer to Figure 6.10-5). Most of these were in the popular Italianate style. A notable exception is the house at **61 Alma Road**, constructed in 1890 for Miss Hatchell Brown, headmistress of The Priory Ladies' College as her own residence and to provide boarding accommodation for the school. Designed by architect E.G. Kilburn, it was one of the first American Romanesque style houses in Victoria.

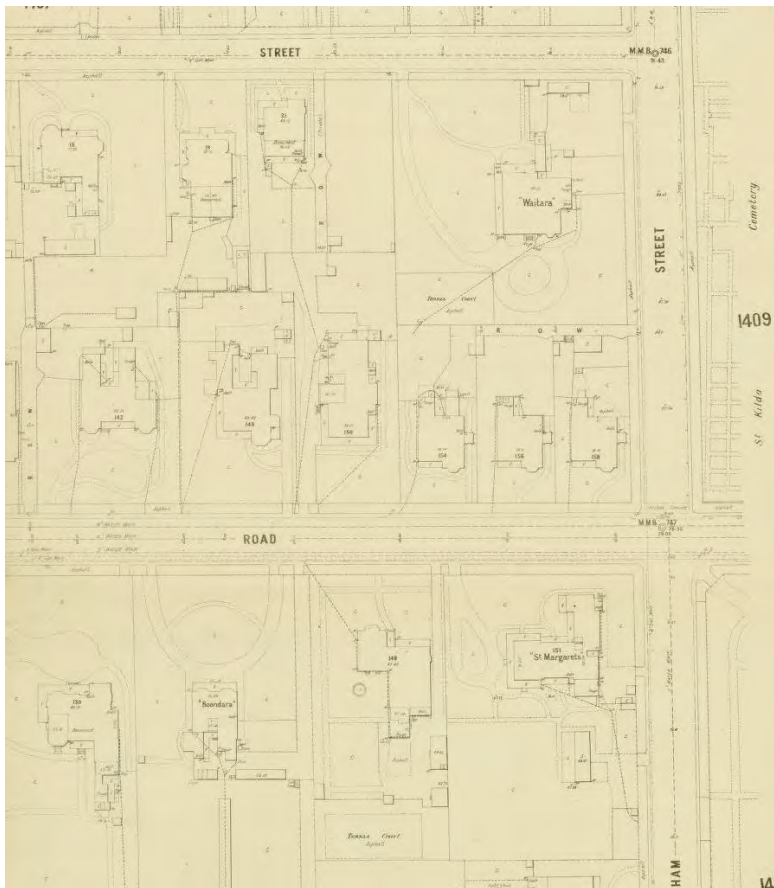


Figure 6.10-5 – Part of MMBW Detail Plan No. 1408, dated 1897, showing villas and mansions in Alma Road and the south side of Fulton Street near Hotham Street (at right).

Source: State Library of Victoria

East of Alma Park, the block between Westbury and Hotham streets had filled out. Fulton Street was lined with substantial villas on large allotments including **'Cranford' at no.22**, and the house at no.36, three large villas (the present nos. 3-7) had been erected along the east side of Pilley Street,

while Johnson Street contained more than a dozen single-fronted cottages including the present nos. 3-7, 10, 12 & 25. The cottages in Johnson Street were all constructed in 1886 and 1887.

Hotham Street remained the boundary of the closely developed areas. In Dandenong Road, east of Hotham Street there were several large mansions in spacious grounds, as well as isolated pockets of housing in and around Shirley Grove and Lansdowne Road. Closer to Orrong Road Wando Grove and Hughenden Road had been formed but contained no houses. Shirley Grove was created from the carriage drive leading off Dandenong Road to the mansion of the same name and by 1900 contained nine houses including nos. 7, 10, 13 & 18.

The cable tram along High Street, opened in 1888, encouraged consolidation and expansion of the retail development along its length and by 1900 an almost continuous row of shops extended from the Junction as far as Carlisle Street. During this time, many of the older shops were replaced by grander structures such as the terrace of four two storey shops at nos. **70-76**, erected in 1890 for W.W. Cabena, and the landmark two and three storey building at the northeast corner of Alma Road (**nos. 140-146**), erected in 1886, that contained three smaller shops and five room residences and one larger corner shop, cellar and ten room residence. Commercial development had also begun to creep into intersecting streets. By 1890 the Taylor Bros had established a 'corn store' on the north side of Inkerman Street just behind the Post Office Hotel. Mr Joshua Taylor lived in one of the pair of terrace houses built on the adjoining site at the corner of Bath Place.

The boom of the 1880s came to an end with the onset of the economic depression in the early 1890s, which effectively brought development to a halt for almost a decade.

Federation recovery c.1900-c.1919

There was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century the number of residents in St Kilda almost doubled between 1901 and 1921 rising from 20,500 to 38,500. Whole new streets of neat brick cottages and villas appeared, however, in St Kilda East this largely remained a period of consolidation and infill on vacant land within the established residential areas, rather than expansion into the still largely undeveloped areas east of Hotham Street, although development did begin to creep along the length of Dandenong Road, following the route of the new electric tram introduced in 1911.

St Kilda East was still a very desirable place to live and Alma Road was described in 1913 as 'one of the finest and most aristocratic of the thoroughfares of St Kilda and the mansions which adorn it are almost unequalled for fine architecture and beauty of situation'. Very few new houses were built along Alma Road in the early 1900s – an exception was 'Kia Rana' at no.93, which was built c.1902 for Mr and Mrs Anderson.

Nonetheless, the economic depression of the 1890s had affected the viability of many of the mansion estates. Several were re-possessed by banks and re-sold or subdivided, or leased and used for other purposes such as schools or boarding houses (see 'Schools' section, below). Some other mansions were converted to private hospitals. In Crimea Street Dr Thomas Murphy, a surgeon, ran his practice from the house at 9 Crimea Street and in 1914 he established St Aidan's Private Hospital in a building at the rear of his property fronting Octavia Street, which was advertised as the 'most up to date hospital for medical, surgical and midwifery work'. Nurse Pickard was the Matron in charge. Reputedly, a future Governor-General of Australia, (Sir) Zelman Cowen, was born at St Aidan's in 1919.

In the early twentieth century land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats. This led to the redevelopment of the remaining mansion estates in St Kilda East, which began with the demolition of historic 'Cintra' mansion and the subdivision of the property to create Cintra Avenue and allotments along the south side of Charlotte Place and the west side of Chapel Street between the two streets. The first houses were built by 1905 and the subdivision was almost fully built up by 1907. It appears that just two builders, C. Goodridge and P. Einsiedel, constructed all but three of the houses.

Mr Einsiedel was also the builder of several of the brick cottages constructed on the 'Nicholson House' subdivision, which created Moodie Place, Robertson Avenue and several new allotments along the north side of Octavia Street. It appears that Einsiedel constructed almost all of the houses in Moodie Place, as well as nos. 37-41, 54, 56, 68, 70, 72 & 74 Octavia Street and 2 & 4 Robertson Avenue. Einsiedel's houses and the others built on the subdivision at **6 & 8 Robertson Avenue** and 48, 50 & 58 Octavia Street were all constructed between 1907 and 1915.

Infill development in other streets included 41-45 Crimea Street (1915), 21 & 21A (1905) and 26-32 (c.1910) Marlton Crescent, and 116 (c.1909) Wellington Street. Also constructed in 1914 was the house at **31 Redan Street**, designed by architect Edwin J. Ruck, for G.L. Blashki.

Similar activity was taking place on the south side of Alma Road where Lambeth Place was extended through to Argyle Street and was almost fully built up between 1909 and 1918. T.W. Soderberg constructed most of the cottages along the west side for the owner, F. Sleep. However, Mr Einsiedel is also recorded as the builder of two and, as they are almost identical to his Moodie Place houses, it is likely he was involved in building most if not all of them. In Odessa Street, the pair of houses at nos. 1 & 3 was constructed c.1915, while in Alma Place the small cottages shown on the 1897 MMBW plan were replaced in 1907-08 by the present brick duplexes at nos. 3-11 & 6-12. J.G. Hollows constructed several of these for the Misses Griffiths. Similar redevelopment occurred a few years later in the adjoining Somerset Place where a single house on the north side was replaced by two duplexes at nos. 2-8.

In 1911 the Prahran and Malvern Tramways Trust opened its electric tram to Windsor along Dandenong Road, which stimulated development along the route and by 1918 houses were being built as far to the east as Orrong Road and there was also building activity in the intersecting or parallel streets. The construction of the tram co-incident with major streetscape improvements carried out by municipalities of St Kilda and Prahran including the planting of trees along the tramway median and the nature strip.

The electric tram encouraged the prominent architect/developer Howard R. Lawson in 1917 to build the first purpose-built flats in St Kilda East at the east corner of Pilley Street and Dandenong Road (1 Pilley Street). This was the first of several flats or houses that Lawson would build along Dandenong Road toward the end of World War I. The following year, Lawson built the pair of houses at 356-358 Dandenong Road, as well as his new residence '**Broxted**' at 342 Dandenong Road at the east corner of Wando Grove. These were followed in 1919 by the house at **no.344** and the flats at no.346. Lawson's buildings were among a group of houses and flats between Wando Grove and Orrong Road erected from 1916 to the 1920s that also included the houses at nos. 350, 352 and 360-362. By this time development had also commenced in Orrong Road where the houses at nos. 337 to 343 had been constructed by 1915.

In the early 1900s, prior to moving to 'Broxted', Howard Lawson was living just off Dandenong Road at 14 Shirley Grove, a Victorian era house that he altered and extended in 1915. In 1902 a large house called '**Pine Nook**' was erected at the south end of the street adjacent to the eponymous mansion, and with the promise of the electric tram at the doorstep all the remaining vacant lots in Shirley Grove were built on between 1909 and 1915.

Meanwhile, in the block between Westbury and Hotham streets houses began to fill the gaps left by the 1890s depression. In Westbury Street, the attached houses at 39-41 were built by 1910, while the house at no.29, designed by the noted architect Leonard Flannagan, was erected in 1913 for Mrs G.O.J. White. Along Dandenong Road, the two houses at nos. 242 & 244 were erected by c.1915, and on the west side of Hotham Street, several houses were built in the 1910s including nos. 1 & 3 at the north end, while closer to Alma Road houses built on the 'Waitara' estate included 21 & 23 Hotham Street, and the row of semi-detached houses at 35-45 Fulton Street, extending from the Hotham Street corner. The 'Waitara' mansion itself was converted to flats by 1919. Meanwhile, a pair of semi-detached houses was built at 38 & 40 Fulton Street and in 1917 Miss K. Hope had four

brick duplexes erected at the north corner of Johnson and Hotham streets (the present 27-33 Johnson Street).

After many complaints by local residents significant improvements were made to Alma Park during the early 1900s. Seats and lighting were added, further plantings were carried out and two rotundas were installed, one of which survives today in the western reserve. The improvements had the desired effect; by 1916 Alma Park was described in a glowing newspaper article as a 'place of beauty' that reflected credit upon the gardener, Mr William Godden:

To think of the neglected condition of the reserve but a few years ago, and to glance at its present vastly improved conditions is a cause for wonderment and it is hard to believe that Mr Godden could have so successfully transformed what was a dull and uninviting scene into one of brightness and spectacular animation...

Several new church buildings were erected in the early twentieth century. In 1902 St Mary's opened its new school hall and club rooms. Situated on the east side of the church at the corner of Westbury Street, it was designed by John Rigg and Godfrey & Spowers. A few years later the congregation of All Saints' decided to erect a new hall and Sunday School to celebrate its Jubilee. The foundation stone was laid in 1910 and the building, named Gregory Hall in honour of the first vicar John H. Gregory, was opened in 1911. P.G. Fick was the architect. Meanwhile, after years of worshipping in rented accommodation the General Baptist congregation finally built their own place of worship at the western end of Pakington Street. The foundation stone was laid by George Doery, the president of the Baptist Union of Victoria, on 27 March 1915. Built as a hall, and intended as a precursor to a church that never eventuated due to a lack of funds, the architect was W. Rain.

Further shops were built in High Street, filling in gaps or replacing older buildings.



Figure 6.10-6 – High Street, St Kilda east side, in 1925.

Source: State Library of Victoria

The interwar boom c.1919 to c.1940

The significant population growth after World War I created a demand for housing and the expansion of the electric tram network along Chapel Street, Wellington Street, and High Street encouraged further mansion estate subdivisions and more intensive development as the building of flats accelerated throughout St Kilda. By the end of the interwar period St Kilda East was almost completely developed from High Street to Orrong Road.

The trend toward higher-density living in St Kilda East began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared toward the end of World War I in Dandenong Road. A 1919 newspaper article noted:

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

By 1920 the first blocks of flats built by Howard Lawson in Dandenong Road were among 527 purpose-built flats in 92 blocks in St Kilda, a number that increased significantly over the following two decades. In 1925 the number of flats had increased to 884 in 164 blocks, before almost doubling to 1,679 in over 300 blocks between 1925 and 1930. By 1935, despite the slowing down of development during the Great Depression, there were more than 2,800 flats in over 500 blocks throughout St Kilda.

St Kilda East was a popular area for flats, because it was close to public transport and shopping, and was noted for its historic character and elevated position with views to Alma Park and the surrounding district. Popular locations for flats included Alma Road, particularly the section opposite Alma Park, the 'Charnwood' estate and surrounding streets, and the tram routes along Chapel Street, Dandenong Road and Wellington Street.

In Alma Road, one of the first mansion-to-guesthouse conversions was carried out in 1913 and by 1940 there were seven between Chapel and Hotham streets. The conversion of mansions, and larger residences and terraces into self-contained flats soon followed. One of the first flat conversions in St Kilda East took place in 1920 at the west corner of Charnwood Crescent and Charnwood Grove. Designed by the notable architects Haddon & Henderson, this involved the conversion of two c.1880s houses in the 'Charnwood' estate and a new purpose-built block of flats known as '**Charnwood Oaks**'. Other flat conversions soon followed including some like 'Charnwood Oaks' that retained the original mansion with the addition of purpose-built flats.



Figure 6.10–6 – 'Charnwood Oaks' S. Kilda, perspective view, showing conversion of two old residences into 9 self contained flats. Drawn by Robert J. Haddon F.R.I.B.A. 1921

Source: State Library of Victoria

Within the 'Charnwood' estate and the surrounding area other flat conversions included '**Duband Court**' (c.1927, former 'Hilda Terrace') 28-36 Alma Road, '**Chandos Court**' (c.1920-1925) 17 Charnwood Crescent, and the houses at 5 ('Ravens Craig'), 15-17 & 19 Charnwood Road (c.1920-25), while in Crimea Street there was '**St Huberts**' (c.1925) at no.7 and 'Moana' (c.1920) at nos. 15-17, and in Redan Street 'The Albany' (1920) at no.8 was the first with the house at no.1 in 1937 being the last.

The huge demand for flats also led to the subdivision of the remaining mansion estates. 'Decomet' was subdivided in 1919 creating new building lots along the west side of Chapel Street between Alma Road and Redan Street, while in 1923 the grounds of 'Charnwood' were reduced by excision of land on the north and south sides of the mansion. Among the first buildings on both subdivisions were flats. On the 'Decomet' subdivision a duplex, designed by H.W. & F.B. Tompkins, was built in 1922 at 33 Chapel Street, and in the following year the '**Belmont Flats**' were constructed at the northwest corner of Alma Road. Designed by architects Richardson & Wood, 'Belmont' incorporated part of the original fence along the two street frontages. Houses were built on the other allotments in Chapel Street: 35 (c.1925), 37 (1926) and 39 (1922, designed by G.J. Sutherland).

In the 'Charnwood' subdivision, flats and houses were built on the land to the north of the mansion: '**Tyrell House**' flats at 6 Charnwood Grove (1923), '**Luxor**' flats at 9 Charnwood Road (1927), and the houses at 11 (1927), 11A (1928) & 15A (c.1930) Charnwood Road. The St Kilda Hebrew Congregation acquired the land to the south of 'Charnwood' as the site for a new and much larger **synagogue**. Designed by architect, Joseph Plottel, it was opened in 1926. The old synagogue on the opposite side of Charnwood Grove was then used as a hall and school until 1940 when it was replaced by the flats at 17 Charnwood Grove. A new school and hall, also designed by Plottel and known as the Meyers Memorial Assembly Hall and class rooms, was then built on the east side of the synagogue facing Charnwood Crescent in 1940.

At around the same time several mansion estates between Dandenong Road and Fulton Street, including 'Dulquhurn' and 'Cliefden' facing Dandenong Road and three along the north side of Fulton Street at nos. 2, 14 ('Chediston') and 20 ('Cranford'), were undergoing similar redevelopment. In the early 1920s 'Dulquhurn' was converted to flats, while the adjoining 'Cliefden' was demolished in 1924 and 10 new blocks of flats were built in the surrounding grounds from 1920 to 1938. Renamed as '**Ardoch**' and containing 45 flats, this was the largest interwar flat enclave in St Kilda and one of the largest in Melbourne, comparable to Howard Lawson's extensive 'Beverley Hills' complex built in South Yarra during the early 1930s. Another three blocks of flats were built in the 1930s on the balance of the estate facing the southward extension of Pilley Street at nos. 10, 11 & 12.

Most of the new flats within the 'Ardoch' complex were the double-storey 'duplex' type comprising two flats, one above the other (the single storey type placed them side by side), which became very popular during the late 1920s and 1930s. When Alma Grove was extended in the 1920s almost all the new dwellings constructed in the decade from 1925 to 1935 were single-storey duplexes. In Alma Road, the Dunlop Home Builders constructed a duplex in 1926 at 132A Alma Road.

To the south of 'Ardoch', the subdivision of 2 Fulton Street created Palm Court where three blocks of flats including 'Keswick Lodge' (2 Palm Court) and '**El Sonia**' (6 Fulton Street) and three single-storey duplexes were built in the early 1930s. In Fulton Street itself three houses (nos. 10, 12 & 16), and two, two-storey duplexes (18 & 20) were built in place of 'Chediston' and the western garden of 'Cranford', while on the south side two more blocks of flats were built at nos. 1 ('Carolina Court', 1928-1941) and 3 (c.1935). In nearby Johnson Street, duplexes were built on the land that had remained vacant since the late nineteenth century at nos. 2-8 (1928), 14-16 & 18-20 (1932) & 19-21 (1937). The construction c.1940 of the Warwick Court flats at no.17 completed development of the street.

In Alma Road, many of the large mansion estates were redeveloped during the interwar period. In the block overlooking Alma Park these included '**Sandhurst**' (c.1925) at the corner of Raglan

Street, '**Bhadohl Flats**' (1935) at no.89, '**Alma Park Mansions**' (1935) at no.91, which all retained the original mansion in the development, whilst 'Graylings' (c.1935) at 95 & 95A replaced the eponymous mansion. On the north side of the road flats were built right on the edge of Alma Park at the rear of the late nineteenth century house at 94 Alma Road. East of the railway the 'Hammerdale' estate was subdivided in the late 1920s to create Hammerdale Avenue where the first houses were completed by 1929 (please refer to the Hammerdale Avenue precinct citation for further information) and between Hammerdale Avenue and Westbury Street '**Welford Lodge**' flats, designed by Joseph Plottel, were built in 1938 on part of the gardens on the west side of the 'Iramoo' mansion. 'Iramoo' survived briefly before it was replaced with the three blocks of flats at nos. 119A, 119 & 121 Alma Road by the early 1940s. East of Westbury Street '**Clovelly**' (1938) at no.138 and '**Olgmend Court**' (1940) at no. 147-49 replaced nineteenth century houses.

Other flats built within St Kilda East during the interwar period were clustered within the area bounded by the electric trams along High Street, Wellington Street and Chapel Street including: 38 Alma Road ('Dundas', c.1935), 12 Charlotte Place (1938); **16** (1939), 20 ('Raeburn', c.1940) & 23-25 (1940) Charnwood Road; 21 & 23 Crimea Street (both 1922); 1 (c.1935) & 3 ('Roston', 1920) Lambeth Place, 2A (1936) & 9 ('Crome Court', 1937) Marlton Crescent, 2 ('**Tintern**', 1928), 13 ('Grenroy Court, c.1935) & 33 ('Corowa', 1937) Redan Street, and along Wellington Street itself including 88 ('Kintore', 1940) & 114 ('Carinthia Court', 1926). Other interwar flats were situated on or proximate to the tram route along Dandenong Road include 304 ('**Corio**', 1939) & 350 (c.1935) Dandenong Road, '**Summerleigh**' **13 Hughenden Road** (1940), and 'Wessex Manor' 18-20 Westbury Street (1935).

With the boom in flat building, construction of detached houses slowed, but did not cease entirely particularly in the less-developed areas close to Orrong Road. In the older established streets, the small number of new houses built during the interwar period includes 55 & 57 Octavia Street, 23 Odessa Street, and 1 Pilley Street. At 29 Crimea Street, major additions were made c.1937 to a Victorian house for the owner Ephriam Yoffa. Mr Yoffa was a businessman who established the Yoffa Hosiery Co. in Brunswick, which is credited with introducing the panty hose to Australia. Mr Yoffa was also connected to the arts community and the house reputedly contains a mural (now over-painted) by Danila Vassileff, a noted modernist painter.

In Alma Road '**Kindrogan**' (1923) at no. 60, and the **Richardson House** at no.69A (1920) were built on two of the remaining vacant lots, while the houses built in the early 1930s at nos. 93A, 93B, 151 & 153 were situated on mansion estate subdivisions. The houses at 151 & 153 Alma Road were built on the subdivision of the St Margaret's mansion estate at the southwest corner of Alma Road and Hotham Street. Also built on that subdivision were 'Ullawarra' (c.1939) a duplex at 155 Alma Road, and three houses at 29-31 Hotham Street. Designed by architect, Marcus R. Barlow, the Hotham Street houses were all built in 1929 for Brighton Homes Pty Ltd.

Meanwhile in Hughenden Road and the northern part of Orrong Road houses were built on the remaining vacant lots between 1920 and 1925. This included the detached bungalows at nos. 11, 15 and 19 Hughenden Road and 335 Orrong Road.

In the High Street shopping centre new buildings were constructed on the remaining vacant sites. In the block to the south of the Post Office, for example, the prominent grocery firm Moran & Cato erected a new shop at no.330 in 1914. The following year two new brick shops replaced old timber shops at nos. 322 & 3245. Between these buildings was 'The Gresham' at nos. 326-328. The remaining vacant site at no.332 immediately to the south of Moran & Cato was built on by 1920 and the rebuilding of this block was completed when the Queens Arms Hotel was rebuilt in 1923-24 to designs prepared by architects Sydney Smith & Ogg. The Post Office Hotel further to north was remodelled in 1931. The construction of several motor garages including the one designed by Oakley & Parkes and erected in 1925 for the Canada Cycle & Motor Co. at the south corner of Charnwood Crescent demonstrated the growth of car ownership.

Ironically, it was the increase in motor traffic that had by late 1920s led to the decline of High Street as a shopping centre because of the dangerous traffic conditions: only sixty feet wide, it had become the most notorious bottleneck in Melbourne. Competition from newer centres such as Acland Street and Carlisle Street was also a factor in its demise. The Mayor of St Kilda, Cr. Burnett Gray said in August 1934:

High-street as a shopping centre is now a memory and will never again be what it was before modern transport was introduced.

As the population grew so did most of the church congregations. In 1927 a new hall was built at St George's to replace the original one of 1886. Henry Hare & Hare were the architects. The exception was the Particular Baptists. By 1922 the congregation had dwindled to the point that the church was closed and sold to the Balaclava Freemasons Lodge. The Lodge altered and extended the building to use as their Temple. Seabrook & Fildes designed the additions carried out in 1936.

In 1936 another landmark was added to Chapel Street with the opening of the Astor Theatre at the north end opposite All Saints' Church. Designed by the architect, Ron Taylor, in the Jazz Moderne style it was officially opened on 3 April 1936 at a ceremony attended by the mayor and councillors of St Kilda. The site of the Astor had previously been used for a cinema from c.1912-c.1917.

Further trees were added and improvements made to Alma Park and the 1920s St Kilda Council also embarked on a concerted campaign of planting street trees throughout the city. The trees now lining Charlotte Place, Charnwood Road, Cintra Avenue, Crimea Street and Redan Street were planted during that time.

The significant growth in St Kilda East led to the need for a new electricity substation, which was built by the Melbourne Electricity Supply Co. in Alma Grove in 1928.

Post-war redevelopment c.1945 onwards

Residential building in St Kilda East ceased during World War II and slowly recovered after the war. After experiencing almost no growth since the early 1940s another boom in flat-building began in the mid-1950s. This was fuelled by population growth and a housing shortage after World War II, changes to building codes and the introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units. Between 1961 and 1971 flats increased from 38% to 62% of all dwellings in St Kilda and the population increased by 10,000 people at a time when the populations of other inner-city suburbs were declining.

With limited vacant land the new flats in St Kilda East began to replace the older housing stock. In Alma Road, for example, in 1959 the 'Park View' flats replaced a mansion that had stood at the northwest corner of Westbury Street since the 1870s. This was the first of many blocks of flats that replaced Victorian era mansions along Alma Road in the 1960s and early 1970s. Other streets where significant flat building occurred included Chapel Street, Charnwood Crescent, Charnwood Road, Charnwood Grove, Crimea Street, Redan Street and Westbury Street. Many early houses and mansions were lost during this frenzy of building: in 1959 the eponymous mansion at the end of Shirley Grove was demolished and replaced by a complex of flats '**Shirley Court**', and in 1963 the end of an era came when the 'Charnwood' mansion, by then converted to flats, was finally demolished.

However, there were some notable exceptions: In Alma Road the early mansions 'Shirley' at no.40 and 'Aldourie' at no.89 were incorporated into the flat developments built around them. Of these, 'Shirley' including its remarkable Classical style façade remains relatively intact (though largely hidden), while 'Aldourie' is less intact, but still partly visible from Chapel Street.

Few of the new flats were architect designed. Exceptions included the flats at the north corner of Redan and Crimea streets, designed by Norman Brendel and erected in 1959-60, and the flats at the north corner of Westbury and Fulton streets, designed by Mordecai Benshemesh and erected in

1960. Mordecai Benshemesh was well-known as a designer of apartment blocks in St Kilda during the post-war era, beginning with small-scale walk up flats in the 1940s and progressing to 'high-rise' blocks such as 'Edgewater Towers' (1959-60), which enhanced his reputation as one of Melbourne's leading designers of high-density residential developments.

The other significant change during the late 1960s and early 1970s was the rebuilding of St Kilda Junction and widening of High Street/St Kilda Road, which resulted in the destruction of all the buildings along the west side between the Junction and Carlisle Street. This hastened the decline of High Street/St Kilda Road as a commercial centre. Many shops were closed or changed to other uses. In 1985/86 the five shops at 322-332 St Kilda Road were consolidated and redeveloped as an office and showroom complex. The original parapets to nos. 322-328 and an internal passageway with a roof lantern above were retained. The parapet to no. 330 was modified and a parapet to no. 332 added to match those at 322-328 and a 'heritage' style bullnose style verandah was added. New buildings and car parking were constructed at the rear.

By the 1980s the congregations of some of the foundation churches had begun to decline and this led to the need for some churches to merge or close. The numbers at St Kilda Baptist Church in Pakington Street had fallen to 15 by 1981 and the church was threatened with closure, but the arrival in 1984 of the Reverend Tim Costello revitalised the church and by 1988 the congregation had grown to 100. At around the same time the last Free Presbyterian church service was held on 23 November 1986 and the congregation moved to Wantirna (the building was then used for services by the Salvation Army). In 1997 St George's merged with former East St Kilda and Windsor Congregational churches to form the East St Kilda Uniting Church parish and buildings on the site are now used by St Michael's Grammar School.

The continuing strong connection of the Jewish community to St Kilda East was recognised on 20 August 1995, when the then Governor General, Bill Hayden, officially opened the Jewish Museum of Australia, Gandel Centre of Judaica, named in honour of the Museum's lead benefactors, John and Pauline Gandel. The site for the museum was a property in Charnwood Crescent, directly opposite the Synagogue, that extended through to Alma Road. Established in 1977, the Jewish Museum of Australia in its formative years organised exhibitions and began to build a collection before opening temporary premises in the disused classrooms of the Melbourne Hebrew Congregation, South Yarra.

Schools in St Kilda East

The status of St Kilda as a desirable residential area in the late nineteenth century led to the establishment of several private schools and in 1891 St Kilda and Hawthorn contained nearly thirty private schools between them, the highest proportion per head of population in Melbourne. Several of these were within St Kilda East including All Saints' Grammar School, Alma Road Grammar School, Fairleight Ladies' College (later Clyde School), The Priory Ladies' College, Wattle House School and Cumloden College. Most, however, were relatively short-lived and some were closed during the economic depression of the 1890s when enrolments in private schools fell dramatically, while the introduction of the new *Education Act* in 1910, which saw the opening of new State secondary schools and imposed new costly regulations upon private schools, led to further closures with the number of independent schools falling from 945 in 1898 to almost half that number in 1912.

For example, at The Priory Girls School, established by Miss Hatchell Brown in 1887 on the site of the Alma Road Grammar School at 59 & 61 Alma Road, numbers plummeted from 66 to just 27 in 1893 and the school eventually closed in December 1913. The school building at no.59 was later demolished, but Miss Brown's residence at no.61 survives today.

Alice and Florence Chambers established the Fairleight Ladies' College in a mansion house in Alma Road in 1874. The school became one of the leading private ladies colleges in Melbourne and in 1910 it was taken over by Miss Isabel Henderson, a leading educationalist. Renamed as Clyde School, it continued at this site until c.1919 when it was relocated to Woodend. After this, the building

reverted to a private residence and later became an aged care facility known as 'Alma House', which survives today at 134 Alma Road.

Three schools that continue today are **St Michael's Grammar School**, **St Mary's Primary School** and **Christian Brothers' College**. St Michael's Grammar School was opened in 1895 as the Collegiate Day School for Girls in the former 'Marlton' mansion in Marlton Crescent and over the past 100 years has grown significantly and now occupies several buildings spread across a site extending through to Redan and Chapel streets. Both St Mary's Primary School and Christian Brothers' College trace their origins to the denominational school established in the first St Mary's Catholic Church, opened in 1854, and now occupy a complex of buildings on either side of Westbury Street to the east and south of St Mary's church complex in Dandenong Road. Please refer to the individual citations for these places for further details.

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6.10.3 Description

Overview

St Kilda East covers a large area in several parts with Wellington Street and Dandenong Road as its north boundary extending from St Kilda Road to Orrong Road.

Along the east side of St Kilda Road are two areas that comprise the remnants of the historic High Street commercial precinct. The northern section includes all the properties between Charnwood Road and Alma Road, while the southern section includes nos. 300-338, generally from Inkerman

Street to Pakington Street, and 98-104 Inkerman Street. Also included in the southern section is the St Kilda Baptist Church at 11 Pakington Street.

Alma Park forms the centrepiece to the precinct and is bounded along its west side by the impressive group of church and public buildings along the east side of Chapel Street, and St Mary's church and school complex facing Dandenong Road and along Westbury Street.

The balance of St Kilda East comprises the residential areas to the west and east of Alma Park. To the west of Alma Park this includes most of the block to the north of Alma Road including the whole of Charlotte Place, Chapel Street (except no.41) Charnwood Crescent, Charnwood Grove, Charnwood Road, Cintra Avenue, Crimea Street, Marlton Crescent, Moodie Place, as well as parts of Octavia Street, Redan Street, Robertson Avenue, and Wellington Street. South of Alma Road the precinct encompasses the whole of Alma Grove, Lambeth Place and Odessa Street, all the houses in Alma Place, and part of the north side of Argyle Street west of Lambeth Place.

Between Alma Park and the St Kilda Cemetery the precinct takes in parts of Fulton, Hotham, Johnson, and Westbury streets, and the whole of Ardoch Avenue, Johnson Street, Palm Court, Pilley Street and Dandenong Road between Pilley and Hotham streets. There is also a small group in Alma Road comprising nos. 132, 132A, 134, 135, 136, 138 & 138A. East of St Kilda Cemetery the precinct includes all of Shirley Grove, 304 & 342-362 Dandenong Road, 11-19 Hughenden Road and 335-341 and 1/343 Orrong Road.

The residential areas contain houses and flats predominantly from the Victorian, Federation/Edwardian and interwar periods interspersed with post-war flats. The long history with several key development periods has resulted in streets that have a diverse character (e.g., Alma Road, Chapel Street, Charlotte Place, Charnwood Crescent, Grove & Road, Crimea Street, Fulton Street, Johnson Street, Octavia Street, Redan Street & Shirley Grove) as well as streets that were developed mostly within one period and have a more homogeneous character (e.g., Alma Grove, Cintra Avenue, Frampton Street, Lambeth Place, Marlton Crescent, Moodie Place, Odessa Street, Robertson Avenue, Somerset Street, Wellington Street).

The intactness and integrity of the buildings within the precinct varies. Buildings that retain high intactness or good integrity are designated as Significant (shown as red on the precinct map), while buildings that have lower integrity are designated as Contributory (shown as green on the precinct map). The exceptions are some buildings where the alterations themselves are of historic, aesthetic or architectural interest (e.g., Victorian house converted to flats).

The setting of the buildings within the precinct is enhanced by historic infrastructure and other features such as bluestone kerb & channels, bluestone laneways, the pillar post box on the north side of Alma Road east of Chapel Street, the cast iron base of a former gas street lamp at the east corner of Alma Road and Odessa Street, the interwar substation on the south side of Alma Grove with rendered walls with an Ox-bow parapet and timber doors, and the mature street trees (*Platanus sp.*) in Charlotte Place, Charnwood Road, Cintra Avenue, Crimea Street, Dandenong Road and Redan Street.

Notable streets within the precinct include:

- Alma Road, which despite intrusive later development, contains an important collection of substantial villas from the late nineteenth century, complemented by some interwar houses and flats.
- Chapel Street, which contains an impressive group of landmark buildings including three churches, the St Kilda Drill Hall, Astor Theatre, as well as two late nineteenth century mansions and two intact groups of Federation/Edwardian and interwar housing.

- Charnwood Crescent and Charnwood Grove, which comprise late nineteenth century houses interspersed with early twentieth century flats surrounding the landmark St Kilda Hebrew Congregation Synagogue and hall/school complex.
- Charnwood Road and Crimea Street, which contain a rich collection of late Victorian and interwar houses and flats including several individually notable examples, as well as the former Baptist Church in Crimea Street, and are also enhanced by the mature street trees (*Platanus sp.*).
- Cintra Avenue and the south side of Charlotte Place, which contain an intact collection of Federation/Edwardian houses, many with Queen Anne details. The streetscapes are enhanced by mature street trees (*Platanus sp.*).
- Dandenong Road, which is a remarkable boulevard on account of its very great width and landscaped plantation with rows of mature street trees (*Platanus sp.*) and the central tramway reservation enriched by the row of decorative centre span poles.
- Frampton Street, which contains a collection of early timber cottages.
- The highly intact and very consistent Edwardian housing in Moodie Place, and along the west side of Lambeth Place.
- Palm Court, a very intact interwar cul-de-sac containing flats and duplexes with original front fences and garages.

Alma Park and surrounds

Divided into two by the Sandringham Railway cutting, the eastern reserve has an oval at the centre which is bounded on the north and south by mature trees including Oaks, Figs, Pines, and Elms set within lawned areas. The main path along the railway cutting has an Elm avenue alternating with *Pinus radiata* and there is a mature row of *Pinus radiata* near the rail cutting. The main feature of the western reserve is the pathway that extends from the southeast corner to the northwest entry on Dandenong Road. This is lined by borders containing exotic trees, shrubs and perennials and edged with volcanic rock typical of the nineteenth and early twentieth centuries. At either side of the central garden beds are rows and specimen plantings of mature elms and other trees including an avenue of Olives, and a group of Stone Pines. Other significant trees include several Canary Island Palms, a Washingtonia Palm, a line of Pepper trees along the railway cutting and a large Moreton Bay Fig in the southeast corner. Two early buildings in the western reserve are the park keeper's lodge, a cottage in the domestic Gothic Revival mode at the Dandenong Road entrance, and the Edwardian rotunda just to the west of the central pathway near the Olive avenue.



Figure 6.10–7 – Dandenong Road, pre-eminent among Melbourne’s Boulevards, marks a northern boundary of the Municipality while Alma Park is the centrepiece of the precinct.

Nestled into the northwest corner of Alma Park is **St Mary's Catholic Church complex**, which includes the bluestone Gothic Church, the adjoining two storey Italianate Presbytery, and the Federation era hall and offices at the corner of Westbury Street (refer to the individual citation for further details of these buildings). Along the street frontages is a low rendered fence with dwarf piers and taller piers with pyramidal caps and mild steel gates marking the entries, and the grounds contain mature exotic trees set in lawns and a cypress hedge in front of the presbytery. To the south of the church complex the Christian Brothers' College extends along the west side of Westbury Street. This comprises a long, two storey building with a gabled tile roof, built in stages, punctuated by a square tower and a projecting gable. Walls are of red brick with rendered details around the openings and under the eaves. Windows include tall pairs of timber sash with toplights, and pointed windows and openings to the tower and below the projecting gable. The building is complemented by a low brick fence. To the south is a 1960s hall with a barrel-vaulted roof, and behind the main building at the north end is the heavily altered remains of the Victorian mansion that for many years served as the residence for the Christian Brothers. Behind this building is a two storey building with a hipped roof that incorporates the original 1879 school building, which was extended into its present form in 1938-39. On the opposite side of Westbury Street is St Mary's Primary School, which retains an interwar front fence of similar design to the church complex.

Chapel Street

Chapel Street is notable for the collection of landmark buildings, which include at the north end the Arts & Crafts **All Saints' Hall** and the Jazz Moderne **Astor Theatre** that form an impressive gateway at the major intersection of Dandenong Road. All Saints' hall forms part of the church complex comprising the imposing bluestone church, brick rectory, as well as mature trees. To the south of All Saints' is the former **St. Georges Presbyterian Church**, which is distinguished by its slender bell tower and Sieneese banded brickwork, and is complemented by the interwar hall and the original cast iron fence across the frontage. To the south of St George's is Port Phillip's largest timber building: the former **St Kilda Orderly Rooms drill hall**, which is just to the north of **'Cloyne'** the thirty-room stuccoed brick mansion in the Italianate style that faces toward Alma Park. Finally, at the south end is the former **Free Presbyterian church** complex, which includes the simple bluestone chapel in the Gothic Style and the former Manse, dating from the 1850s but extensively remodelled in the 1930s in the Tudor Revival style.



Figure 6.10–8 – St. George's Uniting (former Presbyterian) church of 1877-80 and the former St. Kilda Orderly Room dominate the Chapel Street hill

The west side of Chapel Street otherwise contains residential buildings, which include late nineteenth century mansions **'Rondebosch'** and **'Elmwood'** at nos. 25-27 (now part of **St Michael's Grammar School**), the Edwardian and Queen Anne houses in and between Charlotte and Cintra avenues, and the interwar bungalows and the **'Belmont'** flats between Redan Street and Alma Road. These are described below.

The residential areas

The earliest houses in St Kilda East date from c.1850 to c.1875 and include several houses, one terrace, and seven mansions. Of these, four (former **'Hilda Terrace'** 28-36 Alma Road, house now

part of **'Chandos Court'** flats at 17 Charnwood Crescent, former 'Dulquhurn' now part of the **'Ardoch'** complex in Dandenong Road, and **'Waitara'** at 19 Hotham Street) were converted into flats during the interwar period and are discussed below.

Perhaps the earliest surviving house in St Kilda East is **'Oberon'** at 2 Lambeth Place. Possibly constructed in the 1850s, this is an unusual prefabricated timber house and an analysis of the timber used in its construction suggests that it was manufactured in Europe.

Argyle Street, Frampton Street and Octavia Street also contain some houses that may date from c.1870 or earlier as they appear to be shown on the 1873 Vardy Plan. A notable and relatively intact example is the double fronted timber cottage at 62 Octavia Street, constructed c.1862, which has a symmetrical façade with timber sash windows, a transverse gable roof clad in slate, an original or early verandah with simple timber frieze and posts with cast iron brackets, and one low brick chimney behind the main roof. Other examples include 72 Argyle Street (a brick house was shown in this location on the 1873 Vardy Plan and although this house appears to have been altered in the early twentieth century, the simple symmetrical form with an arched central doorway is typical of early houses), and the gabled or hipped roof timber cottages at 6, 8 & 10 Frampton Street (although 8 and 10 are very altered they retain a simple gabled form typical of early buildings and appear to be in the same position on the lot as the cottages shown on the 1873 Vardy Plan), and 45 (interwar alterations including a projecting gabled bay) & 49 (altered, with an early twentieth century terracotta tile roof and verandah) Octavia Street.



Figure 6.10-9 – 'Oberon', 2 Lambeth Place (left) and 62 Octavia Street (right)

Most of the other pre-1870s houses are situated within the 'Charnwood' estate and include four surviving examples of those built by Thomas Newton at 13, 14, 15 & 24 Charnwood Crescent. They have been altered to varying degrees, mostly during the interwar period. No.15 appears to be the most intact. Asymmetrical in form it is constructed of bi-chrome brick with a slate roof and retains several brick chimneys with rendered panels and dog-tooth corbels. The window to the bay has been replaced during the early twentieth century. The house at no.14 is also asymmetrical with some similar details such as the chimneys, but has been rendered and now has an interwar verandah supported by square fluted column and a shallow bay window to the projecting bay. No.13 is of interest as a more considered inter-war renovation overseen by architects. Here the original verandah has been replaced by a flat roof that appears to float above the brick and render piers. There are boxed multi-pane windows, a front door with side lights and a diamond pattern toplight. The renovation of the other house at no.24 has resulted in a broad hipped tile roof with a small gablet over the entrance that imparts a Federation bungalow character. Of note is the integral garage.

The other c.1870s houses in Charnwood Crescent include nos. 3 and 5. No. 3 is an intact double storey symmetrical villa with a finely detailed verandah and tall casement windows. The hipped roof

is clad in slate and there are several rendered chimneys. At the rear is a small gabled brick outbuilding facing Alma Road. No. 5 on the other hand is an unusual building, which is notable for the large square roof lantern with arch headed windows and pilasters at the apex of the rectangular pyramidal roof. Also built on part of the original 'Charnwood' estate is the two storey terrace pair at 42-44 Alma Road (east corner of Charnwood Crescent). They have typical 1870s terrace form and detailing with a simple bracketed cornice, and cast iron verandahs enclosed by wing walls with cast cement decorations. The unusually deep front setback is also typical of pre-boom era terraces.

The surviving 1870s mansions that remain relatively intact all demonstrate the Renaissance Revival style, with some such as **'Rondebosch'** and **'Toldara'** distinguished by their Neo-Classical form and details. **'Rondebosch'** at 25-27 Chapel Street is the most intact. It is a two-storey villa with a colonnaded verandah and symmetrical facade with entablature, with the two storey wing on the south side being an early addition. Designed by the same architect as **'Rondebosch'**, **'Toldara'** at 40 Alma Road employs similar classical details, with the traditional hierarchy of classical orders used for the columns and corner piers: Tuscan for the ground floor and Corinthian above, as well as the use of heavy rustication for the ground floor, but smooth ashlar (or render ruled to resemble stone ashlar) to the first floor, urn-shaped balusters to the first-floor balcony, and a classical architrave, frieze and cornice to the parapet. Also, like **'Rondebosch'** it has a pair of canted bay windows that became common later for Italianate houses. It is now partly concealed by the 1960s flats built in front and on the east side.

The two-storey house (and former **'Fairleigh Ladies' College'**) at 134 Alma Road has a simple corniced parapet and elegant although restrained classical details. The verandahs have been partially enclosed, but some of the original Tuscan columns (square at the corners, round between) remain, as do the arched openings at each end, the arched entry door and the window to the left of the entry (the window to the right may be original, but has been moved forward). **'Marlton'** in Marlton Crescent (now part of St Michael's Grammar – refer to individual citation) is much simpler. The original house has a hipped roof, round-headed windows set above inset panels with moulded architraves and keystones, below a frieze comprised of paired eaves brackets with moulded panels set within a stringcourse, and a simple verandah with timber frieze and brackets (possibly reconstructed) with the entrance at the side. The rendered chimneys have bracketed cornices and stringcourses. The 1906 addition on the east side is sympathetic in detail, but disrupts the symmetry of the original house.



Figure 6.10–10 – The former **'Marlton' (left) and **'Rondebosch'** (right), both now part of St Michael's Grammar School.**

By comparison the two other 1870s mansions at **87 ('Aldourie')** and **89 Alma Road** are less intact. The front of **'Aldourie'** is almost fully concealed by the postwar flats, and only the west side wall is visible from Chapel Street. It has rendered walls with ashlar patterning, a hipped roof and some surviving moulded decoration. The front of no.89 is more visible. It has a hipped roof and six-

over-six sash windows. At the front to one side are the hipped roof flats dating from the interwar period.

The other pre-1870 single-storey house at 24 Johnson Street has been altered (non-original roof tiles, overpainting or rendering of walls), but retains the characteristic Victorian form and detailing including twin canted bays with a verandah (altered) between, double hung timber sash windows, ovolo profiles terminating in a stop chamfer to the window reveals and wall corners, paired eaves brackets and several rendered chimneys with cornices. The layout appears to be same or similar as shown on the 1897 Melbourne & Metropolitan Board of Works Detail Plan No.1407.

Most houses constructed during the late nineteenth century boom (1880s to 1890s) are Italianate in style with symmetrical or asymmetrical (the latter with projecting faceted or flat bays) massing, rendered or bi-chrome brick walls (or, less commonly, timber with ashlar boards to the façade) and chimneys, hip slate or iron rooves and verandahs with ogee, skillion or bullnose roofs supported on cast iron or timber posts with cast iron frieze. Many are distinguished by elaborate stucco ornament including balustraded parapets and shaped pediments, intricate iron lacework and complex tiled patterns on verandah floors and pathways. Most are detached and there are several attached pairs, and two terrace rows.

Notable detached boom-era villas include **'Sandhurst' 101 Alma Road, 3 Crimea Street** (retains original cast iron front pedestrian gate and pillars) and 100 Wellington Street, which are all distinguished by ornate façade detailing. The houses at 5 & 7 Pilley Street are also notable for the elaborate detailing to the tripartite windows that feature pilasters with incised decorations and classical capitals. Although altered, 24 Marlton Crescent is notable for the elaborate detailing to the projecting bay, which includes a broken pediment. 18 Crimea Street on the other hand is a fine and intact bi-chrome brick villa that has a corner tower, a return verandah that wraps around the projecting bay and what appears to be an early brick cistern or tank in the front yard.



Figure 6.10–11 – Italianate villas at 3 & 5 Crimea Street (left) and 100 & 98 Wellington Street (right)

Other detached boom-era Italianate houses and villas include:

- 68 & 70 Argyle Street;
- Alma Road - 49, 51 (a gabled example), 55, 67 (characteristic form, but constructed of red brick with rendered bands and details that demonstrate a transition to the Federation period and complemented by an original cast iron front fence), 70 (retains an original front fence and possibly an early outbuilding in the rear yard), 72 (notable for the return verandah, which is arcaded at the ground-floor with round arches and large keystones, while above is a masonry balustrade with urn-shaped balusters. At both levels, robust cast-iron columns are used), 156 and 158;
- 10 Charlotte Place (a timber example);

- 15 Charnwood Grove. This has an arcaded ground floor verandah, which is unusual as the first floor does have any columns, but acorn terminations instead, which are also used on the balustrade above the canted bay window;
- Charnwood Road - 6, 7, 8, 24, 26, 32, 34 & 40;
- Crimea Street - 4, 6, 5, 9, 8, 27, 30, 31 & 39;
- 22 (see individual citation) & 36 Fulton Street (unusual form with both hipped and gable-fronted bays, also retains an early brick outbuilding in the rear yard);
- Marlton Crescent - 3, 4, 6, 7, 11, 13, 15 & 22. All were originally asymmetrical bi-chromatic villas with canted (4, 6, 7, 11, 13 & 15) or flat (3 & 22) bays. No.22 has been painted or rendered;
- 33 (timber), 35, 47 (timber), 59 & 64 (timber) Octavia Street;
- Odessa Street - 2, 5, 6, 7, 8, 9, 10, 11, 12, 13, 17 & 19. Two types of bi-chromatic brick villas, asymmetrical in plan with either flat or canted bays with similar details, suggesting they were constructed by the same builder. Not all are intact, some have been rendered or details altered (windows replaced, roof materials replaced), Also, no.30 built of timber with ashlar boards to the main facades;
- 3, 15 & 27 Redan Street;
- 7, 13 & 18 Shirley Grove; and
- Wellington Street - 86 (of note for the parapetted classical style porch with an arched opening framed by Corinthian pilasters and what appears to be the original front fence), 98, 102 & 104 (a timber example, notable for its intactness and diminutive size).

Notable attached pairs include the highly intact boom era terraces at 10-12 Crimea Street, which retain their original front fences, and the bi-chrome brick pair at 48-50 Alma Road that have return verandahs and projecting bays at the side. Other fine examples are:

- 28-30 Charnwood Road. This pair is notable for the heavy masonry verandah, which is arcaded to the ground floor and trabeated to the first floor. The ground-floor arcading uses round arches with red brick piers and run cement moulding and keystone to the arch. Above the outer bays there is a floating triangular pediment with a bas-relief cartouche in the tympanum. At the first-floor level, there are unusual cement balusters between the red brick piers and large curved consoles above the run capital mouldings;
- 'Miltown' and 'Malbay' at 18 & 20 Odessa Street. Although partially hidden by high fences, this bi-chrome brick pair is notable for the largely intact and highly decorative balustraded parapets crowned by triangular pediments with the house names in relief. The cast iron verandahs are also intact and feature cast iron posts entwined in faux vines; and.

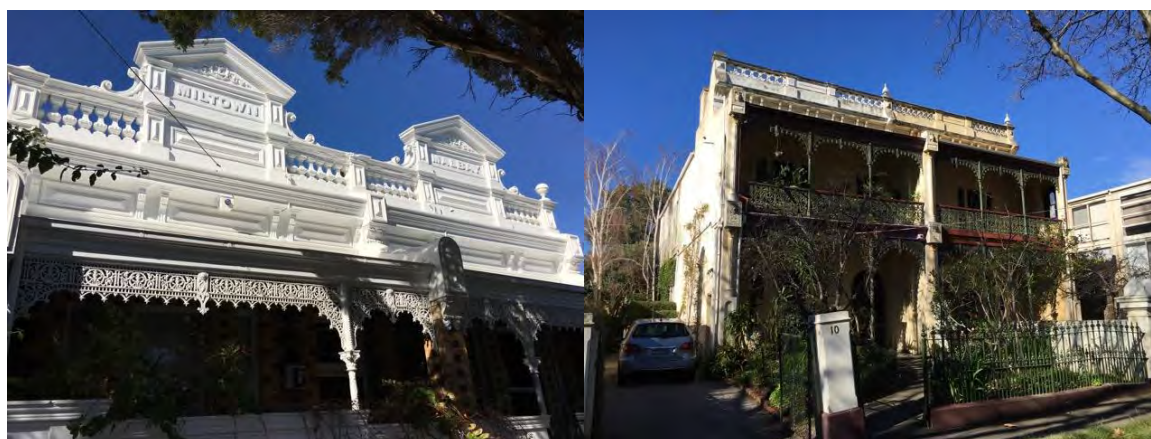


Figure 6.10–12 – 'Miltown' and 'Malbay' (left) and 10 & 12 Crimea Street (right)

- 102 & 104 Inkerman Street. This pair is notable for the balustraded parapet with a dentillated cornice and a distinctive pediment incorporating a shield flanked by scrolls, and the rich moulded cement details typical of boom era terraces including the label moulds over the round arched windows. These relatively grand houses (one built for a merchant who owned a business on the adjoining site now occupied by a car park) stand out in an area that was otherwise historically characterised by the modest houses that survive in Bath Place

Other attached pairs are the similar bi-chrome brick houses at 17-19, 18-20 & 23-25 Marlton Crescent (nos. 18-20 are of interest as they share an undivided hip roof), 14-16 Odessa Street, and 94-96 Wellington Street. The terrace rows are 'Mona Terrace' 56-66 Argyle Street (comprising five of the original nine houses, this is of bi-chrome brick with original verandah frieze within a timber frame and brackets to nos. 56-60, simple parapet with arched pediments flanked by scrolls and brick and render chimneys) and 22-28 Odessa Street (bi-chrome brick with a simple parapet and triangular pediments).

The exceptions to the Italianate rule within the precinct include the houses at **61 Alma Road**, one of the only examples of the American Romanesque style in Victoria, and **92 & 94A Alma Road**, which are in the Gothic Revival style (see individual citations).

There are also several relatively simple single or double fronted timber or brick detached cottages with hipped or transverse gable roofs and limited decoration. Typical examples include 2 & 4 Frampton Street, and 3-7 & 10-12 Johnson Street. A notable example is 60 Octavia Street, a double fronted symmetrical timber cottage with a transverse roof with rendered chimneys positioned at the gable ends. 25 Johnson Street is also of note as a less common gable fronted example, which remains relatively intact including what appears to be an early or original concave verandah with a cast iron frieze set within a timber frame, a tri-partite window, a rendered chimney and a broken finial at the gable.

Like some of the 1870s houses described above, several of the boom era Victorian houses were remodelled in the twentieth century, adding a layer of architectural interest. The remodelling ranged from relatively minor changes such as the new verandahs often with Arts & Crafts detailing (e.g. 28 Crimea Street, 72 Wellington Street) to more comprehensive makeovers such as 4 Charnwood Road (new verandah supported on Tuscan columns and new or modified windows including a porthole), 35 Crimea Street (new half timbered gable end and verandah), 15 Odessa Street (transformed to a gable fronted bungalow complete with shingling to the gable ends, although the Victorian chimneys and windows remain), and the conversion of 10 & 12 Shirley Grove to 1930s style bungalows (complete with low brick or render front fences). The house at 21 Odessa Street now has Federation/Edwardian style gable with half-timbering to the projecting bay, but retains the original Victorian chimneys and what appears to be the original front door frame and surrounds.



Figure 6.10–13 – Victorian villas with interwar makeovers – 28 Crimea Street (left) and 10 & 12 Shirley Grove (right)

The Federation and Edwardian period is represented by simple single and double fronted houses constructed of red brick with stucco detailing either gable fronted or asymmetrical in plan with hip and/or gable roofs and verandahs either bull-nose or as an extension of the roof with turned timber posts and timber stat or fretwork friezes, usually casement sash windows (sometimes with coloured or leadlight toplights) and half timbering or shingling to the gable ends. As noted in the history, most of these were built in small subdivisions within a short period of time and often by the same builder, resulting in very consistent and cohesive streetscapes.

Almost all the houses of this era are of brick construction. The exceptions are 9 Shirley Grove and 12 Frampton Street, both of timber. The former has the typical features described above being asymmetrical in plan with a tiled roof and casement windows. The latter on the other hand is a simple hipped roof cottage with a symmetrical façade and a skillion verandah that demonstrates the transition from the double fronted cottages of the Victorian era.

Of note are the Charlotte and Cintra group, which comprise mostly double-fronted houses, with one single-fronted pair at nos. 1 & 3 Charlotte Place. The houses, which are mostly very intact, display the influence of the Queen Anne style through their picturesque form with dominant roofs and prominent projecting gables facing the street, Art Nouveau details including leadlight windows and timber fretwork, conical tower-like elements and corner windows, dormers, tall brick and render chimneys with terracotta pots, verandahs on more than one side and bays and bay windows. Of note is the house at 17 Chapel Street, which has a bay window at the corner of the verandah creating a strong diagonal emphasis and a small attic balcony in the roof, while 21 Chapel Street retains a rare example of an early garage.

The houses constructed in Moodie Place and adjoining streets are simpler in form and comprise mostly gable fronted detached single cottages or pairs ('duplexes'), and asymmetrical detached houses. Many of the houses have similar detailing with subtle variations including half timbered gable ends with either conventional straight timbers (e.g., all of Moodie Place, 37-41, 72 & 74 Octavia St), a simplified sunray (54-58 Octavia St, 2 & 4 Robertson Ave) or a geometric pattern (50, 52, 68 & 70 Octavia St), verandahs with cast iron frieze enclosed by wing walls with consoles and vermiculated blocks surmounted by urns, and corbelled chimneys with terracotta pots. Most are very intact and those on the west side of Moodie Place have bluestone steps with some retaining original tessellated tile pathways. There are very similar houses along the west side of Lambeth Place including 4, 6, 6A & 10-36. Other Edwardian houses are found at 3-11 & 6-12 Alma Place, 74 & 76 Argyle Street, 242 Dandenong Road, 35-45 & 38-40 Fulton Street, 1 (very intact – retains cast iron front fence), 21 & 23 Hotham Street, 27-33 Johnson Street, 11-21 Lambeth Place, 1 & 3 Odessa Street, 335-343 Orrong Road, and 3 & 5 Somerset Place.



Figure 6.10–14 – Edwardian houses in Lambeth Place (left) and Octavia Street (right)

The number of attached pairs or 'duplexes' throughout the precinct demonstrates the growing popularity of this type during the Federation/Edwardian period as it was an economical method of building but avoided the stigma of fully attached Victorian era row houses that were perceived as cold and dark. An unusual example is **6-8 Robertson Avenue** where the houses are completely different in appearance, although they share typical Edwardian materials and details.

Another variation on the typical 'duplex' type that emerged during the Federation/Edwardian period was two dwellings designed to appear as a single house, and usually only distinguished by a dividing wall that punctuated the roof. Examples include 360-362 Dandenong Road (the low brick fence with cast iron railing to 362 may be original), and 1-3, 15-17 & 19-21 Shirley Grove.

Most of the houses of this era are single storey, the exceptions are 93A Alma Road (double gable front with brick and render walls, window hoods and tall chimneys with terracotta pots), '**Pine Nook**' 22 Shirley Grove (a finely detailed Queen Anne house set within mature gardens), and 116 Wellington Street (asymmetrical in plan with 'flying' half-timbered and bracketed gable ends, jettied first floor bay window, tall brick and render chimneys, and a return two-level verandah with timber fretwork and corner gable).

Another two-storey Federation building is the former hospital (now flats) at 76 Octavia Street. L-shaped in plan, this is constructed of brick with a terracotta tiled roof with ridge capping and finials and half-timbered gable ends. The end wall facing the street has an unusual projecting box bay window with narrow multi-paned sashes, above a similar window set in the wall. Other windows are double hung sash. An external concrete stair leads to the upper level on one side.

The late Federation period also saw the emergence of the Arts & Crafts bungalow, which is characterised by simple massing, and broad simple roofs (often with transverse gables) with wide eaves and exposed rafters, with the main roof extending to form the verandah, which is supported by masonry piers and/or timber posts. Walls are of roughcast, face brick or timber shingles. Chimneys are of brick with roughcast details and often have terracotta pots or are tapered. They are usually single storey, but sometimes have attic rooms. Notable late Federation (or early interwar) Arts & Crafts attic bungalows include **31 Redan Street** (designed by Edwin J. Ruck) and **29 Westbury Street** (designed by Leonard J. Flannagan). Other examples include 138 Alma Road, 29 Crimea Street, 244 & 352 Dandenong Road (no.352 is complemented by an original front fence), and 14 Shirley Grove (designed by Howard Lawson). 29 Crimea Street and 14 Shirley Grove are both the result of major additions to Victorian houses.

The precinct contains a rich and diverse collection of flats dating from the late 1910s to the 1950s. Many of the early flats in St Kilda East, built during the period from c.1915 to c.1920 are in the Arts & Crafts style, with some demonstrating the transition to the California Bungalow style that became popular after World War I. From the mid-1920s onwards Old English, Spanish Mission and Georgian Revival became the most fashionable styles for residential architecture in Victoria. As Lewis (1992:1) notes:

The period after the Depression saw a shift towards the new and exciting modern idioms emanating from Europe and America. Nevertheless period character was not put totally aside. Old English architecture lingered on throughout the 1930s and the Mission and Georgian idioms provided a formal framework through which modernism could be absorbed and modified.

The Arts & Crafts and California Bungalows of the 1920s are characterized by features including the use of contrasting textures and materials on facades (such as facebrick, roughcast render, timber shingles and brackets to gables); entrance porches beneath the main roof supported on heavy battered piers or paired timber posts or columns resting on low piers; simple, geometric decoration created by projecting bricks or small voids (e.g., hit and miss brick walls); box windows (with timber frames that project from the wall, resting on timber or brick corbels) and semi-circular windows and openings. Chimneys are either brick or roughcast, and sometimes tapered. Front fences are of face

brick and/or render to complement house with low walls punctuated by dwarf piers, often with mild steel gates.

Notable examples include:

- **'Belmont'** flats at 86 Alma Road. Included on the Victorian Heritage Register, the VHR citation describes the flats as 'an extraordinary and essentially intact interpretation of the English Arts and Crafts tradition' that are 'contemporary with the American exploration of this tradition and shows the influence of the developing California Bungalow style'. The flats also retain part of the original front fence associated with the 'Decomet' mansion along the Alma Road and Chapel Street frontages. The cast iron fence has rendered piers and a bluestone base.
- **'Charnwood Oaks'** at 5-7 Charnwood Grove. This is notable for the simple cubic form, restrained detailing and careful balance of horizontal and vertical elements. It also has a simple rendered front fence, which is common to the adjoining houses and flats forming part of the original development.
- **'Ardoch'** in Ardoch Avenue off Dandenong Road, which comprises 10 blocks of flats around a central green, including the converted nineteenth century mansion. Included on the VHR, it is described as 'an early and outstanding example of the application of the Californian bungalow style to flat development in Victoria, characterised by rustic features such as timber shingles, roughcast render, projecting rafters, and arts and crafts style leadlights'.
- **'Broxted'** at 342 Dandenong Road. Perhaps the best of the group of large houses and flats between Wando Grove and Orrong Road also including nos. 344, 346 and 352-358 that are noteworthy because they explore the potential of the Arts and Crafts style as it was popularised during the inter-war period. 'Broxted', 346, 352 & 354 also retain intact front fences. 356-358 also retain front fences, but somewhat altered.

Other examples include **'Sandhurst Court'** 101 Alma Road, **'Tyrell House'** 6 Charnwood Grove (F)¹, **'Chandos Court'** 17-25 Charnwood Crescent, **'Luxor'** 9 Charnwood Road, **'St Hubert's'** 5 Crimea Street (F), 'Moana' 15-17 Crimea Street, 21 Crimea Street (F), 'Royston' 3 Lambeth Place, 1A Pilley Street (F), and 'Carinthia Court' 114 Wellington Street (F).

An exception to the early Arts & Crafts flats is 'Waitara' at 19 Hotham Street. The very plain façade with a stepped parapet with consoles, 'Waitara Flats' in raised letters, and disks at either end shows influences of the Stripped Classical style.

The flats of the later 1920s and 1930s illustrate the emergence of the 'revivalist' styles including Old English, Spanish Mission/Mediterranean and Georgian. Old English Revival, which included Tudor and Medieval influences, is characterised by the use of red and clinker bricks, brick nogging and half-timbering, tiled roofs with steeply pitched gables, and highly modelled brick chimneys. Massing and details are picturesquely asymmetrical, as were window types, ranging from arches, standard casements and oriels, with multiple panes (often with diamond leadlights). Front fences are low and often in clinker bricks. Notable examples include 'Welford Lodge' and **'Clovelly'** at 123 and 136 Alma Road, respectively, both designed by Joseph Plottel. Both retain original front fences and another notable feature at 'Welford Lodge' is the high brick wall along the south boundary, which is the only surviving remnant of the 'Iramoo' mansion estate that once occupied this site. Other examples include 'St Ives' 17 Charnwood Grove (F), 2A Marlton Crescent (F), 'Keswick Lodge' 2 Palm Court (F, also triangular pediment above vehicular entrance at north side), 'Grenroy Court' and 'Corowa' (F) at 13 and 33 Redan Street, respectively, and 'Wessex Manor' 18 Westbury Street (F).

¹ The symbol 'F' indicates places that retain an original or early front fence.

The Mediterranean style is related to the Interwar Spanish Mission style, but is intentionally designed with subtler features, in a simple yet elegant form. Typical details include pergolas, balconies, arcaded loggia and a formal entrance, with sidelights and highlights, while Tuscan columns appear in verandahs and porches. The exterior is lightly bagged or cement-rendered. Large double-hung sashes have small panes with narrow wooden glazing bars which reflect Georgian principles, often with louvered shutters. There are no purely Spanish Mission flats in St Kilda East. Flats that demonstrate influences of the Mediterranean style include **'Duband Court'** (former 'Hilda Terrace', which also demonstrates Arts & Crafts influences) at 28-36 Alma Road, **'Alma Park Mansions'** at 93 Alma Road, flats at the rear of **94A Alma Road (F)**, 350 Dandenong Road, 'Mayston' at 1 Redan Street, and **'Tintern'** at 2 Redan Street.



Figure 6.10–15 – A selection of flats – Clockwise from top left (in Dandenong Road) the entrance to 'Ardoch', 'Broxted' and (in Alma Road) 'Olgmend Court' and 'Welford Lodge'

In the early 20th century Australian architecture was influenced by the parallel Georgian Revival movements in England and America. Georgian Revival, in general, became synonymous with upper-middle-class concepts of good taste, with its order and restraint, and was favoured by academically trained architects. The American Georgian/Colonial Revival was typically applied to single-family residence, but is often adapted to flats. These are usually two-storey, with symmetrical facades and multi-pane sashes windows with louvered shutters. The central front entry has a porch in the form of a classical portico, with an entablature or triangular pediment, resting on slender columns. The roof is often a transverse gable, though hip roofs are also seen. In the United States the Colonial Revival houses of the 1920s were most frequently clad in weatherboards, while cream bricks were the most common materials in Australia. **'Corio'** at 304 Dandenong Road is a well-detailed and intact example of the Georgian Revival style, while **'Olgmend Court'** at 147-49 Alma Road and **'El Sonia'** at 6 Fulton Street each comprise a mix of Georgian (the symmetrical form with hipped roof and quoining at 'El Sonia', the pedimented balcony arrangement and quoining at 'Olgmend Court')

and Moderne (stairwell and balconies at 'El Sonia' and corner windows at 'Olgmend Court') influences.

Streamlined Moderne emerged in the early 1930s and quickly became a popular style for flats because of its modern and progressive image. Streamlined Moderne buildings generally have a horizontal emphasis, sometimes with an emphatic vertical 'anchor' (often stairwells or chimneys) to balance the composition. Further horizontal lines could be added by roof parapets (partially concealing the ubiquitous hip roof), and even window muntins. Windows were often located at corners and there is frequent use of curved balconies and building corners. Ornamentation is stripped down, and metal elements such as balcony railings are quite simple with clean lines. Smooth render and clinker bricks were popular at this time, though more avant-garde architects were already turning to cream and apricot bricks by the 1930s. The later, or more 'advanced', examples also had steel windows, and show a transition to the International ('Modern' or 'Functionalist') style. Examples include 95, 95A, 119A & 121 Alma Road (all retain front fences), **16 Charnwood Road**, 3 Fulton Street (F), 12 Pilley Street (F), 'Kintore' 88 Wellington Street (F), and 43 & 45 Westbury Street (F).

Several of the interwar flats form part of a complex that includes the original mansion or house, usually also converted to flats and sometimes given a stylistic makeover to blend with new additions. A notable exception is 'Sandhurst Court' at 101 Alma Road where the Victorian mansion (and the stables) survived largely intact. The mansion/flat complex is a distinctive St Kilda building type.



Figure 6.10–16 – Moderne flats at 119A & 121 Alma Road (left), interwar bungalow flats and Victorian mansion at 'Sandhurst Court' (right)

The Edwardian duplex type disguised as a single residence continued and evolved in the interwar period. An interesting and very intact example, designed to appear as a single California Bungalow is 132A Alma Road. This has typical details such as the shingling and brackets to the gable ends and the arched, flat-roofed porch with buttressed corners. It also retains the original front fence. The examples of the 1930s on the other hand are usually simpler in form, often with a shared hip roof and symmetrical facades of brick or render with mirror-image details and layout, which are found in Alma Grove (6-8, 9-11 (F), 13-15, 17 (F)-19, 20-22 (F), 21-23 (F), 24-26 & 28 (F)-30), and Johnson Street (2-8, 14-16, 18-20 & 19-21). More interesting examples with asymmetrical planning include 12-14 & 16-18 Alma Grove (both designed by Joseph Plottel, these are distinguished by the shingled gable end with centrally placed chimney flanked by six over one sash windows) and the Old English style duplexes with original front fences at 4-6, 7-9 & 8-10 Palm Court.

Unlike the flats there is less stylistic diversity in the interwar houses and most in the precinct are in the Arts & Crafts or Bungalow styles. Notable examples include the group in Dandenong Road east of Wando Grove already mentioned, and three in Alma Road: '**Kindrogan**' (60 Alma Road, an unusual two storey example), the '**Robertson House**' (69A, attic style) and the single storey house at no. **145** (refer to the individual citations for further details). Also of note is the highly intact group on the west side of Chapel Street between Redan Street and Alma Road comprising the former two

storey duplex 'Yamba' (no. 33, now a single residence), and the adjoining single-storey bungalows at nos. 35-39, which retain original front fences and outbuildings.

Another bungalow with interesting details is 'Arion' at 19 Hughenden Road. This house is notable for the window glazing, with a pointed arch created by two top panes, which are like those used by architect Walter Burley Griffin, and it could have been designed by a member of his 'school'. The broad pointed arch motif is repeated in the front verandah arcade, comprising two wide arches resting on single and paired piers. The house is very intact and retains an original front fence.

Other interwar bungalows include 10 Alma Grove (F), 15A Charnwood Road (F), 10, 12 (F) & 16 (F – woven wire within privet hedge) Fulton Street, 11 & 15 (F) Hughenden Road, 55 & 57 Octavia Street, 23 Odessa Street (F), 335 Orrong Road (F) and 1 Pilley Street.

The other styles represented by interwar houses include Mediterranean (11 Charnwood Road being a fine example, whilst another is at 93A Alma Road), Spanish Mission (11A Charnwood Road is a fine and well-detailed architect-designed example, while 151 Alma Road is very intact and retains details such as Cordoba tiles to the vehicle entry way, ornamental vigas below the windows, twisted columns between the lower windows, tooled stucco walls and blind windows with Saltaire cross, and the adjoining house at no.153 is notable for the porch with Baroque-inspired parapet above a triple-arched loggia with barley-twist columns and the triple window banks with Serlian mouldings above and columns between), and Old English/Tudor Revival by the former **Presbyterian Manse** at 88 Alma Road and the houses at 27-31 Hotham Street. The Hotham Street houses are of similar gable-fronted form with rendered walls and clinker brick quoining and include some details (e.g. the twisted columns to the windows at no.29) that freely borrow from other interwar styles. Nos. 27 & 29 also retain original low rendered front fences.



Figure 6.10–17 – Spanish Mission style – 11A Charnwood Road (left) and 151 Alma Road (right)

The precinct also includes several flats and houses that do not neatly fit into one style or the other, or demonstrate a variety of stylistic influences. Typically, these have hipped tile roofs with plain face brick or rendered walls with brick accents, and timber framed sash windows. Examples include 'Wilton' 32 Alma Grove (F), 93B Alma Road, the duplex at 155 Alma Road (this demonstrates a slight Moderne influence through the use of horizontal window muntins and has an original front fence), 18 Charnwood Road (F), 23 Crimea Street (F), 1 ('Carolina Court'), 18 & 20 Fulton Street (all with original front fences), 'Warwick Court' 17 Johnson Street, 1 Lambeth Place (F), 'Crome Lodge' 9 Marilton Crescent (F), 5 Palm Court (F), and 10 & 11 Pilley Street (F).

The post-war period is mostly demonstrated by flats with a small number of detached houses. Few are of architectural merit. Exceptions include '**Shirley Court**' at 20 Shirley Grove, which is notable as a fine and intact complex of flats in a garden setting that demonstrate influences of the International style. 'Park View' at 126 Alma Road also demonstrates influences of the International

or Functionalist style (also seen in the adjoining flats at 47 Westbury Street) and is notable for its strong massing and overall intactness. The flats designed by Norman Brendel and Mordecai Benshemesh at 22B Crimea Street and 22 Westbury Street, respectively, are also superior examples, notable for the garden settings, and interesting massing and fenestration.



Figure 6.10–18 – Post-war flats – ‘Park View’, 126 Alma Road (left) and 22B Crimea Street (right)

St Kilda Road commercial

The buildings along the east side of St Kilda Road consist largely of late nineteenth or early twentieth century commercial premises, most typically in the form of single-fronted double or triple-storey buildings comprising a shop on the ground floor with a residence above. Some stand as individual shops, while others are in pairs, rows of three or, in three cases, rows of four (nos. **70-76**, **94-100**, **140-146**).

The Victorian shops are mostly similar in form, materials, finishes and detailing. All are of masonry construction and are smooth rendered with upper levels that are often enlivened by Italianate style cement-rendered ornament such as stringcourses, scrolls, corbels, moulded architraves, bracketed cornices, balustraded parapets with orbs or urns and pediments. Several also retain brick and rendered chimneys. Notable examples include:

- 70-76, which is distinguished by a richly ornamented stucco work and by bluestone pilasters and base walls to the shop fronts. The upper level residences have aedicules to the windows, pilastrated walls and a surmounting bracketed cornice with balustraded parapet and pediments to each shop.
- 94-100 is a row of four shops distinguished by finely detailed stucco work including pilasters with Corinthian order capitals, stringcourses, a dentillated cornice, and recessed paired arched windows with archivolt and keystones.
- 116, which is distinguished by the arched colonnade with cast iron balustrade to the first floor verandah. At ground floor level, the building retains the original residential entrance door and the original shopfront form.
- 140-146, which features segmental arch headed windows with prominent surrounds and keystones and heavily decorated corner pilasters. The three storey corner premise features festoons while the surrounding building is two storey with a balustraded parapet, and paired consoles at first floor level. All but one of the shopfronts are original.



Figure 6.10-19 – 140-146 St Kilda Road, with one of the original shopfronts at right

The double and triple-storey Victorian buildings are supplemented by a smaller number of single-storey buildings from the Victorian, Edwardian and interwar periods. The Victorian shop at no. 118 has a simple parapet with a shallow arched pediment flanked by scrolls and what may be an early timber shopfront. Adjacent to it is a pair of Edwardian shops with simple arched parapets and square engaged piers surmounted by spheres, as well as original metal-framed and tiled shopfronts with recessed entries. On the south corner of Charnwood Road is an interwar garage and workshop in the Stripped Classical style. The façade is divided into bays by pilasters and the simple parapet has a triangular pediment. Behind the façade is a high gabled roof. The windows have been altered and the overpainting of the face brickwork conceals much of the original detail.

To the north of Pakington Street is the former High Street shopping complex, including the property known as 'The Gresham' at nos. 322-332. The 1985 redevelopment described in the History retained the central and two northern Edwardian style parapets divided into three bays with arched panels separated by pilasters and the internal passageway and roof lantern. The central panel with 'The Gresham' in relief framed by sinuous Art Nouveau floral decorations and flanked by hexagonal piers is of note. Alterations and additions including the two modified parapets to the south of the central panel, the bullnose verandah, and the façade below the verandah, the additions and new buildings at the rear of the site are not significant.

The most common alterations to all shops have been the removal or replacement of original verandahs or awnings and shopfronts. While no original verandahs survive, several shopfronts do. In addition to the ones cited above the others include nos. 106 & 108.

Along with the shops and commercial buildings, there are four non-retail buildings, namely the Post Office Hotel at the north corner of Inkerman Street, the former **St Kilda Post Office** directly opposite, the former **Queens Arms Hotel** at the north corner of Pakington Street, and the Baptist Church, just off St Kilda Road at 9 Pakington Street. Of the two hotels, the Post Office is a typical example of a simple two storey corner hotel, Victorian in origin, but updated during the interwar period. It has a simple parapet with decorative horizontal bands, splayed corner and the hotel name in relief in long panels along each elevation. The first floor windows are double hung sash with the upper sash featuring margin glazing with a diamond central pane. The ground floor walls are tiled to the tops of the windows and doors. Directly opposite is the former Post Office, which is a two

storey Italianate style building with a hipped slate roof that is restrained in appearance with arched openings at ground level and arcading and rectangular windows above.

Unlike the Post Office hotel, which was simply remodelled, the Queens Arms Hotel was completely rebuilt in the Greek Revival style. The walls are of face brick with stucco around the six over six double sash windows that are set between pilasters. The parapet has a deep cornice with triangular pediments and slightly raised square parapets above the entrances with shields. A notable feature is the octagonal corner tower surmounted by a cupola supported by eight square columns, which makes the building a landmark within St Kilda Road.

The Baptist Church in Pakington Street, typically, is a relatively plain gabled brick hall. The front wall has a small half-circular window with 'Baptist Church' painted on the wall above, and there are similar windows in the side wall. At the front is a brick porch with a square parapet and the foundation stone. Alterations and additions have been made on both sides.

6.10.4 Statement of Significance

What is significant?

The St Kilda East precinct covers a large area contained in several parts with Wellington Street and Dandenong Road as its north boundary extending from St Kilda Road to Orrong Road.

Development began in the 1850s and by the 1870s the area contained several mansions on large allotments, closely settled streets containing modest cottages, several private schools, as well as six churches and the St Kilda Drill Hall surrounding Alma Park. Much of the vacant land between St Kilda Road and Hotham Street was built upon during the boom of the 1880s, and successive building booms before and after World War I resulted in the development of the remaining vacant sites, as well as the redevelopment of the original mansion estates. By the end of the interwar period the precinct was almost fully developed, and the next development boom of the 1960s was characterised by the replacement of older building stock, mostly by flats, continuing the trend toward higher density living that began during the early 1900s. Primarily a residential area, the precinct also includes the eastern side of St Kilda Road, which grew to become St Kilda's premier commercial centre by the early 1900s, but declined by the 1930s and was partially destroyed by road widening in the early 1970s.

The precinct comprises buildings predominantly from the Victorian, Federation/Edwardian and interwar periods interspersed with a lesser number of early post-war buildings, mostly flats. Many of the houses and flats, particularly those of the interwar period, retain original front fences. The buildings within the precinct are complemented by historic infrastructure and other features such as bluestone kerb & channels, bluestone laneways, the pillar post box on the north side of Alma Road east of Chapel Street, two remnant cast iron bases of former gas street lamps, and the mature street trees (*Platanus sp.*) in Charlotte Place, Charnwood Road, Cintra Avenue, Crimea Street, Dandenong Road and Redan Street.

Buildings and features that contribute to the significance of the precinct are shown on the precinct map.

How is it significant?

The St Kilda East precinct is of local historic, aesthetic, architectural significance to the City of Port Phillip.

Why is it significant?

It is historically significant as evidence of the successive waves of growth in St Kilda from the mid nineteenth to the mid twentieth century. It demonstrates how, by the late nineteenth century, the residential areas of St Kilda had advanced as far as Hotham Street (with the outlying areas such as Shirley Grove of note as evidence of the remote subdivisions partially developed during the 1880s boom) and, following the opening of the electric tramway along Dandenong Road in 1911, had reached the easternmost municipal boundary at Orrong Road by the early twentieth century. The

precinct is also significant as evidence of the rapid growth of St Kilda during the early to mid-twentieth century and the trend to higher density living during that time. This is demonstrated by the groups of Federation/Edwardian and interwar houses, and the sheer numbers of duplexes and flats, which demonstrate the importance of St Kilda to the development of apartment living in Melbourne. (Criterion A)

Of particular significance are buildings dating from the 1870s or earlier, which are now rare within St Kilda, and the grand mansions and villas that demonstrate how the high ground associated with Dandenong Road and Alma Road and the building of some of St Kilda's earliest churches surrounding Alma Park led to this becoming one of the most prestigious residential areas in Melbourne by the end of the nineteenth century. The presence of these mansions alongside the modest cottages in nearby streets illustrates the diverse socio-economic groups that have co-existed in St Kilda since it was first settled. This is also demonstrated by the simple form and small scale of the General Baptist Church in Pakington Street that contrasts with the grand church complexes in Chapel Street and Dandenong Road. (Criteria A & G)

This group of churches surrounding Alma Park is significant as an expression of the status enjoyed by the churches during the nineteenth century and expresses it not only in architectural terms but also in the number of churches located within close proximity of each other. The presence of the synagogue in Charnwood Crescent as well as houses associated with prominent Jewish families recalls the long-standing presence of the Jewish community in the area. (Criteria A & G)

The buildings along St Kilda Road are significant as the surviving remnants of the former High Street shopping centre that was St Kilda's most important retail centre until the 1930s. (Criterion A)

Collectively, the duplexes and flats within the precinct are significant for their ability to demonstrate the development of multi-dwelling and flat design in Melbourne during the early to mid-twentieth century and forms part of the important collection of flats within the broader St Kilda and Elwood area. (Criteria C & D)

Architecturally and aesthetically, the precinct is significant for its rich and diverse collection of residential buildings. The resultant streetscapes include those that were developed at one time and are more homogeneous in character to those that represent several phases of growth and are quite diverse. The latter streetscapes that comprise a mix of late nineteenth and early twentieth century houses interspersed with interwar and post-war flats are a distinctive characteristic that distinguishes St Kilda and sets it apart from other areas within Port Phillip. (Criteria D & E)

Within the precinct, the following streets are of note:

- Dandenong Road, which is a remarkable boulevard because its very great width and landscaped plantation with rows of mature Plane trees and the central tramway reservation enriched by the row of decorative centre span poles.
- Chapel Street, which contains an impressive group of landmark buildings including three churches, the St Kilda Drill Hall and Astor Theatre, as well as three late nineteenth century mansions and two groups of Federation/Edwardian and interwar housing.
- Charnwood Crescent and Charnwood Grove, which comprise late nineteenth century houses interspersed with early twentieth century flats surrounding the landmark St Kilda Hebrew Congregation Synagogue and hall/school complex.
- Charnwood Road and Crimea Street, which contain a rich collection of late Victorian and interwar houses and flats including several individually notable examples, as well as the former Baptist Church in Crimea Street, and are also enhanced by the mature street trees.
- The highly intact and very consistent Edwardian housing in Charlotte Place & Cintra Avenue (and the intervening section of Chapel Street), Moodie Place, and along the west side of Lambeth Place.
- Palm Court, a very intact interwar cul-de-sac containing flats and duplexes with original front fences and garages.

6.10.5 Recommendations

Ward (2000):

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

Helms (2020):

Add the following properties to the precinct:

- 3-29 & 2-32 Alma Grove
- 52, 58 & 119-123 Alma Road
- 16-22 Charnwood Crescent
- 23-35 Charnwood Road
- 20-34 & 21-45 Crimea Street
- 3-9 Hotham Street
- 1-33 & 2-24 Johnson Street
- 19-21 Lambeth Place
- 15-23 Odessa Street
- 341 & 1/343 Orrong Road
- 11 & 13 Pilley Street
- 1, 27 & 29 Redan Street
- 1-21 & 2-18 Shirley Grove
- 18, 22, 24 & 49 Westbury Street

Transfer the following properties to the HO391 Precinct:

- 57 & 69-77 Alexandra Street
- 157-161 Alma Road
- 28-36 Hotham Street
- 1-21 & 2-12 Wavenhoe Avenue

Remove the following property from the precinct:

- 14 Raith Court

6.10.6 Assessment

David Helms, September 2016 (Revised September 2018, January 2020)

Andrew Ward, July, 1998. (Revised August, 2000)

B.1.2 HO391 St Kilda East: Murchison Street & Wavenhoe Avenue precinct

6.24 St Kilda East: Murchison Street & Wavenhoe Avenue - HO391

Places of individual significance within the precinct that have a separate citation in the Port Phillip Heritage Review with additional descriptive and historical information are indicated in **bold**.

6.24.1 Thematic Context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.3 The late nineteenth century boom, 5.4 Depression and recovery: the inter-war years, 5.5 Post war development

8. Ways of life: 8.3 St Kilda

6.24.2 History

By the end of the development boom of the late nineteenth century suburban development in St Kilda East had advanced as far as Hotham Street. However, land to the east of Hotham Street on either side of Alma Road remained sparsely settled and contained only a handful of villas and mansions on large allotments. On the north side of Alma Road between Alexandra Street and Lansdowne Road there was 'Shirley' and 'Treceare', while on the south side between Hotham Street and Alexandra Street there was '**Yanakie**' and '**Holmwood**', followed by 'Cumloden' and 'Hereford' between Alexandra Street and 'Pine Hill Grove' (now the south section of Lansdowne Road).

'Yanakie' was built in 1869 for William W. Couche. The mansion was situated on allotment 160A that J. Clark had purchased just a few years before at the Crown Land sales. Immediately to the east at the corner of Mort (now Alexandra) Street was the St Kilda Pound. Following its closure in 1874 the land was sold to Edward Fanning who in 1884 erected 'Holmwood' as his residence.

The economic depression of the 1890s halted development and there was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century St Kilda began to grow rapidly and whole new streets of neat brick cottages and villas appeared as the population almost doubled between 1901 and 1921 rising from 20,500 to 38,500.

In the first decade of the twentieth century, however, most of the new development was confined to the more established areas west of Hotham Street and MMBW plans (see Figure 6.24-1) show the limited development in this area at the turn of the twentieth century. At this time, Murchison Street was a short, dead end road off Alexandra Street, containing two modest weatherboard houses – one on the north side (no.12) and another on the south (no.9) - plus a larger house on the north side, set back on a huge allotment ('**Pine Nook**', now 22 Shirley Grove) with the 'Treceare' mansion at the eastern end. Wavenhoe Avenue and Mooltan Avenue did not yet exist.

Closer settlement of this area only commenced after the opening in 1911 of the electric tram along Dandenong Road and over the next two decades all of the nineteenth century mansion estates in this area would be progressively subdivided to meet the demand for new housing.

Development began slowly at first. The Sands & McDougall Directory for 1915 listed only two entries in the part of Alma Road between Hotham Street and Lansdowne Road – the former

'Yanakie' mansion, then occupied by Mrs M.W. Caulfield, and St John's College (with Reverend Dean R. Stephen as its warden), a private school that occupied the former 'Cumloden' mansion on the south side of the road. By the following year the directory listed four new houses on the south side, between Alexandra Street and St John's College and in 1918, two more houses had appeared alongside, and subdivision of the surrounding property began soon after. In 1919, land between Alma Road and Murchison Street was carved up to create 18 allotments; this was followed, a year later, by the subdivision of the north side of Murchison Street, creating eight more allotments.

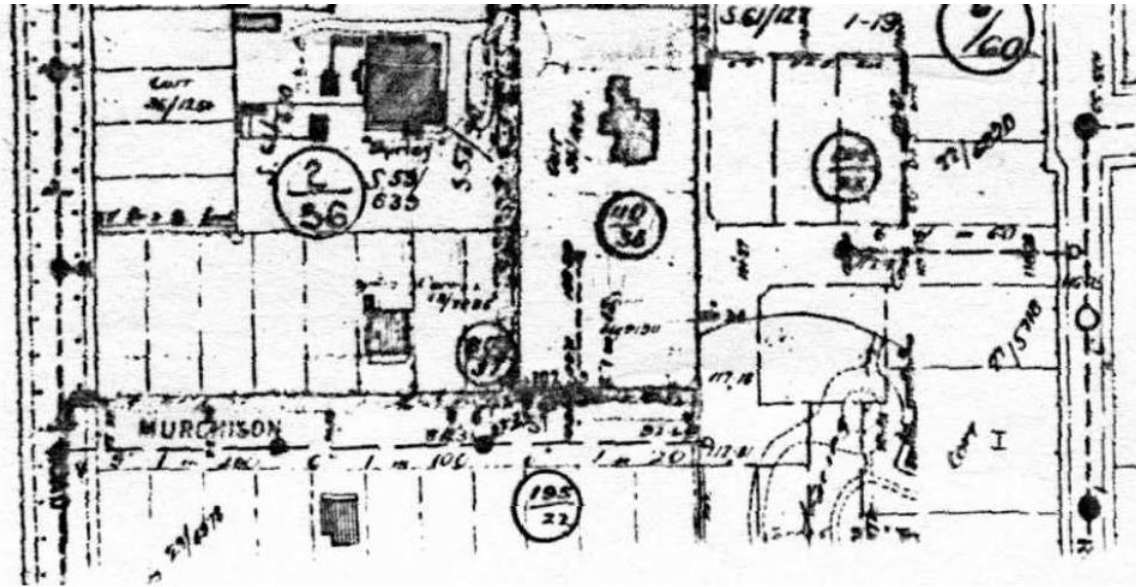


Figure 6.24-1 - MMBW Map (c.1903) showing Murchison Street - note early houses on each side

Murchison Street itself did not appear in the Sands & McDougall Directory until 1922, when only two residents were listed: Fabian Archibold [sic] on the north side, and David Dunn on the south, presumably occupying the two timber houses shown on the MMBW plan of c.1902. The next edition of the directory lists Dunn Brothers woodyard on the north side, apparently at the Alexandra Street corner, plus two new houses, occupied by carpenter D.P.K. Marshall (no.6) and tobacconist Reginald Lefebre (no.8). By 1924, the directory listed another new house (no.10) on the north side, and "two vacant houses", alongside David Dunn, on the south. Development of the new allotments along Alma Road was considerably slower; the directory for 1921 listed only a single 'house being built' on the north side, recorded as 'vacant' the following year. By 1923, there were two occupied houses (at nos. 160 and 176), plus another four under construction.

Further subdivision had taken place during 1923 with the final subdivision of the 'Treclare' estate, which created new allotments fronting the north side of Alma Road, the west side of Lansdowne Road, and the dogleg eastern extension of Murchison Street. That same year, five new allotments were formed out of a large block on the south corner of Murchison and Alexandra streets. Further subdivision of the south side of Alma Road took place during 1920 when the 'Cumloden' estate was subdivided creating Wilgah Street and lots and along Alma Road and in 1924 in the form of the 27-lot subdivision of the 'Hereford' estate that extended down Lansdowne Road to Kurrajong Street, included five lots fronting Alma Road (now nos. 203-211).

The release of this land prompted a minor development boom in the mid to late 1920s. The directory for 1925 listed two new houses on the north side of Murchison Street and eight on the south side (including "two houses being built" at nos. 21 and 23), plus three new houses on Lansdowne Street (nos. 18, 20 and 22), around the Murchison Street intersection. Several other houses were built at the east end of the street in the late 1920s, including nos. 22 and 24 (c.1925) and 25, 27 and 29 (c.1926). The last of these, a particularly conspicuous attic bungalow later known as 'Coonong Flats', was built (and presumably designed) by architect David Webb as his own home.

Amongst the other early residents of Murchison Street were butcher James Bostock (no.4), manufacturers Wilfrid and Stephen Arnall (nos. 10 and 12) ledgerkeeper Hubert Hoare (no.14), and Albert Jacka (no.23), described in electoral rolls as a merchant, but better known locally as the first Australian recipient of the Victoria Cross and, later, Mayor of St Kilda.

During this time, the development of the contiguous portion of Alma Road was largely restricted to the north side of the street: there were nine occupied houses (nos. 160-170 and 176-80) in the 1924 directory, plus two more under construction (nos. 186-88). The following year, another 'two houses being built' were recorded at Nos 172-74. The land on the south side of Alma Road, between Wilgah Street and Lansdowne Road, remained entirely undeveloped until 1925, when Mr Earnest Flatman built his residence at **no. 207**. Designed by architects, Schreiber & Jorgensen, this was a large attic bungalow with a two car garage and billiard room above at the rear. In the same year the directory also recorded 'two houses being built' (now nos. 209 and 211). These were promptly followed, a year later, by 'three houses being built' at nos. 199-203, and 'two vacant houses' at Nos. 195-97.

The few remaining vacant allotments in Murchison Street were built on during the 1930s, including those houses at nos. 11/11a (c.1936), and the Tudor Revival-style house at no.24 (1933), which was designed by architect, James H. Wardrop for D.S. Mence. The last major phase of development was the subdivision of the large block of land on the northwest corner of the Murchison Street dog-leg, which was formerly part of the extensive grounds of '**Pine Nook**'. This piece of land was initially acquired by builder Reginald Callender in 1937, and subsequently sold to one Spencer Hume Jackson, an investor, in August of that year. The Sands & McDougall Directory for 1939 records 'three houses being built' on the site; this actually comprised two blocks of flats (no.16a and 'Frances Court' at no.18) and a duplex, 'Belmore', at no.18a, which was designed by the architect Stuart Hall. The designer of the other buildings has not yet been established, although 'Frances Court' is stylistically very similar to several blocks of flats in Elwood designed by Henry Berry.

Meanwhile, to the south of Alma Road 'Yanakie' passed through several hands and by the early twentieth century had been renamed as 'Wavenhoe'. The mansion and its grounds were sold late in 1921 and in early 1922 the property was subdivided to create lots facing Wavenhoe Avenue and along the east side of Hotham Street, with the mansion itself retained on a larger allotment. This was part of a larger subdivision that also included part of the 'Mooltan' estate, immediately to the south. Allotments in the combined subdivision were offered for sale in February 1922 and the sale notice advised:

It is practically impossible to obtain villa home sites in this favoured locality. The 'Wavenhoe' and 'Mooltan' estates afford this opportunity. The position is unique, and the allotments have fine frontages and depths and are well drained. The Dandenong-road electric trams to the Windsor station are within a few minutes walk.

This subdivision created the east-west section of Wavenhoe Avenue, leading off Hotham Street. The north south section, off Alma Road was created c.1927 following the sale and subdivision of the 'Fairholm' (former 'Holmwood') estate.

The first three houses in Wavenhoe Avenue were built in 1922 and by 1929 only one lot remained vacant. By this time the 'Wavenhoe' mansion had been converted to flats. The final house at no.5 was constructed in 1932. Most of the houses were bungalows designed by the builders who constructed them. An exception was the house at 1 Wavenhoe Avenue, built in 1924, which was designed by the prominent architect, Marcus Martin.

Along the east side of Hotham Street, the lots within the 'Wavenhoe' and 'Mooltan' subdivisions were mostly built on during the mid-late 1920s. The houses at nos. 34 to 38 were built by 1925, and the house at **no.42** by 1927. Also built in 1927 were the '**Wavenhoe Court**' Flats at no.32, which were designed by Dunstan Reynolds & Partners. The houses at 40 and 44 were built by 1930. The final allotment at the southwest corner of Alma Road remained vacant until 1935 when a duplex was

built on the corner (28-30 Hotham Street). A second duplex was built immediately behind at 157-59 Alma Road by 1940.

The last addition to the precinct before the end of the Second World War was the erection of a large block of clinker brick flats at 205 Alma Road, which first appeared in the 1941 directory as the 'Somerset Flats'.

Few significant changes were made within the precinct in the post-war period. In the mid-1950s, the occupants of 4 Murchison Street engaged Dr Ernest Fooks, noted émigré architect, to make some changes to their house, although this appears to have consisted of some new built-in furniture. The only entirely new houses to be built included a brick villa at 9 Murchison Street, erected for Samuel Leneman around 1965, on the site of what was one of the oldest two houses in the street and two houses facing Wavenhoe Avenue (nos. 2 & 4) within the grounds of the mansion. A few years later, a large multi-storey block of flats was erected at 203 Alma Road, on the site of an earlier house that had been built c.1925.

References

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Land Victoria (LV1), Lodged Plans No 7777 (29 March 1919), No 7875 (24 June 1920), No 9224 (27 February 1923), No 9366 (7 June 1923) and 10155 (15 July 1924)

Land Victoria (LV2) Certificates of title Vol. 5460 Fol. 821 and Vol. 5529 Fol. 619 ('Fairholm' subdivision)

Melbourne & Metropolitan Board of Works (MMBW) Plan No 46 (c.1903) and Detail Plans nos. 1410 (1900), 1419 (1900), 1420 (1900)

St Kilda Council building permit records (various)

Sands and McDougall Directory (SM)

6.24.3 Description

This precinct comprises Edwardian and inter-war residential subdivisions created in the grounds of nineteenth century mansion estates on either side of Alma Road between Hotham Street and Lansdowne Road. Two of the mansions – the former 'Holmwood' (later 'Fairholm') and 'Yanakie' (later 'Wavenhoe') – survive today at 61 Alexandra Street and 161 Alma Road, respectively (for a description of these places, please refer to the individual citations), while the other mansions are remembered in street names ('Mooltan') and some of the odd street layouts that were built around the mansion allotments (e.g. east end of Murchison Street).

Murchison Street is a of somewhat unusual dog-leg form, a result of its original subdivision occurring in discrete phases between 1919 and 1923. The street, which slopes down from east to west, has bluestone gutters and broad nature strips with mature plantings of London Plane trees (*Platanus x acerifolia*). There are also bluestone gutters in Alexandra Street, Lansdowne Road and Wavenhoe Avenue. The streetscape of Wavenhoe Avenue is also enhanced by semi-mature street trees (*Liquidambar styraciflua*). Overall, the streetscapes, particularly in Murchison Street and Wavenhoe Avenue, are highly intact and the houses are often complemented by original front fences in the form of low masonry walls – red brick, clinker brick, often roughcast or smooth-rendered, and some with capped piers. A particularly distinctive rendered fence, imitating rock-faced rustication, extends along the street boundaries of 25 and 27 Murchison Street, while the large Flowering Gum in the front garden of no.27 remains as a conspicuous element at the focus of Murchison Street.

Apart from the two mansions, the oldest houses in the precinct include an Edwardian house at 12 Murchison Street, and a line of brick houses, in the Queen Anne Revival style, at 183-193 Alma Road. These houses are asymmetrical in plan, constructed of brick with rendered detail, and hip and gable terracotta tiled roofs with ridge capping and finials and half-timbering or shingles to the gable ends. Windows are timber-framed casements with coloured top lights and the verandahs and porches are embellished with timber fretwork. Chimneys are of corbelled brick or brick with roughcast render and terracotta pots.

Otherwise, most of the houses in the precinct are in the prevailing bungalow idiom of the 1920s, although there are representative examples of later interwar styles including Old English/Tudor Revival, Georgian Revival, Mediterranean and Moderne. There are only four post-war buildings in the entire precinct: a detached brick veneer villa at 9 Murchison Street, a multi-storey block of flats at 203 Alma Road, and houses at 2 & 4 Wavenhoe Avenue.

The streetscapes are relatively cohesive in scale; most of the interwar houses are single storeyed, although there are also quite a few larger bungalows with prominent attic storeys (e.g., 36 Hotham St, 22 Lansdowne Rd, 10, 29 Murchison St, 174, 176, 188 Alma Rd and, most notably, the group of attic bungalows at 207, 209 & 211 Alma Rd) and one double-storey house at 20 Lansdowne Road. There are three double-storey duplexes (16a, 18, 18a Murchison St), double-storey flats at 32 Hotham Street and 26A Lansdowne Street, and a three-storey block of flats 205 Alma Road, all built in the mid-late 1930s or early 1940s. With the exception of these and some semi-detached houses at 157-159 & 191-195 Alma Road, 30-32 Hotham Street, 11-11a Murchison Street and 2-4 Mooltan Ave, dwellings in the precinct are in the form of detached houses.

Aside from a few weatherboard houses (e.g., 6 and 7 Murchison Street), all houses are of masonry construction – mostly face red brick, some with tuckpointing, and most further embellished with clinker or tapestry brick trim, smooth or roughcast rendered stringcourses, banding or door and window surrounds. A number of houses in Alma Road and Wavenhoe Avenue are fully rendered, while those at 69 to 77 Alexandra Street have brick walls to dado height and render above; some of the original brick houses have also been painted. One, at 172 Alma Road, bears the name of the house, Montreal, in raised rendered lettering. Roof forms are picturesque, and include various permutations of hipped, gabled and gambrel roofs, clad mostly in Marseilles-pattern terracotta tiles, or, in a few cases, cement tiles. Some roofs have been reclad with modern glazed tiles. All houses and flats have prominent chimneys in brick and/or render.

The 1920s bungalows are mostly double-fronted and asymmetrical in composition, with projecting gabled or flat porches to one side; a few (e.g. 12 Murchison St, 36 Hotham St, 9 Wavenhoe Ave) have symmetrical facades, with central porches or verandahs. The house at 36 Hotham Street is notable for the distinctive façade comprising an attic gable framed by chimneys on either side above the centrally placed entrance flanked by octagonal windows. There is considerable variety amongst porch detailing, including those with square brick piers, (e.g., 201 Alma Rd; 69 Alexandra St; 7, 8, 13, 17 Murchison St; 36 Hotham St; 164, 182 Alma Road), buttress-like elements (e.g., 23 Murchison St, 160, 201 Alma Rd; 8, 13, 19 Wavenhoe Ave), paired columns on brick piers (e.g. 21 Wavenhoe Ave), or the ubiquitous roughcast tapered pillars (e.g., 211 Alma Rd; 44 Hotham St; 10, 15, 16, 19 Murchison St; 9, 10 Wavenhoe Ave). Gable ends are invariably infilled with timber shingles (e.g., 164, 166, 168, 180, 184 Alma Rd; 38, 40, 44 Hotham St; 2, 3, 4, 7, 13, 20, 22 Murchison St; 6, 7, 8, 12 Wavenhoe Ave) or occasionally weatherboard (162 Alma Rd) or strapped board (e.g., 170 Alma Rd; 6, 12 Murchison St; 9, 13, 19 Wavenhoe Ave) creating a half-timbered effect. Many of the 1920s houses also have bracketed eaves.¹

Amongst the 1920s bungalows, there is considerable variety in window forms. Most are double hung sash, often arranged in doubles or triples usually with timber frames that project from the wall resting on timber or brick corbels. The oldest surviving house in Murchison Street, at no.12, has

¹ Note: Each list provides a representative sample, but not a complete list of all examples within the precinct

canted bay windows flanking the central entrance, while a number of the bungalow houses have curved bay windows (e.g., 160, 174, 199, 211 Alma Rd, etc), including some that are supported by timber brackets (e.g., 7 Wavenhoe Ave). The windows of most of the 1920s houses have timber-framed double-hung sashes, often with leadlight or lozenge glazing; the 1930s flats generally have steel-framed windows.



Figure 6.24-2 - South side of Wavenhoe Avenue, nos. 9 & 7 at left and (at right) looking east with no.5 in the foreground

The Old English/Tudor Revival style is represented by the house at 24-26 Murchison Avenue, and the flats at 26A Lansdowne Road. The Murchison Avenue house, designed by the architect James H. Wardrop, is notable for the steeply gabled roof with a series of three (one large, two smaller) projecting gables across the front that creates a highly picturesque form typical of the style, as well as the use of clinker bricks and details such as the timber shutters. The flats have a prominent central projecting bay surmounting the street level garages with half timbering, rough cast and herring bone brickwork in the manner of the style. Traces of the style can also be seen in the adjoining house at 28 Lansdowne Road (e.g., the diamond pattern leadlight and multi-pane windows).

The Georgian Revival style is characterised by symmetrical facades and multi-pane sash windows, often with louvered shutters. Entries are often defined by a porch in the form of a classical portico, with an entablature or triangular pediment, resting on slender columns. The roof is often a transverse gable, though hip roofs are also seen. 'Wavenhoe Court' at 32 Hotham Street is a fine example of Georgian Revival flats, and the symmetrical planning with a central entrance portico and the windows with narrow margin glazing are all hallmarks of the style. This style is also represented by the houses at 27 Murchison Street and 1 Wavenhoe Avenue. Of these, the latter house, designed by the noted architect Marcus Martin, is notable as a fine and well-detailed example.

Mediterranean style houses include 57 Alexandra Street, 2-4 Mooltan Avenue and 5 and 15 Wavenhoe Avenue. Features of this style include the arched loggias (2-4 Mooltan, 15 Wavenhoe) or trabeated porches supported on columns (57 Alexandra, 5 Wavenhoe), the tooled stucco render (15 Wavenhoe) and gabled or 'dovecote' chimneys (2-4 Mooltan, 5 Wavenhoe).

The Moderne style is represented by the flats/duplexes at 18 & 18a Murchison Street, the porch addition to 14 Murchison Street, and, loosely, the flats at 205 Alma Road. Streamlined Moderne buildings generally have a horizontal emphasis, sometimes with an emphatic vertical 'anchor' (often stairwells or chimneys) to balance the composition. Further horizontal lines could be added by roof parapets (partially concealing the ubiquitous hip roof), and even window muntins. Windows were often located at corners and there is frequent use of curved balconies and building corners. Ornamentation is stripped down, and metal elements such as balcony railings are quite simple with clean lines. Smooth render and clinker bricks were popular. Later examples also had steel windows, and show a transition to the International ('Modern' or 'Functionalist') style. 'Belmore', the duplex

at 18A Murchison Street, designed by the architect Stuart Hall who was a leading exponent of the style, is a fine example. It is notable for the use of feature brickwork and rendered bands to create a horizontal emphasis, and the curved corner steel windows.



Figure 6.24-3 - 'Belmont', 18A Murchison Street

6.24.4 Comparative Analysis

The St Kilda East: Murchison Street & Wavenhoe Avenue precinct is significant as an intact enclave of interwar houses, consisting mostly of bungalow-style houses built during the 1920s, supplemented by some Edwardian houses and detached dwellings and flats, in various styles, built during the 1930s. The houses were built on estates created from the subdivision of several nineteenth century mansions, two of which survive. In this regard, the precinct can be compared to a number of areas and streets within the City of Port Phillip, which form part of larger heritage precincts.

As a mansion estate subdivision, this precinct compares with the Eildon Road area, which forms part of the HO5 St Kilda Hill precinct. This similarly comprises buildings of the interwar period, though with a much higher proportion of flats, built on subdivisions created from nineteenth century mansions of which one ('Eildon') survives today. Like Murchison Street, Eildon Road has a 'dog-leg' at one end. Another comparison is the Wimbledon and Hennessy avenues area within HO7 Elwood St Kilda Balaclava Ripponlea precinct, built within the grounds of two nineteenth century mansions ('Wimbledon' and 'Rothermere') that still remain.

In his description of the Brighton Road (Elwood) precinct (HO318), Andrew Ward specifically identifies two parallel streets, Heaton Avenue and Burns Street, as a notable epicentre for California Bungalows, enhanced by bluestone gutters and mature plane trees. The former street actually consists entirely of these houses - to the exclusion of all other style of interwar housing - and is thus an even more cohesive example than this precinct. Nearby Burns Street, however, is more diverse and thus more comparable. Here, the California Bungalows are mostly located on the south side of

the street, with the north side containing a more varied mixture of Edwardian semi-detached houses, interwar housing in other styles (e.g., Georgian Revival house at no.16), plus several post-war houses and blocks of flats (including one, at no.18), recently remodelled in a Renaissance Revival style). In Burns Street, the intrusion of post-war built fabric is far more obvious than it is in this precinct, where there is only one post-war house in Murchison Street (at no.9), a block of flats in Alma Road (203) and two houses in Wavenhoe Avenue (2 and 4). As such, this precinct can be considered a better and more intact example.

Elsewhere in St Kilda East, this precinct compares well with Westbury Close, which is located within the Elwood St Kilda Balaclava Ripponlea precinct (HO7) and represents a similarly diverse mix of intact bungalows and other interwar houses. The California Bungalows in Westbury Close are fine and intact examples, with face red brickwork, shingled infill, bay windows, arched verandahs and the like; these are supplemented by detached single-storey houses (including two in the Spanish Mission style), and a double storey block of 1920s flats (at no.147). Many (but not all) of the houses retain original front fences, and the setting is enhanced by bluestone gutters and mature plane trees.

6.24.5 Statement of Significance

What is significant?

The St Kilda East: Murchison Street & Wavenhoe Avenue precinct includes all houses and flats along both sides of Murchison Street (2-24 and 1-29) and Wavenhoe Avenue (1-21 and 2-12), the parts of Alma Road between Hotham Street and Lansdowne Road (160-88 and 157-211), and 57-77 Alexandra Street, 30-44 Hotham Street and 18A-28 Lansdowne Road. In the nineteenth century this area contained a small number of large mansions set within spacious grounds, two of which survive today: the former 'Yanakie' (later 'Wavenhoe') at 161 Alma Road and 'Holmwood' (later 'Fairholm') at 61 Alexandra Street. Otherwise, the area remained largely undeveloped until the Edwardian period, when a few scattered houses were built, but more intensive development did not occur until the land was subdivided for speculative housing in 1919 and from 1923 to 1927. The estate developed quickly during the 1920s and '30s, and was entirely filled out by the Second World War. Consequently, most of these houses are modest bungalow-style dwellings erected during the 1920s, supplemented by a few surviving Edwardian houses, some detached houses and blocks of flats erected in the mid to late 1930s or early 1940s in the Old English, Mediterranean Revival, Georgian Revival and Moderne styles.

The Significant places within the precinct are:

- 57-77 Alexandra Street.
- 160-168, 172-188 and 161, 183-193, 195, 197-201, 205-211 Alma Road.
- 32-44 Hotham Street.
- 18, 18A, 22, 26A, 28 Lansdowne Road.
- 2, 4 Mooltan Avenue.
- 1-7, 11, 11A, 13-27 and 2-16, 16A, 18, 18A, 20-26 Murchison Street.
- 1-15 and 8-10 Wavenhoe Avenue.

Of these, 61 Alexandra Street, 161, 186 and 207 Alma Road, 32 and 42 Hotham Street, 18 and 26A Lansdowne Road, 23 and 27 Murchison Street, and 19 Wavenhoe Avenue have an individual citation in the *Port Phillip Heritage Review*.

The Contributory places are:

- 157, 159 Alma Road.
- 17 Wavenhoe Avenue.

The Non-contributory (Nil) places are:

- 170, 195A, 203 Alma Road.

- 28, 30 Hotham Street.
- 1, 9 Murchison Street.
- 2, 4 Wavenhoe Avenue.

How is it significant?

The St Kilda East: Murchison Street & Wavenhoe Avenue Precinct is of local historical and aesthetic significance to the City of Phillip.

Why is it significant?

Historically, the precinct illustrates the significant growth of St Kilda during the early twentieth century. It is a representative example of a typical pattern of settlement in St Kilda East, where large Victorian properties were sold off and subdivided during the interwar period and is notable for the retention of two of the original mansions within the precinct which provide rare evidence of the nineteenth century development of this area. A small number of surviving Edwardian houses also provide valuable evidence of the sparser residential settlement prior to the more intensive speculative subdivision and development of the 1920s. (Criteria A & D)

Aesthetically, it is an early twentieth century residential area, consisting primarily of many fine bungalow-style single dwellings built in the early to mid-1920s, supplemented by some flats, duplexes, semi-detached pairs and detached dwellings in a variety of popular styles including Old English, Georgian Revival, Mediterranean and Moderne built in the later 1920s and 1930s. The few remaining Edwardian houses, representing both detached timber dwellings (in Murchison Street) and semi-detached brick pairs (in Alma Road) are comparable in scale, form and material, if not in composition and detailing. Collectively, the housing displays notable cohesion in terms of its scale, composition, materials and detailing, with many properties retaining their original front fences. In Murchison Street and Wavenhoe Avenue, these qualities are enhanced by the street setting, which includes bluestone gutters to the street, wide nature strips and mature street trees. (Criterion E)

6.24.6 Recommendations

2016 Recommendation: Transfer the section of HO6 between Hotham Street and Alexandra Street and the individual places HO179, HO180 and HO397 to HO391, and add 38, 40 & 44 Hotham Street and 2-4 Mooltan Avenue to HO391.

2004 Recommendation: Buildings, street trees and large tree in front yard of 27 Murchison Street recommended for inclusion in the Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

6.24.7 Assessment

David Helms, September 2016 (Revised September 2018, January 2020)

Simon Reeves, Heritage Alliance. June 2004.

B.2 New individually significant place citations

Place	Page no.
Citation 2385: 'Toldara' (former, later 'Shirley'), 40 Alma Road, St Kilda	1
Citation 2386: 'Yanakie' (former, later 'Wavenhoe'), 161 Alma Road, St Kilda East	6
Citation 2387: Concrete house, 226 Alma Road, St Kilda	13
Citation 63 & 90: Alma Park, 150-160 Dandenong Road	18
Citation 2388: St Michael's Grammar School, Marlton Crescent & 25-27 Chapel Street, St Kilda	26
Citation 2389: House, 62 Octavia Street, St Kilda	36
Citation 785: Maisonettes, 21 Redan Street, St Kilda	41
Citation 2390: Shop & residence, 264-66 St Kilda Road, St Kilda	46

City of Port Phillip Heritage Review

Place name: Toldara (former)
Other names: Shirley

Citation No:
2385



Address: 40 Alma Road, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: House, Mansion

Heritage Overlay: HO6

Style: Victorian: Renaissance Revival

Graded as: Significant

Constructed: 1868-9

Victorian Heritage Register: No

Designer: Crouch & Wilson

Amendment: C142

Comment: New citation

Significance

What is significant?

'Toldara' (later 'Shirley'), designed by Crouch & Wilson and constructed in 1868-9 for David Rosenthal, at 40 Alma Road, St Kilda is significant. It is substantial two storey stuccoed brick mansion with a symmetrical front facade featuring the traditional hierarchy of classical orders used for the columns and corner piers: Tuscan for the ground floor and Corinthian above. Other 'correct' classical details are the use of heavy rustication for the ground floor, but smooth ashlar (or render ruled to resemble stone ashlar) to the first floor, urn-shaped balusters to the first-floor balcony, and a classical architrave, frieze and cornice to the parapet at the top. Other details of note include the pair of canted bay windows to the ground floor (a feature that became common for later Italianate houses), full-length double-hung sash windows, and the round-arched doorway with rusticated voussoirs. The four-panelled door is likely to be original, but the Art Nouveau leadlights appear to date from c1910. At least one rendered chimney survives on the east side and the visible side and rear elevations have rendered walls with tall timber sash windows.

The mansion is now mostly concealed (part of the east side wall is visible from Charnwood Crescent) behind c.1960s flats, which are not significant.

How is it significant?

The former 'Toldara' (later 'Shirley') at 40 Alma Road, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant for its associations with the formation of the Jewish community in St Kilda during the nineteenth century and as the home of the jeweller, David Rosenthal. It is also significant as one of the early mansions in Alma Road that established its reputation as one of the most prestigious residential areas in Melbourne during the nineteenth century. (Criterion A & H)

It is of architectural and aesthetic significance as a fine and well-detailed example of a Renaissance Revival style villa by the prominent architects, Crouch & Wilson. While latter additions obscure the front of the mansion the remarkable Classical style façade remains highly intact. (Criteria D, E & H)

Thematic context

Victoria's framework of historical themes

- 2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home
- 6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

- 2. Migration: 2.3 St Kilda
 - 5. Settlement: growth and change: 5.3 The late nineteenth century boom
-

History

Contextual history

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

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

'Toldara' (later 'Shirley')

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The area became a popular seaside resort after the arrival of the railway in 1857 and many of Melbourne's wealthy citizens established their homes here as Melbourne grew in the wake of the gold rush. In 1861 St Kilda contained 6,000 residents and by 1881 this had doubled to 12,000.

Land along the north side of Alma Road between St Kilda Road and Chapel Street remained largely undeveloped until the 1870s. An 1866 plan shows the western end forming part of the grounds of the 'Charnwood' mansion, while the eastern section appears to be an empty paddock. The building of houses commenced following the c.1868 subdivision of the 'Charnwood' Estate and by 1873 there were eight houses west of Crimea Street and two between Crimea and Chapel Street. Development continued apace during the boom years of the 1880s and by 1890 the north side of Alma Road was almost fully developed between St Kilda Road (then known as High Street) and Chapel Street.

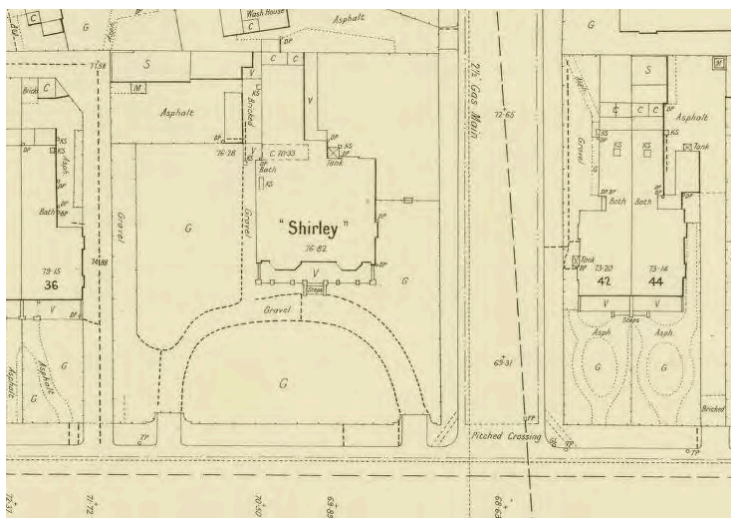
One of the first houses built on the 'Charnwood' estate subdivision was 'Toldara', which was constructed in 1868-9 to a design by architects, Crouch & Wilson, for jeweller and merchant David Rosenthal (*The Argus*, tender notice, 5 September 1868, p.3). The house was described in the March 1870 St Kilda rate books as containing twelve rooms with a substantial N.A.V. of £250 (RB, 1870, no. in rate 342).

Rosenthal was one of several wealthy Jewish merchants living in St Kilda in the late nineteenth century. Another was Israel Bloomington who in 1869 commissioned the same architects to design his own house



'Rondebosch' in Chapel Street. Rosenthal and Bloomington were part of St Kilda's Jewish community, which initially held services in the Wesleyan Church Hall and joined with the congregation at East Melbourne. In September 1871, Bloomington and several other prominent community members resolved to form the St Kilda Hebrew Congregation at a meeting held at 'Rondebosch'. The new congregation held services at the St Kilda Town Hall before building their own synagogue in Charnwood Crescent, as noted above.

Rosenthal lived at 'Toldara' until about 1875 when his name in the St Kilda Rate Book was crossed out and replaced with John Finlay who renamed the house as 'Shirley' (RB, 1874, no. in rate 398). Finlay was a contractor who built many government roads, as well as parts of the Yan Yean water supply system, which was Melbourne's first engineered water supply. He was also a director of the Colonial Bank, Land Mortgage Bank, the Australian Alliance Insurance Co. and a Justice of the Peace (MMD). He died at 'Shirley' in August 1887, but his wife remained as owner or occupant until at least 1900 (SM). The house is shown on the 1897 MMBW Plan on a large allotment behind a semi-circular carriage drive with a stables complex at the rear. The image at the front of this citation, taken by photographer, Colin Caldwell, dates from c.1949.



MMBW Detail Plan No. 1359 (Part) dated 1897 (Source: State Library of Victoria)

David Rosenthal, a merchant jeweller and a native of Russian Poland, arrived in Melbourne aboard the *Sydney* in November 1852 (Dwyer 2008). He is recorded as living in St Kilda from as early as 1865 when he was the occupant of house in Barkly Street (RB, 1865, no. in rate 623). His first years in Melbourne were spent in business with other emigrants from Europe, firstly with Hayman Feldheim, then later also Abraham Berens, a relative, as importers and wholesale jewellers at 33 Little Collins-street west until 1859. Rosenthal then continued alone until 1871, when he, with his business partner (and brother-in-law) Saul Aronson established the firm originally known as David Rosenthal & Co., and later as Rosenthal, Aronson & Co (Dwyer 2008).

In 1872 the firm erected a jewellery manufactory at the rear of their then-retail premises at 15 Little Collins-street west. Designed by the architects Reed & Barnes and constructed of stone and brick, it was a substantial building of three storeys, and could accommodate fifty-five goldsmiths in comfort. A celebratory banquet was held at the opening of the new building, with the principal, Mr. Rosenthal, welcoming some hundred guests (Dwyer 2008)

By 1888 as many as 100 hands were employed by the firm, and more than 5000 brooches had been made, in addition to rings, locketts, chains, etc. Having built a prosperous enterprise, David Rosenthal retired in 1889, but still retained a financial interest in the business. Over time other retail branches were opened in some Australian states (Dwyer 2008).

In 1901, in October, the business still known as Rosenthal, Aronson & Company was floated as a public company, with £90 000 in shares of £100 each. It is unclear whether David Rosenthal still had a financial

interest in the business at this time, but by 1903 when the business became Aronson & Company David Rosenthal was no longer a partner (Dwyer 2008).

After making his will in 1893 Rosenthal lost all his money during the Depression of the 1890s, though he was able to compromise with his creditors, thereby avoiding insolvency. He passed away on 7 March 1910 aged 84 at his residence, *Amoe*, at 9 Redan Street, St Kilda where he had been living since 1899. He had lived in Melbourne for over fifty years, and for almost forty years had been engaged in manufacturing jewellery (Dwyer 2008).

Crouch & Wilson

Crouch & Wilson, established in 1857 by the partnership of Tasmanian-born Thomas J. Crouch and Ralph Wilson (who had recently emigrated from London) was a prominent and distinguished architectural firm in Melbourne during the nineteenth century. The firm designed numerous residential, commercial and community buildings, including many Presbyterian and Wesleyan churches, several of which are now included on the Victorian Heritage Register. Some of their notable commissions include the St Kilda Wesleyan Methodist Church (1857-58, H818), 'Longerenong' Homestead (1862, H290), the Victorian Deaf & Dumb Institution (1866-71, H2122), Prahran Town Hall (1860-78, H203), Welsh Church & Hall (1871, H536), and Malvern Town Hall (1886-1890, H2288) (VHD).

The firm also designed a number of buildings for Melbourne's Jewish community. Apart from 'Toldara' and Rondebosch', they also designed 'Wilgah' at 6 Burnett Street, St Kilda for Denis Eisenstaedtler (1864, H760, H761), 'Ensor' in East Melbourne for Joseph Levy (1875, H860), 'Ardee' in East Melbourne for Lawrence Benjamin (1881, H859), the first St Kilda Hebrew Congregation Synagogue (1872, demolished) and the East Melbourne Synagogue (1877, H495) (VHD).

T.J. Crouch lived in St Kilda and was a member of the local Wesleyan Methodist Church. Crouch & Wilson had a business association with the St Kilda builder and developer, Thomas Newton. Newton constructed the house at 12 Waterloo Crescent, St Kilda (HO275) where Crouch lived for several years from 1866 until the early 1870s. In 1868 Crouch & Wilson designed the house at 12 Jolimont Terrace, East Melbourne that Newton constructed for Alexander Leslie (H513) and it is possible that they designed some or all of the houses constructed by Newton in the 'Charnwood' estate and elsewhere in St Kilda in the 1860s and 1870s.

References

Caldwell, C. (1949), *40 Alma Road, St Kilda [Vic.] [picture]* / Colin Caldwell., In collection: Album of photographs depicting 19 century buildings in suburban Melbourne, Vic., State Library of Victoria collection

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

Dwyer, Ruth, 'A jewellery manufactory in Melbourne: Rosenthal, Aronson & Company' in *Provenance: The journal of Public Record Office Victoria*, issue no.7, 2008

Melbourne Mansions Database (MMD), <https://830s-filemaker1.its.unimelb.edu.au/fmi/iwp/cgi?-db=mmdb&-loadframes>, viewed 25 May 2016

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

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

St Kilda Electoral Rolls (Burgess Rolls) 1868-1880 viewed online [20 June 2016] at http://heritage.portphillip.vic.gov.au/Research_resources/Online_research_resources/Local_electoral_rolls#StKrolls

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

Victorian Heritage Database (VHD)



Description

'Toldara' (later 'Shirley') at 40 Alma Road, St Kilda is a substantial late nineteenth century Renaissance Revival mansion, now mostly concealed behind 1960s flats. It has a symmetrical front facade with the traditional hierarchy of classical orders used for the columns and corner piers: Tuscan for the ground floor and Corinthian above (if three storeys in height, Ionic would have been used for the middle floor). Other 'correct' classical details are the use of heavy rustication for the ground floor, but smooth ashlar (or render ruled to resemble stone ashlar) to the first floor, urn-shaped balusters to the first-floor balcony, and a classical architrave, frieze and cornice to the parapet at the top. Other details of note include the pair of canted bay windows to the ground floor (a feature that became common for later Italianate houses), full-length double-hung sash windows, and the round-arched doorway with rusticated voussoirs. The four-panelled door is likely to be original, but the Art Nouveau leadlights date from c.1910. At least one rendered chimney survives on the east side and the visible side and rear elevations have rendered walls with tall timber sash windows.

While the addition of the flats has resulted in alterations to the east side wall the façade as described above faces on to an internal courtyard/parking area and remains highly intact.

Comparative analysis

'Toldara', later 'Shirley', is one of several mansions constructed in St Kilda East prior to 1870. Many of these early mansions were demolished in the twentieth century and today it is one of only seven surviving examples. The others are 'Aldourie', 87 Alma Road (1864); 'Kangatong' 91 Alma Road (1865); 'Fairleight' 134 Alma Road (c.1869), 'Yanakie', later 'Wavenhoe' 161 Alma Road (1868), 'Rondebosch' 25 Chapel Street (1868, 1894) and 'Marlton' Marlton Crescent (c.1864, 1906).

'Toldara' compares directly with the nearby 'Rondebosch', also by Crouch and Wilson and with similar form and Classical details. While the 1960s flats detract from 'Toldara' it is notable for the highly intact state of the façade, which is comparable to 'Rondebosch'. Another comparison is 'Wilgah' at 6-8 Burnett Street, St Kilda, another Crouch & Wilson design, which has similar detailing to the balcony and verandah.

Assessment

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

Recommendations

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

Primary source

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

Other studies

-

Other images



Place name: 'Yanakie' (former)
Other names: 'Wavenhoe'

Citation No:
2386



Address: 161 Alma Road, St Kilda East

Category: Residential: House, Mansion

Style: Victorian: Italianate

Constructed: 1868

Designer: Lloyd Tayler

Amendment: C142

Comment: New citation

Heritage Precinct: St Kilda East:
Murchison Street & Wavenhoe Avenue

Heritage Overlay: HO391

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

'Yanakie', later 'Wavenhoe', at 161 Alma Road, St Kilda East is significant. 'Yanakie' was designed by Lloyd Tayler and constructed in 1868 by Edward Shields for William W. Couche who owned the property until 1889. Additions were made in 1885 (additional storey to rear wing) and c.1900 (north side). In the early twentieth century the mansion was converted to apartments and the surrounding land was subdivided to create Wavenhoe Avenue. It is a Victorian Italianate style mansion built of brick and timber with hipped roofs clad in slate. The main two storey section of the house is built of brick, and has a secondary wing built of timber. An early photograph shows the house, which faced south, was constructed of bi-chrome brick with contrasting bricks creating decorative quoins around the openings and the wall corners and diaper patterns on the walls. A two storey cast iron verandah wrapped around the west and south elevations. Today, the walls have been overpainted and the verandah has been almost fully enclosed, however, some of the original cast iron verandah survives on the west elevation (and possibly may be concealed within the walls) as do the eaves brackets. The timber two storey section has ashlar-look block walls and visible windows in the north wall of both the brick and timber sections are arch-headed timber sash. The rendered chimneys to the main house have been shortened. On the north side is a single storey brick section with a hipped slate roof and a roof lantern and corbelled brick chimney. There are two arched windows in the west wall.

Non-original alterations and additions are not significant.

How is it significant?

'Yanakie' (later 'Wavenhoe') at 161 Alma Road, St Kilda East is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant for its associations with the early development of St Kilda East as an example of the large mansions built along Alma Road in the nineteenth century, and demonstrates the wealth and status of St Kilda and of Alma Road during that time. The significance of the place is enhanced by its rarity values as one of only a small number of surviving pre-1870 mansions in St Kilda East and the only one east of Hotham Street. (Criteria A, B & D)

The prominent siting and scale of the building, which is set amongst interwar suburban houses makes it a landmark within the local area. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

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

Alma Road contained several houses in 1855, including one at the southwest corner of Hotham Street, while land to the east of Hotham Street remained undeveloped until the early 1860s when several large mansions were erected for wealthy citizens beginning with 'Oakleigh Hall', built in 1864 for Ambrose Kyte as the population of St Kilda grew from 6,000 residents in 1861 to almost 12,000 by 1881. By the 1880s Alma Road was a prestigious residential street lined with substantial mansions and villas on large allotments.

'Yanakie', later 'Wavenhoe'

Edward Shield, a local builder, erected the house, originally known as 'Yanakie' and later as 'Wavenhoe', at 161 Alma Road, St Kilda East in 1868 for the merchant, William W. Couche. The house first appears in the 1867 St Kilda rate book when it is described as a 7 room brick house with a Net Annual Value of £86 (RB 1867, no. in rate 1165). By 1870 when Mr. Couche is the owner and occupier, it is described as an 8 room brick house with a NAV of £180 (RB 1870, 824). The lower valuation in 1867 probably reflects that it was unfinished at that time.

The design of the house has been attributed to the prominent architect, Lloyd Tayler. An image of 'Yanakie' soon after completion was among several photographs of houses designed by Tayler that he submitted to the Royal Institute of British Architects after he was admitted in 1874 (MMDB, RIBA). This image and another slightly later (c.1872) image of the house (see below) show that it was two storey, constructed of bi-chrome brick and surrounded by a two level verandah. It was surrounded by formal gardens, which were maintained by a Mr. William McDougall who in 1879 was admitted to the Victorian Horticultural Improvement Society (*The Age*, 24 January 1879, p.5).



Figure 1 - 'Yanakie' c.1872 (Source: St Kilda Historical Society)

William W, Couche remained the owner and occupier with his family until 1889. During this time the number of rooms increased to nine by 1878, and ten by 1885 when an additional storey on the rear wing was added (RB, MMDB).

In 1889 Couche sold the property to Charles Cairns Murray, a wool merchant (MMDB; RB 1890, 1469). According to one account it was Murray who constructed the addition on the north side in 1896, however, this is not shown on the MMBW plan of 1900 (see below). The MMBW plan shows the house on a large allotment with a carriage drive leading to the corner of Alma Road and Hotham Street. A pattern of pathways indicates the extent of the formal gardens, which also contain a tennis court and a complex of outbuildings including a large stable block on the east side of the mansion close to Alma Road.

After Murray's premature death at the age of 42 at 'Yanakie' in March 1898 (*The Argus*, 15 March 1898, p.1) George Wills purchased the property in the following year for £2,700 (MMDB, *The Age*, 27 June 1899, p.4). Wills rented the mansion to John H. Maddock, a solicitor, who was living there in 1901, by which time the mansion had been renamed as 'Wavenhoe' (*The Argus*, 11 April 1901, p.1 Family notices; SM).

Wills remained the owner until 1910 when it was transferred to Mary Caulfield. Mrs. Caulfield established the Caulfield Institute for Alcoholism at the mansion and in June 1910 advised that she was now prepared to receive patients at the renamed 'Caulfield Hall' (*The Age*, 3 June 1910, p.6).

In 1921 'Wavenhoe' was offered for sale and in 1922 the grounds were subdivided to create Wavenhoe Avenue. Mrs Mary Gould was listed as the occupant in 1925, but by the 1930s, 'Wavenhoe' had been converted to apartments, which were advertised as 'bargain flats' of two and three rooms (*The Argus*, 23 January 1932, p.14; SM).



Figure 2 - Extract of Vardy Map no.7 North Ward showing 'Yanakie' in 1873

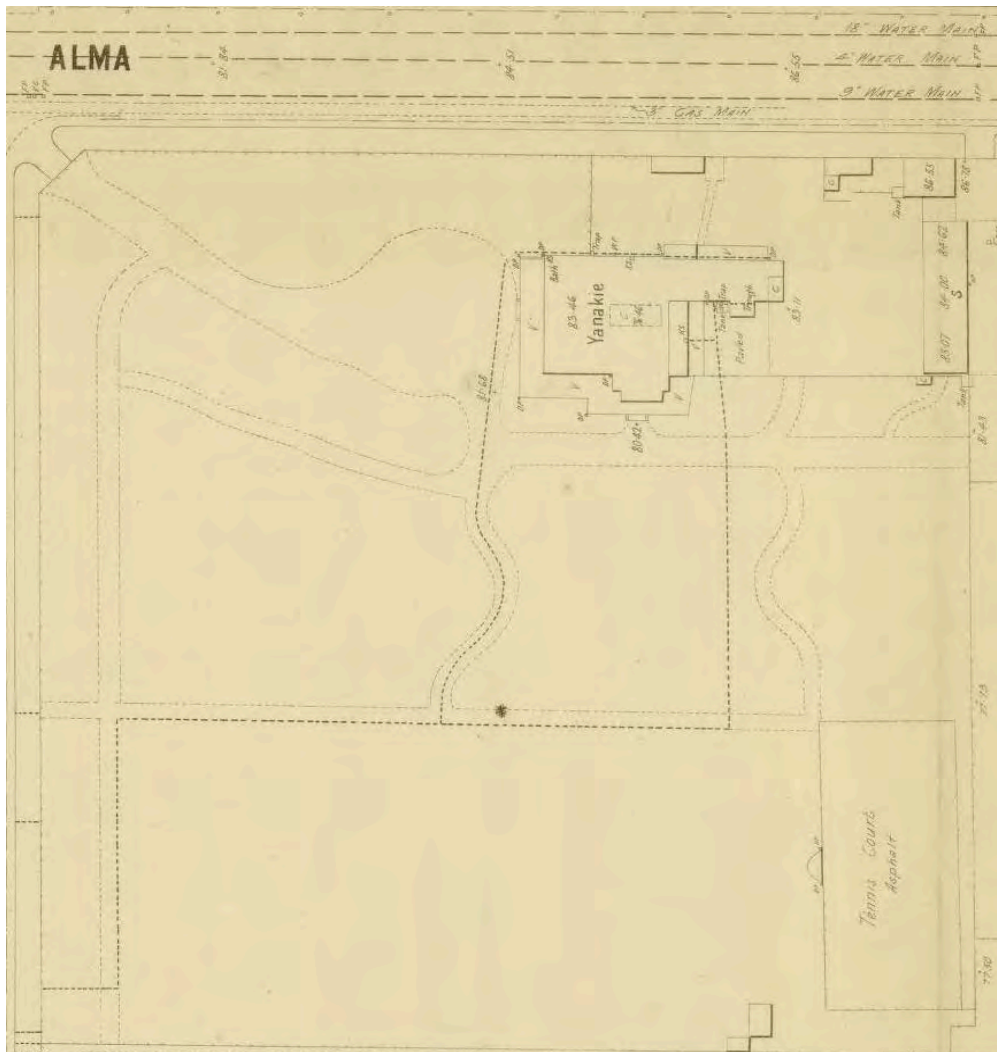


Figure 3 - Extract of MMBW Detail Plan No. 1420 showing 'Yanakie' in 1900

Lloyd Tayler

Lloyd Tayler (1830-1900), architect, was born in London. In June 1851 he migrated to Australia and by 1856 was working on his own in Melbourne and had designed premises for the Colonial Bank of Australasia. In the 1860s and 1870s he won repute by his designs for the National Bank of Australasia; distinguished by a refined strength, they follow simple Renaissance revival formulae. His major design for the bank was the Melbourne head office (1867) which he described as Palladian (ADB).

According to Dunbar (1969) "In all his public and commercial designs he seems to have been committed to a restrained classicism spiced with reserved mannerist details", while his domestic architecture featured similar characteristics; the finest example is the colonnaded mansion Kamesburgh, Brighton, commissioned by W.K. Thomson in 1872. Other houses include Thyra, Brighton (1883); Leighswood, Toorak; Rosecraddock, Caulfield; Chevy Chase, Brighton; Blair Athol, Brighton; and a house for his son-in-law J. C. Anderson in Kew (ADB). Tayler was particularly active in St Kilda in the mid to late nineteenth century and designed several houses and mansions include 22-24 Princes Street (1856), 'Fernacres' (1863), 'Marlton' (1864), 'Yanakie' (1868), 'Decomet' (1870), 'Hereford' (or 'Herford', 1870), and 'Pladda' (1889).

In 1881 Tayler went into partnership with his pupil and assistant, Frederick A. Fitts. Tayler and Fitts were complimented for the design of a building for Lambert and Son, Melbourne (1890), for 'avoidance of the overcrowding of ornamentation ... which forms a far too prominent feature on [many contemporary] façades'. In 1899 Tayler opposed decorative stucco work and warned against extremes in which the picturesque became the grotesque (ADB).

One of his last major commissions, in 1890, was for the Melbourne head office of the Commercial Bank of Australia; he and Alfred Dunn (1865-1894) became joint architects. The vast, domed banking chamber created a sensation at the time and is carefully preserved. His last important design was the Metropolitan Fire Brigade Headquarters Station, Eastern Hill (1892) (ADB).

Tayler was active in architectural affairs. He had been an inaugural member of the Victorian Institute of Architects in 1856 and helped to obtain its Royal Charter in 1890: he was president in 1886-87, 1889-90 and 1899-1900. In May 1900 he read a paper on 'Early and later Melbourne Architects' before the institute. While on a two-year visit to Europe and Britain, he was admitted a fellow of the Royal Institute of British Architects in 1874, and in 1899 contributed a paper on 'The Architecture of the Colony of Victoria' to its *Journal*. He was a 'staunch and valued supporter' of the Architectural and Engineering Association (ADB). Tayler died on 17 August 1900 and his obituarists referred to him as 'probably the best known figure in the architectural profession in Melbourne' (ADB).

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- Sands & McDougall Directories (SM) 1880-1940

Description

The former 'Yanakie', later 'Wavenhoe' is a Victorian Italianate style mansion built of brick and timber with hipped roofs clad in slate. The main two storey section of the house is built of brick, and has a secondary wing built of timber. An early photograph shows the house, which faced south, was constructed of bi-chrome brick with contrasting bricks creating decorative quoins around the openings and the wall corners and diaper patterns on the walls. A two-storey cast iron verandah wrapped around the west and south elevations. Today, the walls have been overpainted and the verandah has been almost fully enclosed, however, some of the original cast iron verandah survives on the west elevation (and possibly may be concealed within the walls) as do the eaves brackets. The timber two storey section has ashlar-look block walls and visible windows in the north wall of both the brick and timber sections are arch-headed timber sash. The rendered chimneys to the main house have been shortened. On the north side is a single storey brick section with a hipped slate roof and a roof lantern and corbelled brick chimney. There are two arched windows in the west wall.

Comparative analysis

'Yanakie', later 'Wavenhoe', is one of several mansions constructed along Alma Road prior to 1870. Many of these early mansions were demolished in the twentieth century and today it is one of only five surviving examples, and the only one east of Hotham Street. The others are 'Toldara' (later 'Shirley'), 40 Alma Road (1868); 'Aldourie', 87 Alma Road (1864); 'Kangatong' 91 Alma Road (1865); and 'Fairleight' 134 Alma Road (c.1869). None of these buildings are completely intact. 'Toldara' retains the remarkable classical style façade, but the rear wing has been demolished and 1960s flats that wrap around now hide it. Similarly, 'Aldourie' is almost completely concealed by later additions and only parts of the north and west side elevations are visible. 'Kangatong' is more visible, but much of the original detail was stripped away in the 1930s when it was converted to flats. 'Fairleight' is relatively intact, apart from the enclosure of the front verandahs.

'Yanakie' is comparable to these buildings and is notable as it retains all parts of the original mansion and some of the original detail. It is more intact than 'Aldourie' and 'Kangatong', and has not been as compromised by later additions to these buildings, and as at 'Toldara'. The main visible change has been the overpainting of the face brickwork and the enclosure of verandah. The former is a reversible change, while sufficient evidence exists (including surviving original sections of the verandah) to enable reconstruction of the latter, in the future if the opportunity arose. Despite these changes, it remains legible as a mansion of the nineteenth century.

'Yanakie' is one of at least three surviving residential buildings in St Kilda designed by Lloyd Tayler. The others include 'Marlton' (now part of St Michael's Grammar School) Marlton Crescent (c.1864, HO6 precinct) and the pair of houses at 22-24 Princes Street (c.1856, HO230).

The siting of the building close to Alma Road on a prominent elevated site also makes it a landmark within the local area.

Assessment

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

Recommendations

Retain as a Significant place, and transfer to the HO391 St Kilda East: Murchison Street and Wavenhoe Avenue precinct.

Primary source

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

Other studies

-

Other images



City of Port Phillip Heritage Review

Place name: House
Other names: Concrete House

Citation No:
2387



Address: 226 Alma Road, St Kilda East

Heritage Precinct: None

Category: Residential: House

Heritage Overlay: Proposed HO505

Style: Edwardian: Bungalow

Graded as: Significant

Constructed: 1912

Victorian Heritage Register: No

Designer: Unknown

Amendment: C142

Comment: New citation

Significance

What is significant?

The concrete house, constructed in 1912, at 226 Alma Road, St Kilda East is significant. This house has rendered concrete walls and a hip tile roof with a central gablet at the front. The render to the front walls has 'fish scale' detailing below a band of textured render set between a stringcourse and the eaves. There is a box bay window and tall double-hung timber windows. The entrance is via a typical Edwardian style high-waisted timber door with an arched window and flanked by sidelights and highlighted located at one end of the inset porch, which has sinuous Art-Nouveau style timber frieze.

Non-original alterations and additions are not significant.

How is it significant?

The house at 226 Alma Road, St Kilda East is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as an early example of a concrete house. One of several constructed in the City of Port Phillip in the first two decades of the twentieth century it is notable as one of the first, pre-dating the nearby house at 200 Alma Road (designed by a leading advocate of concrete houses, Leslie Perrott) by three years. It is also significant as one of the earliest houses in the eastern section of Alma Road and is associated with the first phase of suburban residential development that followed the opening in 1911 of the electric tram along Dandenong Road. (Criteria A & D)

While mostly conventional in its form and detailing it is also significant for how the render has been used as a decorative device on the front elevation. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

The land within the block now bounded by Alma, Lansdowne, Dandenong, and Orrong roads was in the nineteenth century occupied by 'Oakleigh Hall' a grand mansion built around 1864 for Ambrose Kyte. The main entrance to the estate was from Dandenong Road, where there was a gatehouse, and there was a secondary entrance from Alma Road. Sir Samuel Wilson was a later owner and he began subdividing the estate in the late nineteenth century when Hughenden Road and Wando Grove (the latter following part of the original carriage drive) were formed. Later subdivisions reduced the grounds further and created other streets including Te-Arai Avenue, which the mansion fronted. 'Oakleigh Hall' survived until 1964 when it was demolished.

The subdivision of the 'Oakleigh Hall' estate created suburban building allotments along the north side of Alma Road. The opening in 1911 of the electric tramway along Dandenong Road encouraged development, and between 1910 and 1915 more than one dozen houses were built along the north side of Alma Road between Lansdowne Road and Orrong Road (SM). One of them was this house, which was constructed by Clarence B. Sims, a carpenter, in 1912 as his own residence. It was described as a 'concrete villa' (BP).

Mr. Sims remained the owner of this house (which was later rented out) until his death in 1957 (LV).

References

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Lewis, Miles, 'Australian building: A cultural investigation. Section Seven: Cement and concrete' viewed online at <http://www.mileslewis.net/australian-building/> on 30 June 2016

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1411, dated 1900

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

St Kilda Council Building Permit (BP) No. 1747 issued 25 September 1912

Sands & McDougall directories (SM), 1900-1920

Description

This house has rendered concrete walls and a hip tile roof with a central gablet at the front. The render to the front walls has 'fish scale' detailing below a band of textured render set between a stringcourse and the eaves. There is a box bay window and tall double-hung timber windows. The entrance is via a typical

Edwardian style high-waisted timber door with an arched window and flanked by sidelights and highlighted located at one end of the inset porch, which has sinuous Art-Nouveau style timber frieze.

The front elevation appears to be mostly intact. A new window has been inserted in the west side wall adjacent to the driveway. The house has been extended at the rear where it connects to a new multi-dwelling development. These additions are generally concealed behind the house.

Comparative analysis

Reinforced concrete, using a number of locally developed or imported systems of reinforcement and formwork, was being used by several architects and builders in Australia from the early 1900s for commercial buildings and civil engineering structures, as well as for houses. The first reinforced concrete houses began to appear in Australia from c.1907 and several pioneer examples were built in Adelaide around that time by builder W.C. Torode, who developed a method of in situ concrete cavity walling. A Melbourne builder, H.R. Crawford, patented his own system in 1907, and, over the next seven years, erected concrete houses at Camberwell, Canterbury, East Malvern and Balwyn. Another important early example was that built by John Monash at 4 Ray Street Beaumaris in 1912, but unfortunately demolished in 1999. In the 1920s, S.B. Marchant built houses in Adelaide using his 'Monolyte' system, and the State Savings Bank of Victoria experimented with the system in 1925-6 on a small housing estate at Sunshine. Also in the 1920s, A.C. Matthews developed the 'Self-Form' system, which produced cavity walls (Heritage Alliance 2005).

Probably the most prolific designer and builder of concrete houses in Melbourne, from about 1914 until the 1930s, was the Melbourne architect Lesley M. Perrott. In 1923 with the assistance of G.W. Green Perrott published a book on the subject *Concrete Homes*. In it he explains that reinforced concrete is "the most suitable building material known to us, and that it lends itself readily to effective architectural treatment". A newspaper article about the book opines:

Quite rightly he objects to any attempt being made to disguise concrete - that is to try to make it pass for some other material - seeing that in capable hands it has a character of its own. (The Argus, 'New Books', 17 December 1923, p.3)

The nearby house at 200 Alma Road, St Kilda East, constructed in 1915 (PPHR citation no.291, HO23), is one of three early concrete houses in Melbourne designed by Perrott. The first was his demonstration concrete house at Pascoe Vale Road, Essendon (1914, demolished 2017) and the W. Thackray house, Canterbury Road, Canterbury (1914, demolished?).

In terms of form and design, this house at 226 Alma Road is typical of most early reinforced concrete houses that followed established styles and were distinguished from conventionally built houses mainly by details such as rounded wall corners (e.g., 52 Clark Street, Port Melbourne, PPHR citation 628, Significant within HO1 precinct). This house while mostly conventional in its form and detailing is distinguished for the way the render has been used as a decorative device on the front elevation.

The conventional and somewhat old-fashioned design of most early concrete houses contrasts with the concrete houses designed in the 1910s by Perrott, which overlaid elements of the newly fashionable Californian Bungalow style onto verandahed Federation bungalow forms. The hipped roofed house at 200 Alma Road, and other Perrott houses of the 1920s departed further from the picturesquely gabled Federation and Californian Bungalow styles (Lewis).

There appear to be an unusually large number of early concrete houses in the City of Port Phillip. The earliest appears to be a house at 4 Blessington Street, erected in 1911 (PPHR citation 25, HO60) in the highly unusual form of a Victorian villa, with mock ashlar façade (although this may have been constructed of concrete blocks rather than reinforced concrete). 226 Alma Road is one of four built in 1912-13 – the others are at 2, 4 & 6 Browning Street, Elwood (PPHR citation 2325, HO411). The others were constructed in 1915 (200 Alma Road, St Kilda East, 52 Clark Street, Port Melbourne & 21 Mozart Street, St Kilda – PPHR citation 744, Significant within HO7 precinct), and in 1922-23 (10 Wimbledon Avenue, Elwood, Significant, HO7 precinct).

Assessment

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

Recommendations

Include in the Heritage Overlay Schedule and map as an individual place.

Because of the constraints of this site it would be impossible for a first floor rear addition to comply with the sightline requirements of the Port Phillip Local Heritage Policy Clause 22.04.

For this reason, a first floor addition may be considered if it is situated within the area shown in yellow on the aerial plan below and has a minimum 300mm setback from the front of the hip roof ridge.

Note: this plan is indicative only and does not take account of other considerations in the Port Phillip Planning Scheme such as Rescode, which may affect the design and location of an addition.



Primary source

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

Other studies

None

Other images



Place name: Alma Park
Other names: Alma Reserve

Citation No:
63 & 90



Address: 150-160 Dandenong Road & Alma Road, St Kilda East

Heritage Precinct: St Kilda East

Category: Parks, Gardens & Trees

Heritage Overlay: HO6, HO102

Style: Victorian, Edwardian

Graded as: Significant

Constructed: c.1867-c.1940

Victorian Heritage Register: No

Designer: Clement Hodgkinson

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

Alma Park, 150-160 Dandenong Road, St Kilda East is significant. It is a rectangular reserve bisected by the Sandringham Railway cutting. First set aside in 1853, development of the park did not commence until 1868 when it was formally reserved following a petition by St Kilda Council. The park was laid out and developed generally in accordance with a plan prepared by Clement Hodgkinson. The first plantings were carried out in 1868 and the reserve was fenced at the same time. A caretaker's lodge was erected in 1872 and it was formally renamed as Alma Park in 1884. The Melbourne & Metropolitan Board of Works plan of 1897 shows a system of paths generally in accordance with Hodgkinson's original plan. Significant improvements carried out during the Edwardian era included the construction of the central walk, and two rotundas, one of which survives today, in Alma Park West. Further changes were made in the post-World War II period which included the construction of an oval in Alma Park East, the removal of some minor paths and the demolition of one of the rotundas. Today, the significant features include:

- The original main park entrances from Dandenong Road and Alma Road
- The remnants of the original path network as shown on Hodgkinson's plan and the Central Walk.
- Mature plantings dating from prior to World War II including the Olive Avenue, Elm/Silky Oak Avenue (Alma Park West), Elm Avenue (Alma Park East), Central Walk, Pine Row, Pepper Tree row, and specimen/group plantings between the pathways and avenues. Of note are the remnant indigenous trees that pre-date the establishment of the park.
- The Park Keeper's lodge and the Edwardian rotunda.

Buildings, structures, plantings and other features dating from post-World War II are not significant.

How is it significant?

Alma Park is of local historic, scientific, social and aesthetic significance to the City of Port Phillip.

Why is it significant?

Alma Park is historically significant as an early reserve within Port Phillip and demonstrates the early efforts of the St Kilda Council to establish parks and gardens in the municipality. It is also significant for the associations with Clement Hodgkinson, who designed some of Melbourne's most important early parks and gardens. (Criteria A & H)

Alma Park is of historic and scientific significance for the remnant Yellow Box and River Red Gums, which pre-date the establishment of the park and are rare surviving examples of indigenous vegetation, which provide evidence of the original landscape. They also demonstrate the practice by Hodgkinson to retain original vegetation. (Criteria A & B)

Alma Park is of aesthetic significance as a fine example of a late Victorian/Edwardian park in Port Phillip. It is of note for its mature avenues of trees, particularly the Olive Avenue, which is rare in Victoria, the Edwardian character of the central walk, and the specimen plantings of mature trees set within lawns. The landscape setting is complemented by the Gothic style Park Keeper's Lodge and the Edwardian rotunda. (Criteria D & E)

The Park Keeper's lodge is significant as the oldest structure in the park and provides evidence of its early development. It has architectural significance as a simple early cottage with Gothic revival detailing including curved timber bargeboards, pointed finials and label mouldings over openings. (Criteria A & D)

The rotunda is a fine and elegant example of an Edwardian park building, which is notable for the complex circular roof structure featuring a 'pepper pot' dome raised in the manner of a lantern, which appears to be unique in Victoria. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

7. Government services: 7.3 St Kilda

8. Ways of life: 8.3 St Kilda

History

Contextual history

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

residence, 'Charnwood', which faced toward the corner of Brighton and Alma Roads. Browne lived there only briefly before selling in 1854 to Matthew Hervey, MLC.

Between Chapel and Westbury streets the Government reserved the area bounded by Dandenong and Alma roads in the early 1850s. From this land was set aside for what would become Alma Park and reservations were excised for churches and other public uses. Alma Park is not named on Kearney's Plan, but the first St Mary's Catholic Church is at the west corner of Westbury (originally Bull) Street and Dandenong Road. There were few buildings to the east of Westbury Street and almost none at all beyond Hotham Street where the St. Kilda Cemetery was established in 1855. Originally, the cemetery reserve extended as far as Orrong Road, but it was later reduced to its present extent. One of Melbourne's oldest cemeteries it is closely associated not only the settlement of St. Kilda, but of greater Melbourne, as it was the principal cemetery during the nineteenth century south of the Yarra River.

Within a few years of the formation of St Kilda Council the municipality began setting aside reserves and gardens. By 1859 the Council had enclosed land in Blessington Street with a picket fence and announced its intentions of creating a public garden and promenade within: this would become the St Kilda Botanical Gardens. Ideas for the layout of the gardens were sought and the entry of a Mr. Gloystein judged the most acceptable. By September 1861 a considerable portion of the walks, paths and garden beds had been laid out and several hundred plants and shrubs supplied by the Melbourne Botanic Gardens. The Esplanade gardens also received further attention and in 1869 the Alma Street, Fitzroy Street and Barkly Street reserves were fenced and planted. Included amongst the trees selected were pittosporum, pines, cypresses and tamarisk (PPHR, Volume 1, 2016:42).

According to Longmire St Kilda was proud of its gardens and the beauty of the gardens was 'jealously guarded by St Kilda City Council, which undertook many schemes'. Visitors to St Kilda 'promenaded by the Esplanade' or 'picnicked on lawns studded with flower-beds, rockeries, shrubberies, continental tea-rooms, palms, bandstands and towers' (Longmire, 1983:7).

Alma Park

The land comprising Alma Park had been set aside as a reserve as early as 1853, however, development of Alma Park only commenced after it was formally established as a Crown Reserve on 23 August 1868 following a petition by the St Kilda Borough Council. By that time, the reserve had been divided in two by the cutting created for the Brighton Railway, which opened in 1859.

Clement Hodgkinson prepared the plan for the reserve in July 1867 and St Kilda Council commenced laying out paths and fencing, and planting trees in the following year. Hodgkinson's plan entitled 'Design for the improvement of the recreation ground East St Kilda by Clement Hodgkinson' shows the layout of the park and surrounding church reserves. The plan shows the park divided into two sections by the Brighton Railway. The western section has two main paths running north-south, which are intersected by three smaller paths running east-west. All paths curve rather than travel in a straight line. The eastern section has two main paths, one which runs from the north-west corner to the south-east corner and another which curves around the path. Minor paths connect the two. Ponds and a fountain are also shown (Allom Lovell 1997:12).

By June 1868 an account had been submitted for the laying out of the 'East St Kilda Recreation Reserve' and it was recommended by the Public Works Committee at this time that park be used for a playground. More plants were supplied in August of that year and in November the sum of £110 was allocated by the government towards the expense of planting out the reserve. However, the lack of a caretaker led to problems with vandalism and so in 1872 a caretaker's lodge was built in the western portion close to Dandenong Road (Allom Lovell 1997:10). Constructed by Samuel Jones, the lodge was completed by September 1872 and another room was added in 1880. Also, by the turn of the century, the lodge had a fernery and verandahs on the south and east elevations (Allom Lovell 1997:17).

With the completion of the lodge further improvements were made. New seats were planned in 1879 and further seats were added in 1884. Also in 1884 a petition called for asphaltting and channelling of the paths

in the park (Allom Lovell 1997:19) and another petition resulted in the formal change of name from Alma Reserve to Alma Park.

Plans prepared in 1879 by the Surveyor General and in 1897 by the Melbourne & Metropolitan Board of Works show the park was laid out largely in accordance with Hodgkinson's plan, although some features such as the fountain and some of the minor paths never eventuated (Allom Lovell 1997:15-17).

The neighbouring Christian Brothers' College (CBC) used Alma Park frequently for sports events and in 1882 the granting of a portion of the reserve to the college resulted in protests from the 'increasingly vocal residents of East St Kilda'. This land was fenced off in 1904 (Allom Lovell 1997:18).

In 1903 the lodge was connected to sewerage and in 1904 the park underwent a programme of beautification, which included the installation of seats and lighting, rejuvenation of lawns, replacement of trees and laying on of water. In August 1904 funds were allocated for 'stonework' and around this time the central path was permanently constructed along with two rotundas, one near either end of the western reserve. Further improvements carried out during World War I included the replacement of the picket fence with a rock-work border, additional lighting and men's conveniences (Allom Lovell 1997:21-2).

The improvements had the desired effect; by 1916 Alma Park was described in a glowing newspaper article as a 'place of beauty' that reflected credit upon the gardener, Mr William Godden:

To think of the neglected condition of the reserve but a few years ago, and to glance at its present vastly improved conditions is a cause for wonderment and it is hard to believe that Mr Godden could have so successfully transformed what was a dull and uninviting scene into one of brightness and spectacular animation...

The next major period of development came after World War II. Picnic furniture and seating was added and a major change was the addition of the oval in the eastern reserve in 1949 and the consequent construction in 1950 of an associated pavilion and changing rooms. During this period some of the older paths were removed and one of the rotundas was demolished by 1960. In 1993 Council constructed a bike path along the railway line in the western reserve adjoining the Peppercorn trees. This was the only new path added since 1904. In the same year, the artists playground in the eastern reserve was constructed with funding jointly provided by the Australia Council, Victorian Ministry for the Arts and the St Kilda Council (Allom Lovell 1997:27-8).

In 1997, in recognition of the historic significance of Alma Park, St Kilda Council commissioned Allom Lovell & Associates in association with John Patrick to prepare the *Alma Park, Alma Road, East St Kilda. Conservation analysis and masterplan* to guide future management and development.

Clement Hodgkinson

Clement Hodgkinson (1818-1893) was the Assistant Commissioner of the Lands and Survey Department in 1867 when he laid out the design for Alma Park. He was, at that time, also completing the design for the Treasury Gardens in Melbourne, having recently finished the Fitzroy and Flagstaff Gardens to great acclaim. He would later also work on a redesign of the Carlton Gardens (Allom Lovell 1997:10).

Born in England, Hodgkinson arrived in Australia when he was 33 (1851). Within a month he had joined the Surveyor-General's office and his work there included water supply and sewerage in the city area and working with James Blackburn on the plans for the Yan Yean water supply system. He became District Surveyor for the Counties of Evelyn and Bourke in 1854 and honorary consulting Engineer for Emerald Hill, Prahran, East Collingwood, Richmond and the Mornington Peninsula in 1856/7. Although he intended to retire, after a number of surveyor positions he became Assistant Commissioner of the Lands and Survey Department in 1860, at the time when the Board was created. Although his duties were mostly in administration, he was also given the opportunity to design. Hodgkinson was overlooked for the Surveyor-General's position in 1869, and this factor, as well as his continuing health problems, brought about his retirement in 1874. He did, however, continue to work on specialist committees after this time. (Allom Lovell 1997:10).

The Treasury and Fitzroy Gardens are Hodgkinson's most notable garden design achievement. The Fitzroy Gardens were originally designed by Edward Latrobe Bateman in 1858. After Hodgkinson's 1860s redesign, they comprised a system of paths around a central gully. Major paths were bordered by large trees whilst statues and fountains formed picturesque elements in the gardens. The design was changed, however, by successive managers including John Guilfoyle and J.T. Smith. Also, in 1872-3 Hodgkinson was involved in preparing a redesign of Bateman's original layout for the Carlton Gardens (Allom Lovell 1997:10).

References

Allom Lovell & Associates with John Patrick, *Alma Park, Alma Road, East St Kilda. Conservation analysis and masterplan*, 1997

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

Melbourne and Metropolitan Board of Works Detail Plan No. 45, n.d. (1897)

Drawing, St Kilda City Council, plan No. 40

Description

(The following description comprises edited extracts from the 1997 Master Plan with additional information)

Alma Park is rectangular in shape with its longer axis extending north-south between Dandenong Road and Alma Road. It is divided into two unequal portions by the sweeping curve of the cutting for the Melbourne-Sandringham railway, which also runs north-south through the park. The symmetry of the park boundaries is upset in Alma Park West, which projects further north from the railway bridge on Dandenong Road.

Public access to the park is via Dandenong Road or Alma Road which has resulted in a path system aligned north/south, or north-west/south-east following the railway. There were originally (1867) several cross-linking paths but only one remains, the diagonal linking path in the north of Alma Park East. The west boundary is formed by the army depot and the church reserves, while on the east is St Mary's Church complex, CBC and several residences and flats. The only connection between the two portions of the park is by the road over rail bridges on the north and south frontages and as a result the two sections of the park have separate and distinct characters.

Alma Park East is dominated by the central open space of the sports oval and the northern portion, adjacent to Dandenong Road, has a number of remnant Yellow Box trees underplanted with other native trees and shrubs, both in formed beds and in lawn area. The southern portion has been intensively developed for a playground area adjacent to Alma Road. Buildings in this area include a pavilion and a changing shed/toilet. The playground contains play equipment, including a dragon formed from three earth mounds and tyres, play-sculptures, barbecue facilities, seating, a pond crossed by a bridge and a dry stream bed. Two pathways from opposite corners at both Dandenong Road and Alma Road lead into the park and combine into a single path to the west side of the oval. Avenues of mature trees, principally pines and elms are set in grass and line the main paths and the eastern edge of the railway cutting.

Alma Park West is more intensively planted than Alma Park East and contains two avenues and one row of trees in addition to a central walk lined with a semi-formal shrubbery. The west side of the railway cutting is edged by a single line of Pepper trees overhanging the bicycle path. Between the central walk and the bicycle path an avenue of Dutch elms inter-planted with Silky oaks follows the curve of the railway line. This avenue marks the location of one of the original pathways shown on Clement Hodgkinson's plan. The central walk has become the principal feature of the park. It is paved with concrete flagstones and has seating bays set at intervals in the adjacent shrubberies. The walk has some minor changes in direction which conceal long distance views and provide interest. An avenue of olive trees branches off in a north-west direction near the southern end of the central walk and continues to the western boundary.

The Olive avenue also marks the location of a pathway shown on Hodgkinson's design, being one of a pair of pathways which radiated out into the park from the St Kilda Volunteers' parade ground to the west. A small rotunda (see description below) is contained in the angle between the olives and the central walk shrubbery. A secondary path from the northwest entry at Dandenong Road curves away from the western boundary before ending at Alma Road in the south-west corner. This path has remnants of a Monterey pine (*Pinus radiata*) avenue in its centre section and Lombardy poplars (*Populus nigra* 'Italica') at the southern end.

The areas between all the paths in Alma Park West have been planted with a variety of tree species. The main open lawn space to this side of the park is immediately adjacent to Alma Road.

The Alma Park vegetation consists of a base structure of remnant eucalypts and mature trees dating back to the mid to late 19th century. Twentieth century planting has been blended into the original scheme either as replacements for original trees which have been removed or the addition of new species. There has been a surge of new planting in the late twentieth century of a wide range of plants. Following the preparation of the CMP, however, planting has aimed to restore and reinforce the historic landscape envisaged by Hodgkinson's plan.

Some of the original planting themes proposed by Clement Hodgkinson were implemented and can still be identified. The oldest surviving trees are remnant River red gums (*Eucalyptus camaldulensis*) and Yellow box (*E. melliodora*), some of which were marked for retention on Hodgkinson's plan. Possible remnants of the original plantings survive in the avenues of Monterey pine (*Pinus radiata*), Elms (*Ulmus x hollandica*), Olives (*Olea europaea* subs. *europaea*), Deodar cedar (*Cedrus deodara*), Stone pine (*Pinus pinea*) and Aleppo pine (*Pinus halepensis*). Other trees which may have been planted in the 19th century include oaks (*Quercus* spp.), Monterey pine (*Pinus radiata*), Moreton Bay fig (*Ficus macrophylla*), Pepper trees (*Schinus molle*), Golden poplars (*Populus x canadensis* 'Aurea') and Hoop pine (*Araucaria cunninghamii*). It is interesting to note that there is only one specimen of *Araucaria* in the park although there are two in adjacent properties. These species were common features of 19th century plantings and were recommended widely by Hodgkinson. There is a Norfolk Island pine (*Araucaria heterophylla*) in the CBC grounds and a Bunya Bunya pine (*A. bidwillii*) in the rear of the All Saints Church property.

Early 20th century planting would have included the Canary Island date palms (*Phoenix canadensis*) and the Cotton palms (*Washingtonia robusta*). A considerable number of eucalypts and other native trees may date from the 1920s or 1930s. Southern mahoganys (*Eucalyptus botryoides*) and Sugar gums (*E. cladocalyx*), with large canopies and trunks, occur mainly in Alma Park West, as do Flowering gums (*E. ficifolia*) and Kurrajongs (*Brachychiton populneus*). It is possible that the Silky oaks (*Grevillea robusta*) were planted as infills in the western elm avenue at this time. Cape chestnuts (*Calodendrum capensis*) are scattered throughout the park and would have been planted around the middle of the century. Planting from 1980 onwards has a strong Australian native theme including the development of the native beds against Dandenong Road, screening against the western boundary, rockery beds at entries and many small trees or large shrubs in the shrubbery beds of the central walk. Indigenous understorey plants have been planted around remnant gums.

Other themes include recent plantings of native and exotic conifers in groups to the western boundary of Alma Park West. The central walk shrubberies have a late Victorian or Edwardian character in the centre and southern section where the shrubs are closely spaced and provide a sense of enclosure. Much of the garden beds along the centre of the park are edged with volcanic rock typical of the nineteenth and early twentieth centuries. At either side of the central garden beds are rows of mature elms and other trees.

The significant built structures in the park are the park keeper's lodge and the Edwardian rotunda, both in Alma Park West. The lodge is a small brick cottage in the domestic Gothic Revival mode at the Dandenong Road entrance. The original cottage comprised three intersecting bays with gable roofs, and contained three rooms with Gothic details including curved timber bargeboards, pointed finials and label mouldings over openings. It 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.

The rotunda is situated near the intersection of the central avenue and the Olive avenue. It has typical Edwardian form and detailing including timber posts with deep stop chamfering, incised grooves representing capitals and simple cross bracing, while 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.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place and apply tree controls.

Primary source

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

Other studies

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

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

Other images





City of Port Phillip Heritage Review

Place name: St Michael's Grammar School
Other names: Marlton

Citation No:
2388



Address: Marlton Crescent & 25-27 Chapel Street, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: House
Education: School

Heritage Overlay: HO6

Graded as: Significant

Style: Victorian Italianate, Federation, Interwar

Victorian Heritage Register: No

Constructed: c.1855, c.1864, 1899, 1906, 1925

Designer: Lloyd Tayler (1864), Bates Smart & Peebles (1899), Sale & Keague (1925)

Amendment: C142

Comment: New citation

Significance

What is significant?

St Michael's Grammar School at 25-27 Chapel Street, St Kilda is significant. The buildings of primary significance are:

- The former 'Marlton', comprising the c.1864 building designed by Lloyd Tayler and the 1906 extension. It is an early example of an Italianate villa with classical detailing. The original house was symmetrical in form and has a hipped roof clad in slate, round-headed windows set above inset panels with moulded architraves and keystones, below a frieze comprised of paired eaves brackets with moulded panels set within a stringcourse, and a simple verandah with timber frieze and brackets (possibly reconstructed). The side entrance has a shallow porch with columns and an entablature, while the rendered chimneys have bracketed cornices and stringcourses. The 1906 addition on the east side is sympathetic in detail, but disrupts the symmetry of the original house.
- The former Kindergarten and Bishop's Hall as constructed in 1899 and extended in 1909. This is a brick gabled hall with side walls divided into five bays by buttresses. Each bay contains a single segmental arch window. The stages of development are demonstrated by the bi-chromatic brickwork that is confined the three bays closest to Marlton Crescent, which have a cream brick band at sill height and cream bricks used in the arch above the windows, whereas the southern two bays are of plain red brick.

- The two late Victorian era Italianate brick houses facing Marlton Crescent. Of similar design, each house is asymmetrical in plan with hipped slate roof and a return verandah with cast iron frieze set between the projecting front and side bays, with the polygonal front bay containing segmental arch timber frame sash windows with further timber frame sash windows in the main elevations. Each is constructed of bi-chrome brick, which is notable for the bold patterning created by the decorative quoining around the openings and wall corners, diaper work to the walls and between the eaves brackets. The chimneys are also of bi-chrome brick and have rendered cornices.

The 1925 school building is of secondary significance due to its low integrity. The surviving original elements are the projecting entry porch and the two bays immediately to the east on the north elevation. The porch has a castellated parapet with a triangular pediment over the pointed arch entry and above the stairwell behind there is another triangular pediment, this time flanked by low piers surmounted with orbs.

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

Note: The former 'Rondebosch' and 'Elmwood' at 25-27 Chapel Street, and the former Particular Baptist Church at 16 Crimea Street are not significant as part of St Michael's Grammar, but are individually significant for other reasons – please refer to the separate PPHR citations.

How is it significant?

St Michael's Grammar School is of local historic, social, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant as an example of the private schools established within St Kilda during the late nineteenth century and as one of the few that have continuously operated until the present day. It demonstrates the continuing development of the private school system during the late nineteenth and early twentieth century. The complex of buildings demonstrates how many of these schools were established in former mansion houses and then expanded with purpose built facilities. (Criteria A & D)

'Marlton', as constructed in c.1864, is historically significant as one of the earliest mansions within St Kilda East and is of architectural significance as an early example of the Italianate style with restrained classical detailing by the noted architect, Lloyd Tayler. (Criteria A & D)

Thematic context

Victoria's framework of historical themes

- 6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians
- 8. Building community life: 8.2 Educating people

Port Phillip thematic environmental history

- 5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill; 5.3 The late nineteenth century boom
- 6. Education: 6.3 Other schools

History

'Marlton' c.1855 to c.1895

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney (see Figure 1) shows that most of these

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

As shown on Figure 1 'Charnwood' was one of four early mansions within this area in 1855; the others were 'Nicholson House', 'Marlton' and 'Cintra'.

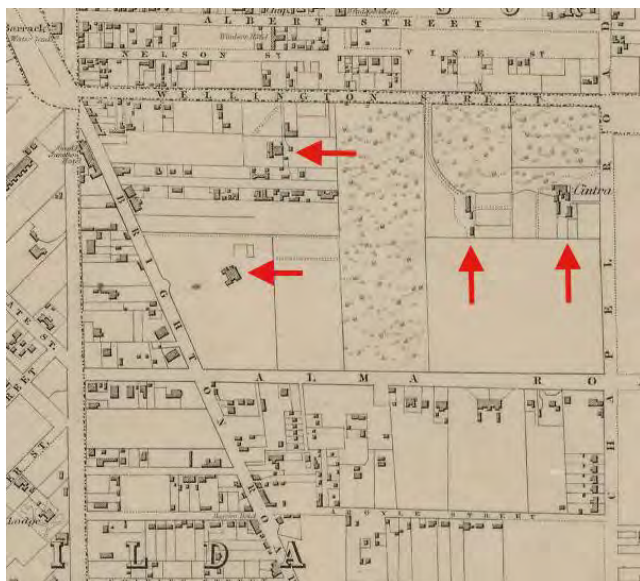


Figure 1 – Extract from Kearney's 1855 map of Melbourne prepared by Captain Andrew Clarke, Surveyor General showing (from left) 'Charnwood', 'Nicholson House', 'Marlton', and 'Cintra'

'Marlton' was constructed by 1855 for Edwin Fowler. In the first St Kilda Rate Book of 1859 Fowler is described as the owner and occupier of an eight roomed brick house in Wellington Street with coach house and stables and 'large gardens and paddock', and a substantial Net Annual Valuation of £425 (RB, 1859, no. in rate 631).

In early 1861, according to newspaper reports, 'Marlton' was sold to Dr. Henry Madden, a surgeon (although rate books continue to list John Fowler as owner until 1862). At the time the house was rented out to Benjamin Nicholson (*Argus*, 11 February 1861, p.2, RB). In 1864 Lloyd Tayler, architect, invited tenders for additions and improvements to 'Marlton' (*Argus*, 25 April 1864, p.3) and it appears that Dr. Madden moved in once the improvements were carried out. The St Kilda Rate Books consequently record an increase in the number of rooms from eight to 15 by 1866 (RB, 1866, 1078).

In early 1866 Dr. Madden offered 'Marlton' for sale ahead of his departure for England. It was described as a mansion containing 10 bedrooms, dining room, drawing room, breakfast room, kitchen, scullery, coach house and stabling (*Argus*, 25 January 1866, p.2). It was sold 'to Mr. J.S. Miller who established his boys' school, Yarra-lodge Academy, at the house. A notice in the *Argus* advised:

This elegant residence is situated in one of the healthiest and most eligible suburbs of Melbourne, only five minutes walk from Chapel-street railway station, and possesses every advantage that could be desired in connexion with an academy for young gentlemen – seven acres of land attached, extensive playground, gymnasium and baths, easy access to sea-bathing and ample accommodation for the ponies of day-boarders. (Argus, 26 January 1866, p.8)

The school must have been short-lived (or perhaps did not open as planned) as by 1867 Andrew Murray, a squatter from the western district of Victoria, was the owner and occupier (RB, 1867, 1085). Murray remained until February 1872 when he sold 'Marlton' and moved to 'Wool Wool', his country estate near Colac. The description of the house and grounds in the auction notice was very similar to when it was sold in 1866 (*Argus*, 7 February 1872, p.2). George P. Robertson was then the owner/occupier for a brief period before selling to G.W. Parbury. Parbury offered the mansion for let before holding a clearing sale of furniture and effects at 'Marlton' in December 1873 (*Argus*, 9 December 1873, p.3). Archibald Menzies and his family were in residence by late 1874.

In late 1882 'Marlton' changed hands again. The frontage of the estate to Wellington Street was offered for sale in September and it appears that Marlton Crescent may have been created around this time because when the mansion and remaining land was offered for sale in December it was described as being in 'Marlton-Crescent, Wellington Street, St Kilda' and as having a 'charming carriage drive through an avenue of pines, gums and other beautiful forest trees' (*Argus*, 16 September 1882, p.7; 5 December 1882, p.3). Soon afterwards 'Marlton' was again offered for lease. Meanwhile, the Marlton Estate subdivision comprising 30 'magnificent villa sites' fronting Wellington Street, Marlton Crescent and Crimea Street was offered for sale in April 1883 and the first houses in Marlton Crescent were completed by December (*Argus*, 24 April 1883, p.2; 15 December 1883, p.7).

In late 1884 'Marlton' once again became a school when St Kilda Grammar relocated there under Head Master Howell J. Thomas (*Church of England Messenger*, 6 November 1884, p.14). The school continued at 'Marlton' until around 1892 when, under HM Edward L. Backhouse, it was relocated to Orrong Road, Caulfield (RB, 1892, no. in rate 521, SM).



Marlton, c.1885, showing E.L. Backhouse and family members standing in the doorway. (Source: Peel 1999)

St Michael's Grammar School

The status of St Kilda as a desirable residential area in the late nineteenth century led to the establishment of several private schools and in 1891 St Kilda and Hawthorn contained nearly thirty private schools between them, the highest proportion per head of population in Melbourne (Peel 1999:47). Several of these

were within St Kilda East including All Saints' Grammar School, Alma Road Grammar School, Fairelight Ladies' College, The Priory Ladies' College, Wattle House School and Cumloden College. Most, however, were relatively short-lived and some were closed during the economic depression of the 1890s when enrolments in private schools fell dramatically. Further closures followed the introduction of the *Education Act* in 1910, which saw the opening of new State secondary schools and imposed new costly regulations upon private schools, leading to the number of independent schools falling from 945 in 1898 to almost half that number in 1912 (Peel 1999:60).

For example, at The Priory Girls School, established by Miss Hatchell Brown in 1887 on the site of the Alma Road Grammar School at 59 & 61 Alma Road, numbers plummeted from 66 to just 27 in 1893 and the school eventually closed in December 1913 (Peel 1999:36, SKHS).

One school that continues today is St Michael's Grammar, which was opened in 1895 as the Church of England Day School for Girls. The school was established by the Community of the Sisters of the Church (CSC), an Anglican religious community founded in London in 1870. Twenty-two years later members of the CSC arrived in Australia and between 1892 and 1904 founded five schools throughout Australia (Peel 1999:ix).

Upon arriving in Melbourne members of the CSC settled in Prahran and formed an association with All Saints' Church in Chapel Street, St Kilda East. Despite some initial difficulties they expanded their support network within the district and found an 'enthusiastic band of workers' for the cause. They identified the need for a day school for a 'different clientele from the families who pursued the social cachet' of nearby schools such as Priory Ladies' College and Wattle House School and soon began the search for a suitable building (Peel 1999:31). In 1895 Melbourne was in the grip of an economic depression and many of the grand mansions were vacant. After briefly considering 'Cintra', the CSC decided upon 'Marlton', which had seen a reduction in rent from £325 per annum to just £100 (Peel 1999:28-32).

The Day School opened on 22 April 1895 when Dolly Ziebell was enrolled as the first student. By mid-November enrolments had reached 73 infants and girls and new enrolments topped 100 annually for the first three years (although the actual attendance usually fluctuated between 50 and 80). The new school was judged a success and within two years the concept of a secondary school seemed feasible. A senior class was formed in 1898 and by 1899 the school had outgrown 'Marlton' and necessitated the building of a school hall to be used as the kindergarten, which was adjacent to the main building and formed an area that came to be known as the Quadrangle. Lady Brassey, wife of the Governor of Victoria, attended the opening and agreed to become a patroness of the school. The kindergarten was designed by architect, Mr. Smart of Bates Smart ('A history to hold' pp.5-6).

The first boarder was admitted to the school in 1905 and, as enrolments grew, an east wing was added in 'Marlton' in 1906, increasing the number of rooms to 26, and in 1907 the former stables was converted into bedrooms at a cost of £250. The final stage of this first significant period of expansion was the doubling in size of the kindergarten hall, which became the main school hall for sixty years. Opened in 1909 by Archdeacon Crossley and Canon Hughes, it became known as 'Bishop's Hall'. In 1912 the school was granted registration as a Secondary School and by 1913 was known as 'St Michael's Collegiate School'. In 1913 an influx in new boarders led to the purchase of a neighbouring house in Marlton Crescent to the east of 'Marlton' known as 'Eastongrey', which was converted to new junior classrooms and renamed as 'St Gabriel's' (Peel 1999:59, 69, 75; 'A heritage to hold').

Growing enrolments and new regulations imposed as a result of secondary school registration led to the need for new and expanded accommodation during the interwar period. In 1919 the school was gifted a house in Barkly Street, St Kilda that for a short time became the junior boarding house known as 'St Margarets'. In 1924, after abandoning a previous scheme, the school engaged architect Mr Sale of Sale & Keague to prepare a design for a new school building to replace the ageing 'Cloisters' building. Canon Hughes blessed and laid the foundation stone for the new building in October 1924, which was opened by the Archbishop in the following year.



View of the new school classrooms completed and opened in 1925 (Source: Peel, 1999)

In 1931 the old science lab house in the converted coach house was replaced by a new building. From 1930 to 1935 the school incorporated 'Oberwyl' in Burnett Street, St Kilda that had operated as a girls' school since the 1860s, and in 1937 further updates were carried out and two further properties in Marlton Crescent (nos. 2 and 16) were purchased becoming a boarding house and small kindergarten/preparatory school, and later as accommodation for the Sisters (Peel 1999:89, 98-99, 114, 120, 139-40).

The school continued to grow in the post-war era. By 1946 the enrolments had risen to almost 500 and with post-war restrictions upon building this was set as the limit that the existing infrastructure could accommodate. In 1947 the school began purchasing adjoining land to enable future expansion beginning with 20 Redan Street and in 1950 added 4 Cintra Avenue. Further sites were acquired in Redan Street, the houses demolished and replaced with the new Senior School. Around the same time the old St Gabriel's was demolished and replaced with the Frances Newson Oval, while the May Vicars Foote Hall, complete with Chapel was opened in 1972 (Peel 1999:189).

Significant changes occurred during the 1970s. The boarding house was closed in 1975 and co-education began in the Junior School in 1977. The beginning of co-education coincided with the last of the CSC sisters leaving St Michael's. In 1980 Mr Hewison became the first headmaster and further building work was undertaken. In 1987 the former 'Rondebosch' mansion at 27 Chapel Street was purchased and renamed as 'Hewison House', while in 1997 the former Baptist Church (and later Masonic Lodge) at 16 Crimea Street was acquired and became the Emily Hall and Wilma Hannah Library.

Lloyd Tayler

Lloyd Tayler (1830-1900), architect, was born in London, June 1851 he migrated to Australia and by 1856 was working on his own in Melbourne and had designed premises for the Colonial Bank of Australasia. In the 1860s and 1870s he won repute by his designs for the National Bank of Australasia; distinguished by a

refined strength, they follow simple Renaissance revival formulae. His major design for the bank was the Melbourne head office (1867) which he described as Palladian (ADB).

According to Dunbar & Tibbits “In all his public and commercial designs he seems to have been committed to a restrained classicism spiced with reserved mannerist details”, while his domestic architecture featured similar characteristics; the finest example is the colonnaded mansion Kamesburgh, Brighton, commissioned by W. K. Thomson in 1872. Other houses include Thyra, Brighton (1883); Leighswood, Toorak; Roxcraddock, Caulfield; Chevy Chase, Brighton; Blair Athol, Brighton; and a house for his son-in-law J. C. Anderson in Kew (ADB). Tayler was particularly active in St Kilda in the mid to late nineteenth century and designed several houses and mansions include 22-24 Princes Street (1856), ‘Fernacres’ (1863), ‘Marlton’ (1864), ‘Yanakie’ (1868), ‘Decomet’ (1870) ‘Hereford’ (or ‘Herford’, 1870), and ‘Pladda’ (1889).

In 1881 Tayler went into partnership with his pupil and assistant, Frederick A. Fitts. Tayler and Fitts were complimented for the design of a building for Lambert and Son, Melbourne (1890), for ‘avoidance of the overcrowding of ornamentation ... which forms a far too prominent feature on [many contemporary] façades’. In 1899 Tayler opposed decorative stucco work and warned against extremes in which the picturesque became the grotesque (ADB).

One of his last major commissions, in 1890, was for the Melbourne head office of the Commercial Bank of Australia; he and Alfred Dunn (1865-1894) became joint architects. The vast, domed banking chamber created a sensation at the time and is carefully preserved. His last important design was the Metropolitan Fire Brigade Headquarters Station, Eastern Hill (1892) (ADB).

Tayler was active in the architectural profession. He was an inaugural member of the Victorian Institute of Architects in 1856, helped to obtain its Royal Charter in 1890, and was president in 1886-87, 1889-90 and 1899-1900. In May 1900 he read a paper on ‘Early and later Melbourne Architects’ before the institute. While on a two-year visit to Europe and Britain, he was admitted a fellow of the Royal Institute of British Architects in 1874, and in 1899 contributed a paper on ‘The Architecture of the Colony of Victoria’ to its *Journal*. He was a ‘staunch and valued supporter’ of the Architectural and Engineering Association (ADB). Tayler died on 17 August 1900 and his obituarists referred to him as ‘probably the best known figure in the architectural profession in Melbourne’ (ADB).

References

‘A heritage to hold: An account of St Michael’s CEGGS 1895-1975’, research by The Rev. Wenman Bowak Th. Schol. Hon. C.F., 1975

Dunbar, Donald James and George Tibbits, ‘Lloyd Tayler (1830-1900)’ in Australian Dictionary of Biography (ADB) viewed on line at <http://adb.anu.edu.au/biography/tayler-lloyd-4689> on 5 December 2016

Peel, Victoria, *St Michael’s Grammar School. A study in educational change*, 1999

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

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

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the ‘Kearney Plan’)

Description

St Michael’s Grammar occupies a large site now extending from Marlton Crescent to Chapel Street and Redan Street. The oldest buildings associated with the development of the school prior to World War II are clustered in the northern part of the site closest to Marlton Crescent. They are the former ‘Marlton’ mansion, ‘Bishop’s House’, two former residences at 4 & 6 Marlton Crescent and part of the 1925 school.

'Marlton' is an early example of an Italianate villa with classical detailing. The original house, which probably dates to the 1864 remodelling by Lloyd Tayler, was symmetrical in form and has a hipped roof clad in slate, round-headed windows set above inset panels with moulded architraves and keystones, below a frieze comprised of paired eaves brackets with moulded panels set within a stringcourse, and a simple verandah with timber frieze and brackets (possibly reconstructed). The side entrance has a shallow porch with columns and an entablature, while the rendered chimneys have bracketed cornices and stringcourses. The 1906 addition on the east side is sympathetic in detail, but disrupts the symmetry of the original house.

Immediately to the east of 'Marlton' is the 'Bishop's Hall. This is a brick gabled hall with side walls divided into five bays by buttresses. Each bay contains a single segmental arch window. The two stages of development are demonstrated by the bi-chromatic brickwork that is confined the three bays closest to Marlton Crescent, which have a cream brick band at sill height and cream bricks used in the arch above the windows, whereas the southern two bays are of plain red brick.

Behind 'Bishops Hall' is part of the 1925 school. This is a two storey building constructed of red brick with a hipped roof and large square windows. The most distinctive feature is the projecting entry porch, originally to the centre of the northern elevation, which has a castellated parapet with a triangular pediment over the pointed arch entry and above the stairwell behind there is another triangular pediment, this time flanked by low piers surmounted with orbs. A substantial portion of the 1925 school, west of the porch, has been demolished and the building has been extended in stages at the eastern end. Other alterations include the replacement and enlargement of windows. The fabric of the building to the east, west and south elevations is of no significance.

To the west of 'Marlton' and facing Marlton Crescent are two similar late Victorian Italianate villas, each asymmetrical in plan with hipped slate roof and a return verandah with cast iron frieze set between the projecting front and side bays, with the polygonal front bay containing segmental arch timber frame sash windows with further timber frame sash windows in the main elevations. Each house is constructed of bi-chrome brick, which is notable for the bold patterning created by the decorative quoining around the openings and wall corners, diaper work to the walls and between the eaves brackets. The chimneys are also of bi-chrome brick and have rendered cornices.

Comparative analysis

'Marlton' is perhaps the oldest of the surviving early mansions within the St Kilda East precinct. The others are 'Toldara' (later 'Shirley'), 40 Alma Road (1868), 'Aldourie', 87 Alma Road (1864), 'Kangatong' 91 Alma Road (1865), 'Fairleight' 134 Alma Road (c.1869) and 'Rondebosch, 25 Chapel Street (1869). Of these, 'Marlton' and 'Rondebosch' are the most intact and comprise the original mansion with an early (late nineteenth or early twentieth century) addition. By comparison, 'Toldara' retains the remarkable classical style façade, but the rear wing has been demolished and 1960s flats that wrap around now hide it. Similarly, 'Aldourie' is almost completely concealed by later additions and only parts of the north and west side elevations are visible. 'Kangatong' is more visible, but much of the original detail was stripped away in the 1930s when it was converted to flats. 'Fairleight' is relatively intact, apart from the enclosure of the front verandahs, whereas at 'Yanakie' is the main visible change has been the overpainting of the face brickwork and the enclosure of verandah.

'Marlton' is one of at least three surviving residential buildings in St Kilda designed by Lloyd Tayler. The others include 'Yanakie' at 161 Alma Road, St Kilda East (c.1868, HO391 precinct) and the pair of houses at 22-24 Princes Street (c.1856, HO230).

As an early private school, St Michael's compares with the Christian Brothers College (CBC) that is adjacent to the St Mary's Catholic Church complex. Like St Michael's, the CBC comprises a complex of buildings that date from the late nineteenth century to the present day including several that have been significantly altered and extended. Notable within the CBC complex is the former school hall at the west corner of Dandenong Road and Westbury Street, constructed in 1902. The other major building in the complex is the gabled school building along the west side of Westbury Street, which has been built in stages

from the late nineteenth to the mid-twentieth century. Other buildings in the complex date from the postwar era.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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Other images





Showing the 1925 school at left and Bishop's Hall at right

City of Port Phillip Heritage Review

Place name: House
Other names: -

Citation No:
2389



Address: 62 Octavia Street, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: House

Heritage Overlay: HO6

Style: Victorian

Graded as: Significant

Constructed: c.1862

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: New citation

Significance

What is significant?

The house, constructed c.1862, at 62 Octavia Street, St Kilda is significant. It is a small timber cottage with a transverse gable roof, clad in slate at the front. It has a typical symmetrical façade with timber sash windows on either side of a front door. Notable features include the unusual scotia moulded weatherboards, and the timber verandah frame with chamfered posts and a simple timber fascia, which appears to be early or original to the house, while the cast iron brackets may be a later (c.1890s-1900) addition. There is at least one low brick chimney situated just behind the gable.

Non-original alterations and additions are not significant.

How is it significant?

The house at 62 Octavia Street, St Kilda is of local historic and architectural significance to the City of Port Phillip.

Why is it significant?

It is historically significant as one of the oldest houses in St Kilda and also demonstrates how Octavia Street contained modest working class housing in contrast to the grand houses and villas that characterised the surrounding streets. (Criterion A)

It is of architectural significance as a rare example of an early timber cottage built prior to 1870 of which few examples survive. The simple form of the cottage is typical, while the early weatherboards and verandah details are of note. (Criteria B & D)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney (see Figure 1) shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). The St Kilda East area, by comparison, was largely undeveloped and most buildings were located within the block bounded by Brighton Road, Wellington Street, Chapel Street, and Alma Road. The prominent situation of this block on the highest point in St Kilda adjacent to an important thoroughfare attracted the attention of leading citizens, such as Octavius Browne who purchased approximately half of the land within this block at the first land sales. He established a small farm and in 1851 commissioned Samuel Jackson to design his grand residence, 'Charnwood', which faced toward the corner of Brighton and Alma Roads. He lived there only briefly before selling in 1854 to Matthew Hervey, MLC.

The Kearney plan shows that Octavia Street, named in honour of Mr Browne, had been formed and already contained several houses. In contrast to the grand houses that would be built in the surrounding streets such as Charnwood Road and Crimea Street, Octavia Street contained modest workers cottages.

House, 62 Octavia Street

The exact date of the house at 62 Octavia Street is not known, but it appears to date from about 1862 or earlier. In that year the St Kilda Rate Books record that Miles Kinsella (variously spelt in some rate books as Kinsally and Ringally) was the occupier of a three-roomed wooden house in Octavia Street owned by John Kenny. Mr Kinsella, whose occupations included a farmer, dairyman, and cab proprietor, remained the occupier (and, from 1869, the owner) of the house until 1884. During that time, Cyrus Mason was the owner and occupier of an adjoining iron house (RB). Both of these houses are shown on the Vardy Plan of 1873 (see Figure 2) and the owners index accords with the rate books. Of note is that both houses are in a similar location to buildings shown on the 1855 Kearney Map (Figure 1).

Title records show that Cyrus Mason purchased this property in 1884 from James and Patrick Kenny (title records indicate they were related to John Kenny, who passed away in 1871) and from 1885 he is listed as the owner and occupier of this house (from this year the iron house is no longer listed).

In 1890 Mr. Mason was still the easternmost resident listed on the north side of Octavia Street (SM, RB). In 1891 he sold the property to Sarah Sundercombe and it appears that she constructed the adjoining house to the east (now no.64), which she sold in 1894. The balance of the land containing this house was subsequently sold in 1896 to John Dyer and he is likely to have constructed the house immediately to the west (now no.60). These houses are all shown on the MMBW Detail Plan No.1358 of 1898 (See Figure 3).

After this time the house was tenanted to various people. It was renumbered as no.62 in 1930 (SM).

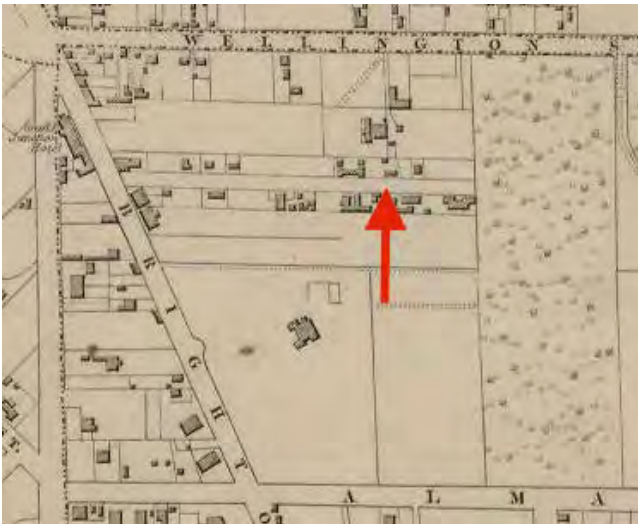


Figure 1 - Extract from Kearney Map (1855) with a building in approximate location of present house indicated



Figure 2 - Extract from Vardy Plan (1873) showing the timber house occupied by Mr Kinsella, while the iron house occupied by Mr Mason is to the immediate right

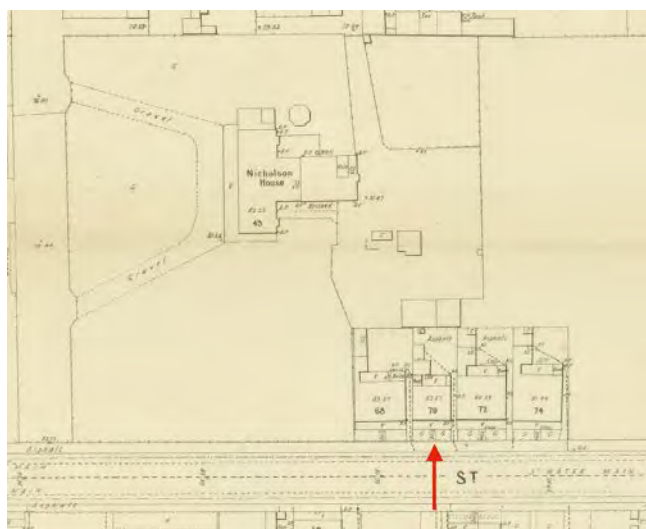


Figure 3 - Extract of MMBW Detail Plan No. 1358 (1898) showing the house, then numbered 70

References

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

Land Victoria (LV) Certificate of title Vol. 1578 Fol. 523, Vol. 1600 Fol. 968

Melbourne & Metropolitan Board of Works Plan No. 1358, dated 1898

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

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

St Kilda Electoral Rolls (Burgess Rolls) 1868-1880 viewed online [20 June 2016] at

http://heritage.portphillip.vic.gov.au/Research_resources/Online_research_resources/Local_electoral_rolls#StKrolls

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

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Westmore, Trevor, pers. comm., June 2018

Description

The house at 62 Octavia Street is a small timber cottage with a transverse gable roof, clad in slate at the front. It has a typical symmetrical façade with timber sash windows on either side of a front door. Notable features include the unusual scotia moulded weatherboards, and the timber verandah frame with chamfered posts and a simple timber fascia, which appears to be early or original to the house, while the cast iron brackets may be a later (c.1890s-1900) addition. There is at least one low brick chimney situated just behind the gable.

While the house is not completely intact, overall it has good integrity. The verandah roof has been altered (a paint shadow on the wall indicates the verandah roof was originally mitred and concave) and it no longer has its timber floor, and there are alterations and additions at the rear. The front timber picket fence, whilst not original, is sympathetic.

Comparative analysis

The simple small symmetrical cottage with a transverse gable roof was a common building type in the nineteenth century. Most of the surviving examples in Port Phillip date from the late nineteenth century and there are far fewer examples known to date from pre-1870. Comparable examples within St Kilda include 34 Young Street (1870, HO401) and 28 Vale Street (1865, HO273). The former is a timber example and is built right on the street, while the latter is of brick. Both have timber verandahs that, although not identical to 62 Octavia Street, are of similar design. Overall, 62 Octavia Street has comparable integrity to both of these houses.

Assessment

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

Recommendations

Retain in HO6 as a Significant place.

The reconstruction of a more sympathetic verandah roof on the basis of physical or other evidence is encouraged.

Primary source

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

Other studies

-

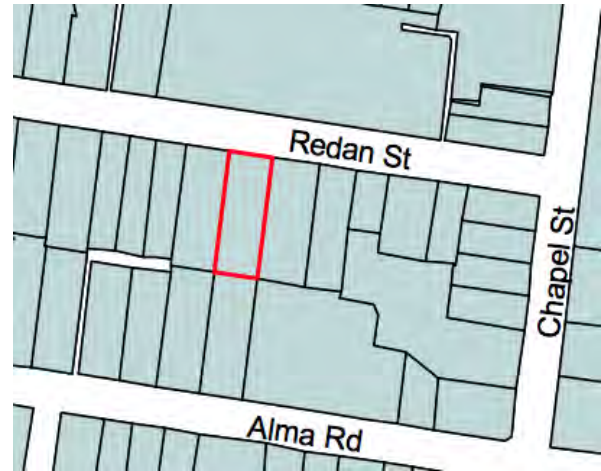
Other images



City of Port Phillip Heritage Review

Place name: **Maisonettes**
Other names: **Flats**

Citation No:
785



Address: **21 Redan Street, St Kilda**

Heritage Precinct: None

Category: **Residential: Flats**

Heritage Overlay: Proposed HO503

Style: **Mid twentieth century - Austerity**

Graded as: Significant

Constructed: **1958**

Victorian Heritage Register: No

Designer: **John & Phyllis Murphy**

Amendment: **C29, C142**

Comment: **Revised citation**

Significance

What is significant?

The maisonettes, designed by John and Phyllis Murphy and constructed in 1958, at 21 Redan Street, St Kilda are significant. This comprises twelve two-storey dwellings of identical or similar layout arranged in two groups of six and circumnavigated by a driveway. The complex is distinguished by its plain brick walls and square window openings designed to have the right proportions for each room. However, within this inherent simplicity there is order and functionalism and the unassuming and consistent detailing allows the basic planning and design principles of the building to be expressed. The front elevation reflects the floor planning with its angled walls meeting at the centre, however even this is crafted in a supremely functional manner creating a bold effect through understatement. In plan the building is off-set to ensure that all units have northern orientation at both ground and first floor level. Internally, there is an open-plan living and kitchen area on the ground floor connected by a staircase to the bedroom and ensuite bathroom on the first floor. The ground floor opens via large glass doors on to a small courtyard and the entry is defined by a flat-roofed porch with a feature wall of roughcast concrete panels. Other windows include a high level slot window in the side wall to the ground floor living area and a window above the porch to the bedroom, and a small square window to the bathroom. At the rear is a small laundry block and two garage blocks, all built at the same time as the maisonettes.

Non-original alterations and addition and the front fence are not significant.

How is it significant?

The maisonettes at 21 Redan Street, St Kilda are of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

They are significant as a fine and intact example of the work of John & Phyllis Murphy who are remembered for their contribution to the residential architecture of Melbourne in the post-war era. The distinctive form, unusual planning, and the simplicity and economy of the design are all characteristic of the residential designs by the Murphys. The building is notable for its bold and functional planning with each unit offset to allow access to north light, and the plain brick walls and well proportioned windows demonstrate an affinity with European (especially Scandinavian) examples of multi-unit housing, reflecting the architects' interest in developments overseas. (Criteria A, D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Higher density living in St Kilda and Elwood

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

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

The building of flats accelerated during the 1920s:

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

Another boom in flat-building began in the mid-1950s. This was fuelled by population growth and a housing shortage after World War II, changes to building codes and the introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units. The scale of flats grew larger; While the nine-level 'Stanhill' flats in Queens Road, designed by Frederick Romberg in 1942 but only completed in 1950, was perhaps the first true 'high-rise' apartment building in Port Phillip (and, at the time, the tallest in Melbourne), the thirteen-storey 'Edgewater Towers', opened in 1961, is credited with popularising the concept of luxury high-rise living in Port Phillip. Between 1961 and 1971 flats increased from 38% to 62% of all dwellings in St Kilda. The boom in flat building saw St Kilda's population increase by 10,000 people at a time when the populations of other inner-city suburbs were declining.

Maisonettes, 21 Redan Street

Redan Street was formed in the 1870s and by the early 1900s was lined with large villas and mansions. The first flats in Redan Street were created in 1920 by the conversion of the two-storey mansion at no.8 on the north side. Known as 'The Albany', this contained four large flats. Soon after, 'Tintern', the mansion situated at the north corner of Crimea Street was converted to eight flats in accordance with plans prepared by J.J. Meagher, architect, for the owner, E.H. Hunter. The electrification in 1926 of the tram route along Chapel Street was a stimulus to development and the first purpose built flats at 2 Redan Street were completed in 1928. By the end of the 1930s two more blocks of flats had been built, and one house converted to flats in Redan Street (BP).

Until the 1950s, this property formed the rear yard of 72 Alma Road, which contained a two storey Victorian mansion that still exists today. In 1958 the owner, Mrs. Ethel G. Jennings was granted a permit for 12 brick 'flats' facing Redan Street (this replaced an earlier similar scheme, submitted in 1957, that included 16 flats). Designed by the husband and wife architectural team of John and Phyllis Murphy, the development included 12 two-level flats or maisonettes of similar or identical design, with laundries and four garages at the rear. The estimated cost of development was 32,600 pounds.

The maisonettes were the first flats built in Redan Street after World War II.

John & Phyllis Murphy, architects

John Murphy (1920-2004) and Phyllis (1924 -) Slater married in 1949 and formed an architectural partnership in 1950 that endured until their retirement in 1982. In conjunction with Peter McIntyre, Kevin Borland and engineer Bill Irwin, the Murphys submitted the winning 1952 design for the Melbourne Olympic Swimming Stadium, which became a key example of post war structuralist architecture in Australia (AIA).

Much of the early work of the Murphy's practice was founded upon their domestic output and they completed over 50 residential projects, as well as producing a series of house designs for *The Age/Royal Victorian Institute of Architects Small Houses Service*. Their residential work, which has been described as 'always understated, functionally responsible, and humanist in outlook and finish' earned the practice a national reputation and their work was published widely including in the British journal, *The Architectural Review*. The Murphys were also involved in the new style larger O-Y-O housing developments on land reclaimed by the Housing Commission of Victoria, such as Hotham Gardens flats, North Melbourne (1958). In the mid-1960s the Murphys became involved in the establishment of the National Trust of Victoria, helping to save many buildings public and private (AIA).

Of their early residential work, Phyllis Murphy has written:

... we started our architectural practice when there were severe shortages of building materials, manpower and finance... Despite these restraints, the immediate post-war period was marked by optimism and resilience... The houses we designed were influenced by a... visit to Sweden where living spaces were small but the buildings had a simplicity that we found fresh and elegant.

According to Hamann their houses, like those of Kevin Borland and other post-war Melbourne architects "spoke of austerity and limited means, lingering from the depression and the 1940s, and reasserted another Melbourne tendency, making big architectural gestures with limited finances and dimensions".

Architect and friend Neil Clerehan has described their houses as modest, "but their version of contemporary design was elegant and timeless".

The Australian Institute of Architects Victorian Award for 'Residential Architecture – Alterations and Additions' is named in their honour (AIA).

References

Australian Institute of Architects (AIA) website 'Awards in Victoria' <http://architecture.com.au/events/state-territory/victorian-chapter/victorian-awards/awards-in-victoria> [viewed 10 June 2016]

Clerehan, Neil, 'John Gordon Murphy Obituary', *The Age*, 16 August 2004.

Hamann, Conrad, eMelbourne. The city past and present 'Architecture' <http://www.emelbourne.net.au/biogs/EM00083b.htm> [viewed 10 June 2016]

St Kilda Council building permit (BP) nos. U3670, issued 2 May 1957 (16 flats), and 57/333 issued 9 July 1958 (12 flats)

Description

An unusual complex of maisonettes comprising twelve two-storey dwellings of identical or similar layout arranged in two groups of six and circumnavigated by a driveway. The complex is distinguished by its plain brick walls and square window openings designed to have the right proportions for each room. However, within this inherent simplicity there is order and functionalism and the unassuming and consistent detailing allows the basic planning and design principles of the building to be expressed. The front elevation reflects the floor planning with its angled walls meeting at the centre, however even this is crafted in a supremely functional manner creating a bold effect through understatement.

In plan, the building is off-set to ensure that all units have northern orientation at both ground and first floor level. Internally, there is an open-plan living and kitchen area on the ground floor connected by a staircase to the bedroom and ensuite bathroom on the first floor. The ground floor opens via large glass doors on to a small courtyard and the entry is defined by a flat-roofed porch with a feature wall of roughcast concrete panels. Other windows include a high-level slot window in the side wall to the ground floor living area and a window above the porch to the bedroom, and a small square window to the bathroom.

At the rear is a small laundry block and two garage blocks, all built at the same time as the maisonettes.

Comparative analysis

Maisonettes – that is, a large flat over two levels - emerged during the late 1920s and by the early 1930s had become a popular choice for wealthy residents in suburbs such as Toorak. The attraction of maisonettes was due to them being perceived as 'complete houses in miniature'. An article in the *Australian Home Beautiful* noted that:

That, however, does not mean that the rooms are small or pokily arranged. On the contrary, the 'maisonette' is remarkable for its feeling of spacious seclusion – achieved by the elimination of superfluous walls and passageways. (Australian Home Beautiful, 2 October 1933)

The need for a dedicated internal staircase for each residence, however, made them more expensive than conventional flats and very few maisonettes were constructed in Port Phillip during the interwar period. Known examples include 'Alcazar' (1929), 3 Glen Eira Road, Ripponlea, which comprises eight maisonettes around a courtyard, and a development at 30 Tennyson Street (c.1934), which comprises one maisonette and two flats, and some of the buildings in Holroyd Court, St Kilda East (c.1938).

There are several blocks of postwar flats in the *Port Phillip Heritage Review*. Almost all are conventional flats; the exception is the maisonettes at 2 Crimea Street, dating from 1976-77, which are in the Brutalist style and are not directly comparable.

This is the only known design by John & Phyllis Murphy in Port Phillip. The distinctive form, unusual planning, and the simplicity and economy of the design are all characteristic of the residential designs by the Murphys and the building is notable for its bold and functional planning with each unit offset to allow access to north light. The plain brick walls and well-proportioned windows demonstrate an affinity with European (especially Scandinavian) examples of multi-unit housing, reflecting the architects' interest in developments overseas.

Assessment

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

Recommendations

Add to the heritage overlay, as an individually listed place. No specific controls are required. The extent of the HO is to include the whole of the property as defined by the title boundaries.

Primary source

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

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

Other studies

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

City of Port Phillip Heritage Review

Place name: Shop & residence
Other names: Arnold Chemist, Brinsmead Chemist, Pharmacy

Citation No:
2390



Address: 264-66 St Kilda Road, St Kilda
Category: Commercial: Shop & residence
Style: Victorian
Constructed: 1864
Designer: Unknown
Amendment: C142
Comment: New citation

Heritage Precinct: None
Heritage Overlay: Proposed HO506
Graded as: Significant
Victorian Heritage Register: No

Significance

What is significant?

The chemist shop and residence, constructed by 1864, at 264-66 St Kilda Road, St Kilda is significant. This is a two storey shop and residence, constructed of brick and built to both street boundaries with a splayed corner. The parapet has a simple run classical cornice above a plain frieze (which would have provided a place for painted signage) and the paired first floor windows facing St Kilda Road are segmentally arched with an oversized diamond-point keystone and a continuous sill below. The window jambs between are rendered with stop chamfering on both sides, and an incised quatrefoil at the top. The outer window jambs are also stop chamfered, here executed in brick. The side elevation has two sets of paired windows with continuous sills, while the corner entrance and the residential entrance at the side are each segmentally arched with a diamond-point keystone, and the paired timber doors in the corner entrance may be original and sit below an arched toplight.

Non-original alterations and the c.1950s addition in cream brick at the rear are not significant.

How is it significant?

The shop and residence at 264-66 St Kilda Road, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a rare surviving pre-1870 shop and dwelling recalling the early phase in the development of High Street as a commercial centre. (Criteria A, B & D)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). Kearney's plan also shows the beginnings of the commercial centre along Brighton Road with a cluster of shops close to the Junction, and another small group along the east side south of Alma Road. This shopping centre along the renamed High Street had developed by the 1870s. By 1873 there were almost continuous rows of shops on both sides between the Junction and Charnwood Road, another group on the east side extending from Alma Road to Argyle Street, as well as several hotels on corner sites including the 'Buck's Head' (later 'Post Office') at the northeast corner of Inkerman Street and the 'Queens Arms' at the northeast corner of Pakington Street. The growing importance of High Street as both the civic and retail heart of St Kilda was marked in 1876 when the new St Kilda Post Office was opened on the southeast corner of Inkerman Street.

The cable tram along High Street, opened in 1888, encouraged consolidation and expansion of the retail development along its length and by 1900 an almost continuous row of shops extended from the Junction as far as Carlisle Street. During this time many of the older shops were replaced by grander structures such as the terrace of four two storey shops at nos. 70-76, erected in 1890 for W.W. Cabena, and the landmark two and three storey building at the northeast corner of Alma Road (nos. 140-146), erected in 1886, that contained three smaller shops and five room residences and one larger corner shop, cellar and ten room residence.

The centre developed further during the early twentieth century. New buildings included 'The Gresham' laundry opened c.1920 to the south of the Post Office, while next door the Queens Arms Hotel was rebuilt in 1923-24 to designs prepared by architects Sydney Smith & Ogg. The Post Office Hotel further to north was remodelled in 1931. The construction of several motor garages including the one designed by Oakley & Parkes and erected in 1925 for the Canada Cycle & Motor Co. at the south corner of Charnwood Crescent demonstrated the growth of car ownership. Ironically, it was the increase in motor traffic that had by late 1920s led to the decline of High Street as a shopping centre because of the dangerous traffic conditions: only sixty feet wide, it had become the most notorious bottleneck in Melbourne. Competition from newer centres such as Acland Street and Carlisle Street was also a factor in its demise. The Mayor of St Kilda, Cr. Burnett Gray said in August 1934:

High-street as a shopping centre is now a memory and will never again be what it was before modern transport was introduced.

The decline of the centre continued during the late 1960s and early 1970s when the rebuilding of St Kilda Junction and widening of High Street/St Kilda Road resulted in the destruction of all the buildings along the west side between the Junction and Carlisle Street.

Shop & residence (former Chemist), 264-66 St Kilda Road

This shop with attached residence was constructed in 1864 for Samuel Marshall when it was described as a brick building containing six rooms. It was occupied by Albert George Arnold, a chemist, and remained in use as a chemist shop for almost 100 years. In 1865 Arnold is both the owner and occupier of the building (RB 1864, no. in rate 760; 1865, 748) and remained so until the mid-1870s. During this time the description of the building changed only slightly, increasing by one room by 1870 (RB 1870, 652). It is shown on the plan prepared in 1873 by J.E.S. Vardy (see Figure 1).



Figure 1 - Extract of Vardy Plan No.5 North Ward showing the building

By 1879 the property had been sold to the prominent firm of Felton, Grimwade & Co. and the new occupant was the chemist, James Brinsmead. Brinsmead became owner of the property in 1887 and in 1901 he leased the business to Thomas A. Sayle, another chemist (LV, RB, SM).

In 1913 James Brinsmead opened another pharmacy in Glen Eira Road, Ripponlea. This was acquired by Frederick Damyon who engaged Sydney Smith & Ogg to design the showpiece pharmacy, which opened in 1918 at 71-73 Glen Eira Road (see PPHR citation no. 332 for 'Brinsmead's Pharmacy').

Title records show that James Brinsmead died in May 1916, however, the directories record a 'J. Brinsmead, chemist' as occupant in 1920, possibly his son or another relative. In that year the property was sold to Wallace Mitchell, an accountant who would remain owner until 1950. E.C. Hughes was listed as the resident chemist in 1925 and continued the tradition of chemists in this building until at least 1940 (LV, SM).

Later owners included A. & K. Kesner. The Kesners renovated the building creating an upstairs residence and added the brick section at the rear. Mr. Kesner, who was an optician, occupied one of the shops, while the other was rented to an accountant, Keith Golding, who remained for over 60 years (Judith Kesner-Sauro).

References

Kesner-Sauro, Judith, email to Port Phillip Council, 13 June 2018

Land Victoria certificates of title: Vol. 1868 Fol. 733 (1886), Vol. 1974 Fol. 612 (1887), Vol. 4358 Fol. 521 (1920)

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

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

Sands & McDougall Directories (SM) 1870-1940

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

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Description

This is a two-storey shop and residence, constructed of brick and built to both street boundaries with a splayed corner. The parapet has a simple run classical cornice above a plain frieze (which would have provided a place for painted signage) and the paired first floor windows facing St Kilda Road are segmentally arched with an oversized diamond-point keystone and a continuous sill below. The window jambs between are rendered with stop chamfering on both sides, and an incised quatrefoil at the top. The outer window jambs are also stop chamfered, here executed in brick. The side elevation has two sets of paired windows with continuous sills, one on each level that lack the details of the St Kilda Road windows. The corner entrance and the residential entrance at the side are each segmentally arched with a diamond-point keystone, and the paired timber doors in the corner entrance may be original and sit below an arched toplight.

Alterations include the bricking up of the first floor window in the corner splay and in the side elevation above the entry, a narrow flat awning above the corner entrance and the shopfronts, changes to the shop fronts (although the smaller shopfront retains its original format with a recessed entry, stallboard and toplight), and there is a c.1950s addition in cream brick at the rear.

Comparative analysis

Almost all of the surviving nineteenth century commercial buildings along the east side of St Kilda Road (all of those on the west side having been demolished during the road widening of the 1970s) date from the boom era of the late 1880s and early 1890s. This is one of only two known buildings that date from prior to 1870. The other is at 170-72 St Kilda Road, which was constructed in 1867 (see PPHR citation no. 14). It is also rare in the context of Port Phillip: other known examples include 98-100 Bay Street (PPHR citation no. 248, c.1860, within HO1 precinct), 397 Bay Street (PPHR citation no. 241, c.1863, HO1), 235-237 Bay Street (PPHR citation no. 235, 1869, HO1), and 378 Coventry Street (PPHR citation no. 1053, c.1856).

The simple cornice form and restrained detailing is typical of shops of the 1860s and compares with other early shops in Port Melbourne and South Melbourne such as 98-100 Bay Street.

Assessment

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

Recommendations

Add to the HO as a Significant place. The extent of the HO should include the whole of the property as defined by the title boundaries. Apply external paint controls in order to encourage paint removal from the face brickwork.

Primary source

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

Other studies

-

Other images



B.3 Revised individual citations

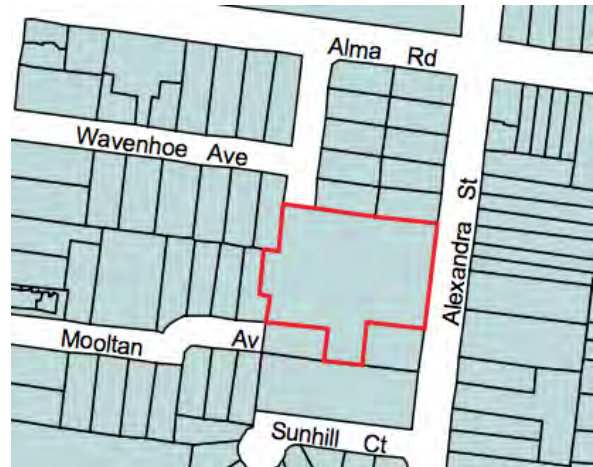
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City of Port Phillip Heritage Review

Place name: **Holmwood (former)**
Other names: **Fairholm, Rabbinical College of Australia & New Zealand**

Citation No:
288



Address: **61 Alexandra Street, St Kilda East**

Heritage Precinct: St Kilda East:
Murchison Street & Wavenhoe Avenue

Category: **Residential: House, Mansion, garden**

Heritage Overlay: HO19

Style: **Victorian: Italianate**

Graded as: Significant

Constructed: **1884**

Victorian Heritage Register: No

Designer: **Unknown**

Amendment: **C29, C142**

Comment: **Revised citation**

Significance

What is significant?

The mansion originally known as 'Holmwood', later 'Fairholm', at 61 Alexandra Street, St Kilda East is significant. Holmwood was built in 1884 for Edward Fanning who lived here with his family until c.1899. The mansion remained on its original allotment until around 1926 when the northern part of the site was subdivided and sold off for building allotment. The mansion was retained on a reduced allotment and alterations and additions were made, which included the replacement of the original verandah. It remained a private residence until the late 1930s when it became a guest house and reception rooms. In 1970 it became the Rabbinical College of Australia and New Zealand, which continues today. The significant features are:

- The former 'Holmwood', which is a late nineteenth century mansion in the Italianate boom style in rendered brick with elaborate stucco decoration, and a hip and gable slate roof. Internally, the main reception rooms are arranged 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 and there is an Egyptian mantelpiece in one of the rooms
- The two-storey rendered brick building, L-shaped in plan, with a gabled tile roof that appears to date from the interwar period in the northwest corner adjacent to the entrance from Wavenhoe Avenue. It has timber sash windows and a vehicle opening at ground floor level.

- The mature Canary Island Date Palms (*Phoenix canariensis*), two Jacarandas (*Jacaranda mimosifolia*), a large Bhutan cypress (*Cupressus torulosa*), distinctive front lych gate and fence, and a concrete curving driveway leading to the mansion.

Alterations and additions to the above buildings and other buildings constructed after 1945 are not significant.

How is it significant?

The former 'Holmwood' at 61 Alexandra Street, St Kilda East is of local historic, social, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant as a fine example of the mansions built in St Kilda during the late nineteenth century boom for wealthy business people and their families. The extravagant architectural detailing of the house and the remnants of its formal gardens is expressive this period of St Kilda's history. (Criteria A & D)

It is aesthetically significant for the lavish stucco decoration to the exterior that illustrates the popularity of the Italianate style as a form of architecture expressive of wealth during the boom era. Of note are the highly decorated chimneys, and the entry portico with its triangular pediment and collonettes. Internally, the arcaded hallway and surviving original decorative schemes including the trussed and boarded ceiling in the former ballroom are of note. The aesthetic qualities of the mansion are also enhanced by its mature garden setting, which includes the curving driveway and distinctive front gate posts and fencing. (Criterion E)

It is also of historic and social significance for its associations with the Rabbinical College of Australia & New Zealand and demonstrates the strong associations with, and growth of the Jewish community in St Kilda in the post-war period. (Criteria A & G)

Thematic context

Victoria's framework of historical themes

2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home
6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

2. Migration: 2.3 St Kilda
5. Settlement: growth and change: 5.3 The late nineteenth century boom, 5.4 Depression and recovery: the inter-war years

History

Contextual history

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

St. Kilda was unusual in another sense for it was here during the inter war period that the Jewish community emerged as a distinct social group. It built on a Jewish presence in the area from the nineteenth century. Cooper notes that there were nearly fifty Jewish families here in 1871 and that they formed the St. Kilda Hebrew Congregation in that year. A synagogue in Charnwood Avenue designed by Crouch and Wilson was consecrated in September, 1872 and it was followed by a school in 1874, with a building being erected in 1896. In March, 1927 a

new synagogue to replace the original building was designed by J. Plottel in the Byzantine style and consecrated in March, 1927. The Jewish community has since flourished in St. Kilda and has been associated with several prominent Australians including Moritz Michaelis, Sir John Monash, Sir Isaac Isaacs and Sir Zelman Cowen, their homes remaining in the area. (PPHR Volume 1, p.14)

'Holmwood', 61 Alexandra Street

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

Alma Road contained several houses in 1855, including one at the southwest corner of Hotham Street, while land to the east of Hotham Street remained undeveloped until the early 1860s when the first of several mansions or villa residences were erected for wealthy citizens as the population of St Kilda grew from 6,000 residents in 1861 to almost 12,000 by 1881. The first was 'Oakleigh Hall', built in 1864 for Ambrose Kyte, at the northwest corner of Orrong Road. The others were 'Yanakie' (1868), 'Herford' (or 'Hereford', 1870), 'Cumloden Villa' (c.1873), and 'Westphalia' (later 'Treceare', c.1873). By the 1880s Alma Road was a prestigious residential street lined with mansions and villas on large allotments extending from High Street to Orrong Road.

Land at the southwest corner of Alexandra (Originally Mort) Street and Alma Road was originally occupied by the St Kilda Pound, and buildings associated with the pound are shown on the 1873 Vardy Map of St Kilda.

The pound was closed in 1874 and 'Holmwood' was constructed in 1884 for Edward Fanning who was recorded as the owner and occupier of a brick house in Alexandra Street with a substantial Net Annual Value of £200. This part of St Kilda was then part of the municipality of Caulfield (RB, 1884, no. in rate, 598). By 1886 it was described as comprising 16 rooms and the N.A.V. had increased to £380 (RB, 1886, 918).

Edward Fanning (1848-1917) came from 'very old English family' established at Reading, England for generations. Educated at Eton and Oxford on arriving in Australia he joined the firm of Fanning and Nankivell, of which his father was the senior partner. His wife was the daughter of Mr. David Moore and they had one daughter and two sons. He served on the board or as director of several prominent companies including the London Bank of Australia, Carlton & United Breweries and Castlemain Brewery, and the Colonial Mutual Life Association. He was a trustee of the Melbourne Club and a member of the committee of the Children's Hospital. Upon his death in November 1917 he was remembered as a 'capable man, always ready to give sound advice and to help any deserving cause' (*The Argus*, 1 December 1917, p.18).

Mr Fanning was also known as a grower of orchids and in 1891 it was reported that his collection was 'one of the largest in the colony, so far as species and varieties are concerned' and he had erected another orchid house, described as an excellent span roofed structure, to accommodate his growing collection, which also included other exotic tropical plants (*Leader*, 12 December 1891, p.10).

The house is shown on the MMBW plan of 1898 (see below). The mansion, situated at the end of a carriage drive leading from the corner of Alma Road and Alexandra Street, is part of a complex of buildings that include stables and other outbuildings. A kitchen garden is indicated as well as a system of pathways that suggest a formal garden layout, and a tennis court.

Mr. Fanning and his family lived at 'Holmwood' until c.1897, after which they moved to a house in Westbury Street, St Kilda East known as 'Coorammin' (*The Argus*, 1 December 1917, p.18). They were



followed by George Clark (c.1897-1899), Mr. & Mrs. Arthur Moule (c.1899 to c.1910), and Mrs. W.H. Syme (c.1910-1915). Ralph Falkiner became owner and occupier by 1915 and he remained until 1925 when the property, by then renamed as 'Fairholm', was offered for sale once more (SM). The sale notice, which includes a photograph showing the mansion from the northeast, described it as a 'splendid brick villa residence' comprising an entrance hall, lounge or ballroom and four other main reception rooms, a master bedroom suite with dressing room and bathroom and five other bedrooms with two bathrooms, three maids rooms with dining room and bathroom, kitchen and scullery and a four room gardener's cottage, as well as a brick garage for three cars, all situated on 3.5 acres of land with a 500 ft frontage to Alexandra Street and a depth of 244 ft along Alma Road. The grounds were described as being 'tastefully laid out in lawns and flower beds, with two excellent tennis courts (one of grass and the other of asphalt)' (*The Argus*, 17 January 1925, p.2)

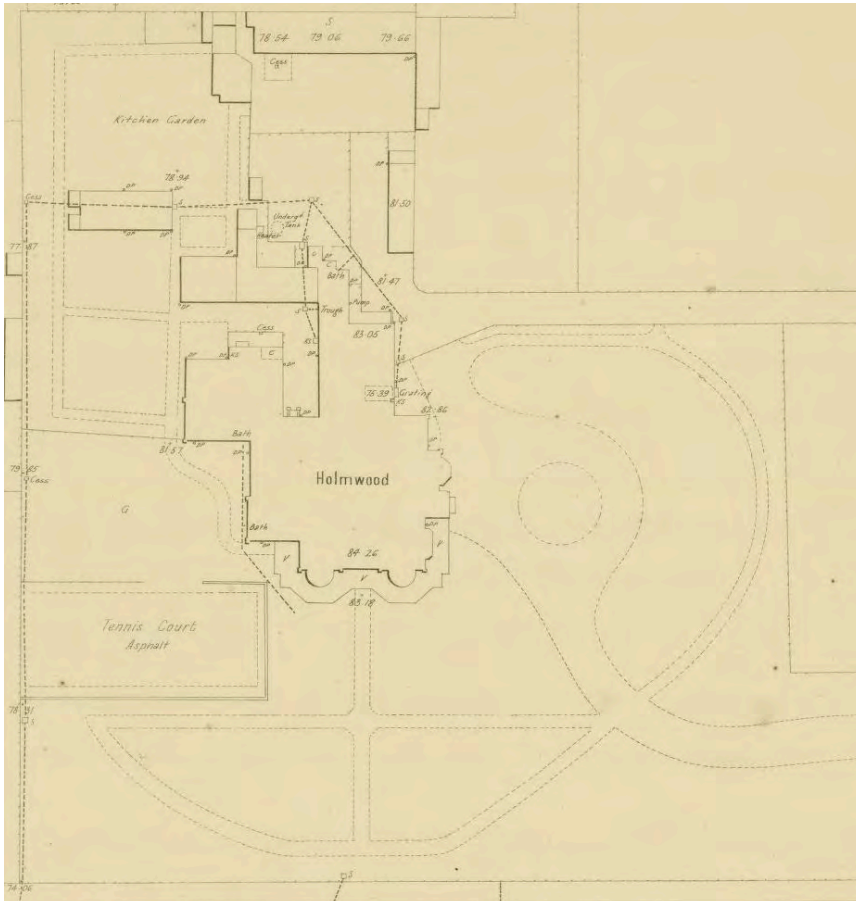


Figure 1 – Extract from MMBW Detail Plan no. 1420 showing 'Holmwood' in 1900

Following the sale the property was subdivided in 1927. The northern section at the corner of Alma Road was subdivided into building allotments facing Alexandra Street and the east side of the extension to Wavenhoe Avenue (LV). The mansion was retained on a reduced allotment and it was around this time that alterations and additions were made, which apparently included a new dining room, and the replacement of the original verandah.

The new owner was Mareena Lucas who lived here for several years. In 1935 the occupier was Albert Lancaster and by 1940 it had become the 'New Alexandra Reception Rooms and Guest House' (SM).

Rabbinical College of Australia and New Zealand

The Rabbinical College of Australia and New Zealand was established on 1 February 1966 when, under the direction of the founder and first administrator, Reb Zalman Serebryanski, six students were brought together to commence the first tertiary institute of higher Jewish studies in Australia – Melbourne's

Yeshivah Gedolah. The Rosh Yeshivah was Rabbi Lazer Herzog. The first students from Sydney joined a few months later and interstate students have been part of the College since then (Rabbinical College website).

The College was originally situated in Goathlands Avenue before moving to Kalyrna Grove. In 1969 a house at 11 Meadow Street was purchased, but due to Council objections another venue had to be sought. In December 1970 permission was obtained to purchase the former 'Holmwood' mansion in Alexandra Street, which has remained the home of the College ever since. The complex of buildings provides places for learning as well as residential accommodation for students. Alterations and additions have been made over the years as the College has grown. Student numbers rose to 50 by 1995 and 70 in 2002 and included a mix of local, interstate and overseas residents (Rabbinical College website).

Commencing in 1967 students of the College were invited to spend time with community groups in other State capitals and New Zealand during the College holidays and this outreach program has remained an important part of College life since that time (Rabbinical College website).

In 1986 the College organised the first public lighting of a Chanukah Menorah. The first venue was the Melbourne City Square and other venues have included the Victorian Arts Centre and St Kilda Town Hall. This ceremony has become an annual event with ceremonies now conducted in all Australian capital cities, and has led to the display of Menorahs in banks, supermarkets and other public places (Rabbinical College website).

In 1992 the College celebrated its 25th anniversary and in the following year became Victoria's first tertiary Jewish college to be formally approved by the State Training Board of Victoria as a registered private provider of vocational education and training. In 2007 the College became formally recognised as a Technical and Further Education institution, once again the first Jewish tertiary institution to achieve this status (Rabbinical College website).

References

Land Victoria (LV) certificates of title Vol. 5460 Fol. 879 (1927), Vol. 5529 Fol. 618 (1929)

Melbourne & Metropolitan Board of Works (MMBW) Plan No. 1420, dated 1900

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

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

Rabbinical College of Australia & New Zealand History - website viewed at http://www.rabbinicalcollege.edu.au/templates/articlecco_cdo/aid/1118556/jewish/History.htm on 10 December 2016

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

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

St Kilda Historical Society picture collection on Flickr viewed at <https://www.flickr.com/photos/stkildahistory/> on 2 December 2016

Sands & McDougall Directories (SM) 1880-1940

Description

The former 'Holmwood' is a late nineteenth century mansion in the Italianate boom style in rendered brick with elaborate stucco decoration, and a hip and gable slate roof. The principal elevations face to the east, toward Alexandra Street, and to the north, toward the original secondary frontage of Alma Road. The eastern elevation is symmetrical in plan with a central entry flanked by curved bays with balustraded parapets, a bracketed cornice and a frieze comprised of eaves brackets alternating with inset circles above

swags. The northern elevation is asymmetrical in plan and features a faceted bay beside the projecting entry portico with its triangular pediment and collonettes. Wrapping around the eastern elevation and returning along parts of the north and south are the original verandah balustrade and some of the original post bases and rendered columns. Windows are arched with cement mouldings. Of note are the highly modelled chimneys, which feature pedimented and bracketed cornices and other mouldings.

Internally, the main reception rooms are arranged 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 and there is an Egyptian mantlepiece in one of the rooms.

The 1900 MMBW plan shows the house originally had a verandah across the eastern façade, which returned along parts of the south and north side elevations. This was removed and replaced c.1926 with the present flat verandahs. The shingling of the gable ends was also carried out during that time.

In the northwest corner adjacent to the entrance from Wavenhoe Avenue is a two storey rendered brick building, L-shaped in plan, with a gabled tile roof that appears to date from the interwar period. It has timber sash windows and a vehicle opening at ground floor level.

The mansion is set within the remnants of the original formal gardens extensive front garden to Alexandra Street includes several mature Canary Island Date Palms (*Phoenix canariensis*), two Jacaranda (*Jacaranda mimosifolia*), a large Bhutan cypress (*Cupressus torulosa*). Along the Alexandra Street frontage there is a rendered brick fence with timber paling panels. It has square piers with stepped tops and distinctive entry gates comprising tall piers with pyramidal caps and a timber lych gate, opening to a curving concrete driveway leading to the house. The fence and driveway appear to date from the interwar period.

Comparative analysis

The former 'Holmwood' is a fine example of a suburban mansion built during the late nineteenth century boom in Melbourne. Several of these mansions survive in Port Phillip and few of them remain completely intact. 'Holmwood' is notable as, although its grounds have been reduced by subdivision, it still retains a relatively generous garden setting, which contains several mature trees that are remnants of the original gardens.

Assessment

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

Recommendations

2016: Retain in HO19 as a Significant place.

Primary source

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

Other studies

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



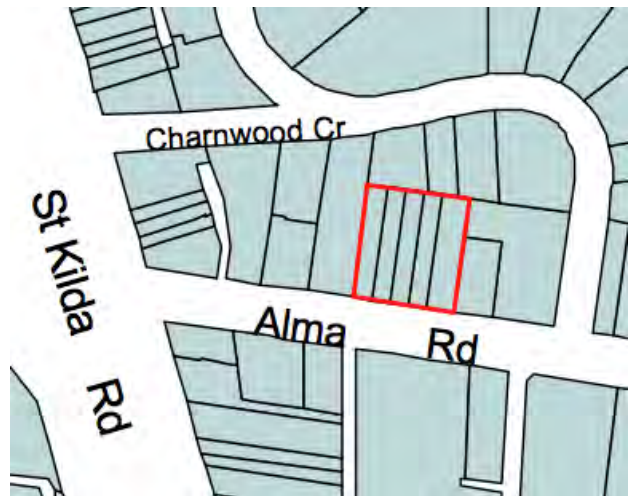
Other images



Place name: Hilda Terrace, later Duband Court Flats (former)

Citation No:
397

Other names: Houses



Address: 28-36 Alma Road, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: Terrace, Flats

Heritage Overlay: HO6

Style: Interwar: Arts & Crafts, Eclectic

Graded as: Significant

Constructed: c.1870, 1926

Victorian Heritage Register: No

Designer: Harry R. Johnson (1926)

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

'Hilda Terrace', constructed c.1870 and converted to the 'Duband Court Flats' in 1926, at 28-36 Alma Road, St Kilda is significant. Harry R. Johnson was the architect for the 1926 conversion. This building comprises five two-storey Victorian-era terrace houses, which were remodelled into 10 flats during the interwar period, and then converted back into five houses in 1977. Traces of the original Victorian character remain in the symmetrical terrace house form, the rendered chimneys with deep cornices, multi-paned timber sash windows, four-panel front doors, arched openings to the end walls, and the projecting bays with arched windows that presumably once formed tower elements. The building now has rendered walls and a hipped tile roof with a central gablet (with timber shingles) and hipped roofs to the projecting bays. The main roof extends to form the verandah, which has an open balustrade at first floor level (added during the 1977 renovation) and arched openings with a low capped solid balustrade with incised details at ground level dating from 1926. The projecting bays are notable for the archivolt (i.e., deep expressed arches) around the tall round-head windows at first floor level on either side of a blind window, with recessed panels above and below.

Alterations and additions made after 1945 are not significant.

How is it significant?

'Hilda Terrace', later 'Duband Court Flats', at 28-36 Alma Road, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant as one of the oldest terrace rows in St Kilda and is associated with the early phase of suburban development of Alma Road east of St Kilda Road prior to 1880. (Criteria A & B)

It is significant as a representative example of a Victorian terrace converted to flats during the interwar period, which is a distinctive building type in St Kilda. The resulting design forms part of the stylistically diverse collection of interwar flats in St Kilda and is notable for some interesting details, particularly the projecting bays with the deeply modelled window archivolts, sunken panels and window recesses. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Higher density living in St Kilda

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

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

The building of flats accelerated during the 1920s:

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

rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

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

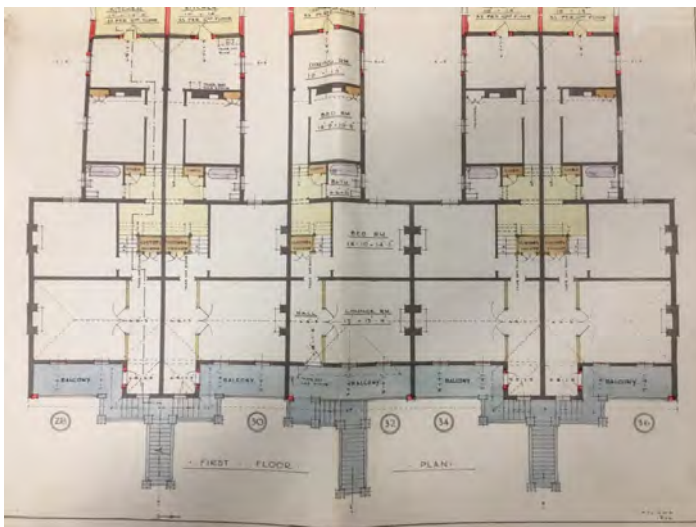
Hilda Terrace (Duband Court Flats), 28-36 Alma Road

Land along the north side of Alma Road between St Kilda Road and Chapel Street remained largely undeveloped until the 1870s. An 1866 plan shows the western end forming part of the grounds of the 'Charnwood' mansion, while the eastern section appears to be an empty paddock. The building of houses commenced following the c.1868 subdivision of the 'Charnwood' Estate and by 1873 there were eight houses west of Crimea Street and two between Crimea and Chapel Street. Development continued apace during the boom years of the 1880s and by 1890 the north side of Alma Road was almost fully developed between St Kilda Road (then known as High Street) and Chapel Street.

This terrace of five houses is among the eight houses in Alma Road west of Crimea Street shown on the 1873 plan prepared by J.E.S. Vardy. It appears they were constructed in 1869-70 for a Mr. Moody shortly after he purchased the property in 1869. In the March 1870 rate book the houses do not have any tenants listed, but by December 1870 Alexander Caughey, a merchant, and William Clarke, a 'gold broker' occupied one each, while the three others were vacant (RB). By 1875 when it was listed as 'Hilda Terrace' the residents were F. Frankenberg, Thomas Kelly, Mrs. A.C. French, Thomas Corlett and S. Bolitho (SM).

In 1926-27 W. Kelly, a builder converted the terrace into the 'Duband Court Flats' for the owner Joe Duband. Mr. Duband occupied one and rented out the others (BP, SM).

Harry R. Johnson was the architect for the conversion. The original plans prepared by Johnson show the dramatic transformation of the five houses into ten single level flats. The façade was completely remodeled and appears to have incorporated original towers between the two houses at each end. Internal staircases were removed and concrete external staircases were added in front of each tower and the middle dwelling. Solid balustrades were added at each level, the ground balustrades having incised details. It appears the original double-sash (with six-pane upper sash) windows in the front elevation were retained. The roof was extended at the front to form a contiguous verandah over the upper balcony (BP).



Original architectural layout plans prepared by Harry R. Johnson for 1926 renovation



Original architectural elevation plans prepared by Harry R. Johnson for 1926 renovation

In 1977 the building was converted back to five houses. This required the demolition of the external staircases added in 1926, and the reinstatement of the internal staircases in the same position as original. Other changes to the exterior included the replacement of the solid balustrade to the upper balconies with an open balustrade (BP).

References

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

Land Victoria (LV) Certificate of title Vol. 4370 Fol. 872

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no. 1361 dated 1897

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

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

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

St Kilda Building Permits (BP) No. 6624 issued 3 November 1926 and No. 6369, issued 11 March 1977 (original plans held by City of Port Phillip – B2786/2004/PAC/0).

St Kilda Rate Books (RB), 7 March 1870 (nos. in rate 343-347), 28 December 1870 (345-349),

Sands & McDougall Directories (SM), various years

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

Description

This building comprises five two-storey Victorian-era terrace houses, which were remodelled during the interwar period. Traces of the original Victorian character remain in the symmetrical terrace house form, the rendered chimneys with deep cornices, multi-paned timber sash windows, four-panel front doors, arched openings to the end walls, and possibly the arched windows to the projecting bays. The terrace now has rendered walls and a hipped tile roof with a central gablet and hipped roofs to the projecting bays. The main roof extends to form the verandah, which has a balustrade at first floor level and arched openings with low walls at ground level. The projecting bays are notable for the archivolts (i.e., deep expressed arches) around the tall round-head windows at first floor level on either side of a blind window, with recessed panels below. At ground level there are arched openings with a low rendered balustrade.

Comparative analysis

The HO6 precinct contains a diverse collection of houses dating from the 1870s and earlier, which include mansions, villas and terrace houses. Not surprisingly given their age, the buildings have varying degrees of intactness and integrity and broadly speaking fall into two groups. The first group includes the more intact examples such as the former 'Rondesbosch', 27 Chapel Street, and 'Marlton', Marlton Crescent, both large mansions that now form part of St Michael's Grammar School. Also relatively intact is the pair of terrace houses at 42-44 Alma Road.

'Hilda Terrace' on the other hand is part of the second group, which comprises 1870s houses that have been altered during the interwar and postwar periods, often because of conversion to flats. Examples include 'Aldourie', 87 Alma Road and the adjoining house at no.89, and 'Chandos Court', 17 Charnwood Crescent, 'Charnwood Oaks' 3-17 Charnwood Grove, and 'Waitara', 19 Hotham Street.

As a nineteenth century terrace row converted to flats in the early twentieth century, 'Hilda Terrace' is representative of a distinctive St Kilda building type. 'Conversions' were among the earliest flat types to emerge in Port Phillip and according to Sawyer (1982:61) the poor quality of some brought flats 'into disrepute'. Sawyer cites a 1923 *Australian Home Builder* article that was highly critical of the practice:

Take any old house, dress up the front with a coat of roughcast and an outside staircase; insert a bathroom and lavatory somewhere on the upper floors, also a stove and a sink. If there is room at the back, add a back verandah – platform rather – to the upper floor...

However, at the other end of the scale there were also several conversions of exceptional quality such as the 1911 transformation of the former *Cliveden* in East Melbourne into *Cliveden Mansion Flats*. Many of these transformative conversions were designed by architects.

Port Phillip has examples of both types of conversions. A comparatively basic example of a terrace row conversion is 'Marli Place', 3-7 The Esplanade, St Kilda, which was converted to flats around 1926 (Significant within HO5). Here, the prominent external staircases are the most visible change. Otherwise the terrace largely retains its mid-Victorian character.

Examples of more sophisticated architect-designed terrace conversions include 'Grosvenor Mansions' (1919, plans prepared by Howard R. Lawson) at 74-88 William Street, Balaclava (Individually Significant within HO7) and 'Carnong Courts' (1926, plans prepared by A & K Henderson) at 29-33 Robe Street, St Kilda (Individually Significant within HO5). Both have Arts & Crafts detailing, and 'Carnong Court' is notable for the arrangement of semi-enclosed stairwell towers at the front of the building as an integral and distinctive part of the design.

The former 'Hilda Terrace', later 'Duband Court', is comparable in the degree of transformation to 'Grosvenor Mansions' and 'Carnong Courts' and was also architect-designed. Stylistically, it demonstrates the free application of various styles - in this case Mediterranean with some Arts & Crafts details – that is typical of many interwar flats and houses in St Kilda. Comparable examples within HO6 include

'Charnwood Oaks', converted in 1920 to designs prepared by architects Haddon & Henderson, and 'Chandos Court', converted in stages, c.1920-25 to designs by architects Schreiber & Jorgensen and Harry R. Johnson.

The former Hilda Terrace is also notable for the traces of the original Victorian form and detailing, which suggests this was a very grand and highly detailed terrace row. Of note are the surviving projecting bays, which could be the remnants of tower elements. The archivolts (i.e., deep expressed arches) around the tall round-head windows at first floor level on either side of a blind window, with recessed panels above and below are very similar to those at Marion Terrace, 14-24 Burnett Street, St Kilda, built in 1883, which is included on the Victorian Heritage Register (H1802).

Assessment

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

Recommendations

2018: Retain in HO6 as a Significant place.

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2018

Other studies

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

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

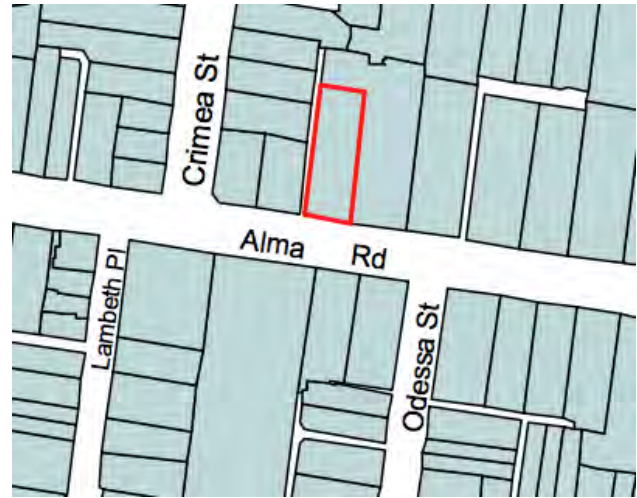
Other images

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City of Port Phillip Heritage Review

Place name: Kindrogan
Other names: House

Citation No:
142



Address: 60 Alma Road, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: House

Heritage Overlay: HO6

Style: Interwar: American Bungalow

Graded as: Significant

Constructed: 1923

Victorian Heritage Register: No

Designer: Gibbs & Finlay

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

'Kindrogan', the house, designed by Gibbs and Finlay and constructed in 1923, at 60 Alma Road, St Kilda is significant. It is 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 and a deep moulding at window head level divides this lower area of the facades from the roughcast render above. The render remains unpainted with brickwork details including a band below the eaves and diapers (diamonds) on the front of the bay. The sill and head of the sleep-out opening are articulated by further deep mouldings. The large entrance porch/verandah has a tiled roof that continues across the front of the projecting bay and is supported by a single, stocky column at one corner and paired timber brackets against the wall. A handsome front door within a semi-circular opening leads into a spacious entrance hall. Leadlight windows illuminate the principal rooms.

Non-original alterations and additions including the front fence and the townhouses constructed in the rear yard are not significant.

How is it significant?

The house at 60 Alma Road, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine example of an interwar Arts & Crafts bungalow, which is notable for its high degree of external intactness and the bold massing of the main elevation. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

Land along the north side of Alma Road between St Kilda Road and Chapel Street remained largely undeveloped until the 1870s. An 1866 plan shows the western end forming part of the grounds of the 'Charnwood' mansion, while the eastern section appears to be an empty paddock. The building of houses commenced following the subdivision of the 'Charnwood' Estate and by 1873 there were eight houses west of Crimea Street and two between Crimea and Chapel Street. Development continued apace during the boom years of the 1880s and by 1890 the north side of Alma Road was almost fully developed between St Kilda Road and Chapel Street.

After the cessation in building caused by the economic depression of the 1890s development recommenced in the early twentieth century and the vacant lots in Alma Road (and the areas to the north) were built on during the early twentieth century and the development boom that followed World War I.

Place history

In 1897 this was one of two vacant lots in Alma Road between Crimea Street and the large allotment at the northwest corner of Chapel Street that was occupied by the 'Decomet' mansion estate (MMBW). The property was sold in 1920 to Robert Burnet of High Street, St Kilda a 'gentleman' and he commissioned Gibbs & Finlay, architects, to prepare plans for his new residence, which was constructed in 1923. The builder was C.W. Crompton (LV, BP).

Gibbs & Finlay

Henry (Harry) Browse Gibbs (1858-1918) began practicing architecture around 1882 and in 1884 won third prize in a competition for new houses in the Grace Park subdivision in Hawthorn. This stimulated his practice and he went on to design several fine villas based on this design in Hawthorn. In 1901 he formed a partnership with Alexander Finlay, and the firm undertook a range of residential, commercial and industrial work until 1914 when Gibbs retired due to ill health before passing away in 1918. Finlay died four years later in 1922. The practice survived the deaths of both founding partners and with the addition of Frederick Moresby became Gibbs, Finlay & Moresby by 1924.

Gibbs had a strong connection to St Kilda. He lived in Orrong Road and in 1903 was elected to St Kilda Council and retained this position unopposed for 15 years until his death in 1918, serving as Mayor for two successive terms in 1905-07. He was one of the Council's commissioners on the Melbourne & Metropolitan Board of Works and was also chairman of the St Kilda Foreshore Trust (*Malvern Standard* 6 April 1918, p.5).

References

Land Victoria (LV) Certificate of title Vol. 4370 Fol. 872

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no. 1361 dated 1897

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

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

St Kilda Building Permit (BP) No. 5120 issued 8 January 1923

Description

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 and a deep moulding at window head level divides this lower area of the facades from the roughcast render above. The render remains unpainted with brickwork details including a band below the eaves and diapers (diamonds) on the front of the bay. The sill and head of the sleep-out opening are articulated by further deep mouldings. The large entrance porch/verandah has a tiled roof that continues across the front of the projecting bay and is supported by a single, stocky column at one corner and paired timber brackets against the wall. A handsome front door within a semi-circular opening leads into a spacious entrance hall. Leadlight windows illuminate the principal rooms.

Notable plantings within the garden, which may date from the establishment of the garden during the interwar period including one mature Canary Island Palm (*Phoenix canariensis*) on the west side of the front yard and a Bhutan Cypress (*Cupressus torulosa*) near the northeast corner of the house.

(When originally assessed in 1992 the front fence was identified as potentially being contemporary with the house. It has since been replaced.)

Comparative analysis

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

This is a representative example of an interwar Arts & Crafts bungalow. It is notable for its high degree of external intactness and the bold massing of the main elevation. Comparable examples include the house at 217 Alma Road (Individually significant within HO391 St Kilda East: Murchison Street & Wavenhoe Avenue precinct).

Assessment

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

Recommendations

2016: Retain in HO6 as a Significant place.

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

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

Other studies

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

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

Other images

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City of Port Phillip Heritage Review

Place name: **Priory Ladies' School (Former)**
Other names: **House**

Citation No:
289



Address: **61 Alma Road, St Kilda**

Heritage Precinct: St Kilda East

Category: **Residential: House**

Heritage Overlay: HO6

Style: **Victorian: American
Romanesque**

Graded as: Significant

Constructed: **1890**

Victorian Heritage Register: Yes, H726

Designer: **E.G. Kilburn**

Amendment: **C29, C142**

Comment: **Revised citation**

Significance

The former Priory Ladies' School is included on the Victorian Heritage Register (VHR H726) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

What is significant?

The former Priory Ladies' School, designed by E.G. Kilburn and constructed in 1890, at 61 Alma Road, St Kilda is significant. This building is of face brickwork of two colours with cement dressings and the asymmetrical front facade features a large arch of cyclopean, or rock faced, rustication that encompasses a bay of windows (the windows are timber and double hung and feature squat pilasters). 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 roughcut 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. Internally the stair mouldings and their arrangement are most unusual, as are the mantelpieces.

Non-original alterations and additions are not significant.

How is it significant?

The former Priory Ladies' School at 61 Alma Road, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine example of a house in the American Romanesque style. (Criteria D & E)

It is significant as a rare surviving example of one of the private schools established in St Kilda during the late nineteenth century, and demonstrates the desirability of Alma Road as a residential area for the wealthy citizens of St Kilda during that time. (Criteria A & B)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians
8 Building community life: 8.2 Educating people

Port Phillip thematic environmental history

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

History

Contextual History

The status of St Kilda as a desirable residential area in the late nineteenth century led to the establishment of several private schools and in 1891 St Kilda and Hawthorn contained nearly thirty private schools between them, the highest proportion per head of population in Melbourne (Peel 1999:47). Several of these were within St Kilda East including All Saints Grammar School, Alma Road Grammar School, The Priory Ladies' College, Wattle House School and Cumloden College. Most, however, were relatively short-lived and some were closed during the economic depression of the 1890s when enrolments in private schools fell dramatically, while the introduction of the new *Education Act* in 1910, which saw the opening of new State secondary schools and imposed new costly regulations upon private schools, led to further closures with the number of independent schools falling from 945 in 1898 to almost half that number in 1912 (Peel 1999:60).

'The Priory', 61 Alma Road

This building was constructed in 1890 by builders Long & Mason for Miss Hatchell Brown. Edward George Kilburn of Ellerker & Kilburn was the architect. Kilburn had travelled to America in the previous year and this experience is the reason for the American Romanesque style chosen for the house, which was the first residence in this style in Victoria.

Miss Brown was a teacher who had previously been one of the senior staff at the private girls school at 'Oberwyl' in St Kilda. In 1886 Miss Brown purchased two adjoining houses in Alma Road, 'Lansmere' and 'Sherwood Cottage' where she established The Priory Girls School. 'Lansmere' had been used as the home of Alma Road Grammar since 1875. 'Sherwood Cottage' was demolished to make way for this building, which was used as the headmistress's residence and also for boarders (SKHS).

Enrolments at The Priory Ladies' School plummeted from 66 to just 27 in 1893 and the school eventually closed in December 1913 (Peel 1999:36, SKHS).

References

- 'Australasian Builder and Contractors' News', Melbourne, 19 July 1890, p.34 and illustration
- 'Building, Engineering and Mining Journal', Sydney, 29 March 1890, supplement p.3, tenders accepted
- Peel, Victoria, *St Michael's Grammar School. A study in educational change*, 1999
- St Kilda Historical Society (SKHS) 'Lost Schools – The Priory' <http://stkildahistory.org.au/history/lost-schools/the-priory> [viewed 20 June 2016]
- Sutherland, Alexander, 'Victoria and Its Metropolis', McCarron Bird, Melbourne, 1888, vol. II, p.516, biography of E.G. Kilburn
-

Description

This building displays a number of unusual elements. The building is of face brickwork of two colours with cement dressings and the asymmetrical front facade features a large arch of cyclopean, or rock faced, rustication that encompasses a bay of windows (the windows are timber and double hung and feature squat pilasters). 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 roughcut 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. Internally the stair mouldings and their arrangement are most unusual, as are the mantelpieces.

Intactness: This residence is substantially intact, although the front balcony has been enclosed. Evidently the roof was originally slate.

Comparative analysis

No information.

Assessment

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

Recommendations

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

Primary source

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

Other studies

Nigel Lewis & Associates, *St Kilda Conservation Study*, 1982

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

City of Port Phillip Heritage Review

Place name: House
Other names: Robertson House

Citation No:
144



Address: 69A Alma Road, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: House

Heritage Overlay: HO6

Style: Federation/Edwardian: Arts & Crafts

Graded as: Significant

Constructed: 1920

Victorian Heritage Register: No

Designer: Sydney Smith & Ogg

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The house, designed by Sydney Smith & Ogg and constructed in 1920, at 69A Alma Road, St Kilda is significant. This is a gable-fronted Arts & Crafts attic-storey bungalow with a steeply pitched roof clad in terracotta tiles. Constructed of brick, the main gable is clad in shingles and roughcast and has timber brackets under the eaves. The shingling extends to form a hood over a small centrally placed bay window, which is supported on delicate timber struts. A tiled hood, supported on triangular timber brackets runs across the façade above the ground-floor windows, creating a floating gable above. Below the hood there is a projecting three sided bay with a tiled roof at the west end and the other windows are narrow double hung sash windows with multi-paned upper arranged as singles, pairs and triples. Other features include a small gabled balcony to the western roof, and a larger balcony with a hipped roof on east side. There are several tall brick chimneys with rendered caps and terracotta pots. The main entrance to the house is on the west side and (originally) there was a smaller entrance on the east side, which gave access to the surgery. The house is complemented by a timber lattice fence.

Non-original alterations and additions are not significant.

How is it significant?

The house at 69A Alma Road, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and well-detailed example of an Arts & Crafts attic-storey bungalow, which is complemented by an original fence of unusual design. 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. The significance of the place is enhanced by its relatively high degree of integrity. The original fence is a very rare survivor of the lattice fence type. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

Land along the south side of Alma Road between St Kilda Road and Chapel Street was partially developed by the 1870s. Development continued apace during the boom years of the 1880s and by 1890 the south side of Alma Road was almost fully developed between St Kilda Road and Chapel Street.

After the cessation in building caused by the economic depression of the 1890s development recommenced in the early twentieth century and the vacant lots in Alma Road were built on during the early twentieth century and the development boom that followed World War I.

Place history

In 1897 this property was part of the only vacant lot on the south side of Alma Road between Odessa Street and Chapel Street (MMBW). In that year the property was sold to Thomas Newton, a builder, and he constructed a brick villa on the eastern half of the allotment, while the western half (this property) was transferred to Arthur Moore. Maria Robertson became owner in 1911 and in 1920 she commissioned Sydney Smith & Ogg, architects, to prepare plans for new residence. The builder was C.F. Pittard (LV, BP).

Mrs. Robertson's husband was a veterinary surgeon and the building contained a surgery with separate entrance on the east side (BP, SM). Mr. and Mrs. Robertson were still living here in 1940 (SM).

Sydney Smith & Ogg

Sydney Smith & Ogg were prominent architects in late 19th century and early 20th century Victoria. The firm was well known for the design of many commercial and office buildings, a number of hotels and breweries for Carlton & United Breweries, and several branches of the State Savings Bank. Sydney Smith & Ogg came into being in 1889, when Sydney W. Smith took Charles A. Ogg into partnership. The firm had originally been established by Sydney Smith's father in 1852, and Smith carried on the family business after his death in 1881. Prior to partnering with Smith, Ogg had worked for five years at Reed Henderson & Smart. In 1921, the firm became Sydney Smith Ogg & Serpell after C.E. Serpell joined as partner.

In the HO6 precinct Sydney Smith, Ogg & Serpell redesigned the Queens' Arms Hotel at 336-340 St Kilda Road in 1923, which they followed with two hotels in South Melbourne: O'Connell's Centenary Hotel at 195 Montague Street, and the former Cricket Club Hotel at 435 Clarendon Street. Both are Significant within the HO440 precinct; the former was remodeled in 1926 and the latter in 1925 (*Record*, 6 March

1926, p.6, 13 March 1926, p.6). It is possible that Sydney Smith & Ogg were also responsible for the George Hotel (139 Cecil Street) and Rising Sun Hotel (2 Raglan Street), also in the Greek Revival style. Other buildings by Sydney Smith & Ogg in Port Phillip include the former State Savings Bank of Victoria (1914) 54 Fitzroy Street, St Kilda (Significant in HO444, PPHR 1478), and the former Marine Hotel (1892) 235 York Street, South Melbourne (Significant in HO3, PPHR 1136).

References

Land Victoria (LV) Certificate of title Vol. 2636 Fol. 027, Vol. 2664 Fol. 761

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no. 1362 dated 1897

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

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

Sands & McDougall Melbourne directories (SM)

St Kilda Building Permit (BP) No. 4220 issued 1 July 1920

Description

This is a gable-fronted Arts & Crafts attic-storey bungalow with a steeply pitched roof clad in terracotta tiles. Constructed of brick, the main gable is clad in shingles and roughcast and has timber brackets under the eaves. The shingling extends to form a hood over a small centrally placed bay window, which is supported on delicate timber struts. A tiled hood, supported on triangular timber brackets runs across the façade above the ground-floor windows, creating a floating gable above. Below the hood there is a projecting three sided bay with a tiled roof at the west end and the other windows are narrow double hung sash windows with multi-paned upper arranged as singles, pairs and triples. Other features include a small gabled balcony to the western roof, and a larger balcony with a hipped roof on east side. There are several tall brick chimneys with rendered caps and terracotta pots. The main entrance to the house is on the west side and (originally) there was a smaller entrance on the east side, which gave access to the surgery. Overall, the house has a high degree of intactness and integrity, as viewed from the street. The house is complemented by a timber lattice fence.

Comparative analysis

This residence is an excellent example of the Arts & Crafts attic storey bungalow. 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. The original fence is a very rare survivor of the lattice fence type.

Comparisons include

- House, 177 Canterbury Road, St Kilda West (Significant within HO444 precinct)
- 'Dartington', 16 Selwyn Avenue, Elwood (Significant within HO8 precinct, PPHR 802)

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

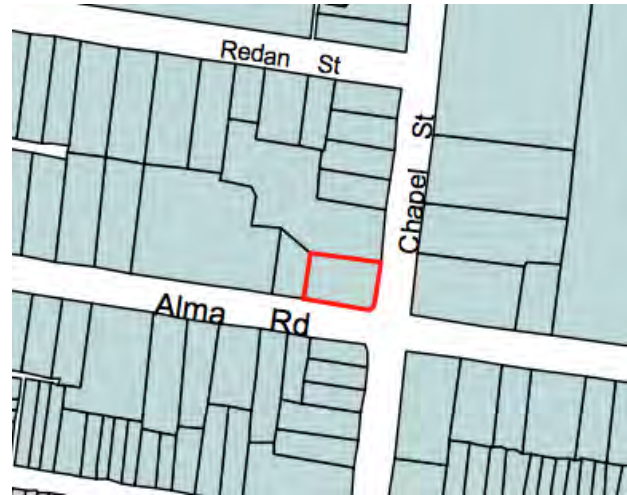
Other images



City of Port Phillip Heritage Review

Place name: Belmont
Other names: Flats

Citation No:
290



Address: 86 Alma Road, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: Flats

Heritage Overlay: HO6

Style: Interwar: Bungalow, Arts & Crafts

Graded as: Significant

Constructed: 1923

Victorian Heritage Register: Yes, H805

Designer: Richardson & Wood

Amendment: C29, C142

Comment: Revised citation

Significance

'Belmont' flats are included on the Victorian Heritage Register (VHR H805) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

What is significant?

'Belmont', the flats designed by Richardson & Wood and constructed in 1923 and the front fences constructed in the late nineteenth century, at 86 Alma Road, St Kilda are significant. Belmont flats 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. Along the two street frontages is a cast iron palisade fence with rendered posts on a bluestone base, which was constructed for the mansion 'Decomet' that formerly occupied this site.

Non-original alterations and additions are not significant.

How is it significant?

'Belmont' at 86 Alma Road, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is of architectural and aesthetic significance as a finely detailed example of flats that demonstrates the influence of the California Bungalow style with English Arts & Crafts details. It is notable for its high degree of intactness including the original unpainted render walls. (Criteria D & E)

The front fence is of historic significance as the only remnant of the nineteenth century mansion that formerly occupied this site and illustrates the process of subdivision of mansion estates during the early twentieth century in St Kilda. (Criterion A)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda

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

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

The building of flats accelerated during the 1920s:

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

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

'Belmont', 86 Alma Road

St Kilda East was a popular location for flats, because it was close to public transport and shopping, and was noted for its historic character and elevated position with views to Alma Park and the surrounding district. Popular locations for flats included Alma Road, particularly the section opposite Alma Park, the 'Charnwood' estate and surrounding streets, and areas close to the tram routes along Chapel Street, Dandenong Road and Wellington Street.

This property at the northwest corner of Alma Road and Chapel Street once formed part of the grounds surrounding the 'Decomet' estate that was subdivided c.1919 creating building allotments along the west side of Chapel Street. 'Belmont' flats were constructed in 1923. The building was constructed behind part of the original fence of the 'Decomet' estate, which was retained along the frontages to Alma Road and Chapel Street.

Richardson and Wood were the architects and Frank G. Richardson of the firm lived in one of the flats with his wife.

Richardson & Wood, architects

The partnership of Richardson & Wood was formed in 1912. Frank G. Richardson had been in practice since 1894 and in 1911 he was involved with several large projects with the larger firm of Twentyman & Askew, which included shops and a picture theatre in High Street, Northcote. Herbert Wood, who was born and raised in London, arrived in Melbourne in 1887 and entered into practice with George McMullen. He later became manager of the architectural department of Rocke and Company, but when this firm was absorbed into the Wunderlich Group he left to commence practice with Richardson. Richardson and Wood appear to have had a practice of a general rather than specialised nature, although they were involved in the design of about twenty picture theatres and three town halls. They also undertook many residential commissions. The partnership ended in 1929 with Wood's death. Richardson continued in practice alone, but little is known of his work in the following years. One of his last known commissions was in 1937 for a funeral parlour in St Kilda Road, South Melbourne (Lewis & Aitken 1992: 78-9).

In Port Phillip, Richardson & Wood designed several houses and flats in St Kilda and Elwood in the 1910s and 1920s, as well as the Parish Hall for Christ Church in Acland Street, St Kilda. One of their first known commissions was the pair of houses at 245 & 245A Barkly Street, St Kilda, which were built in 1914. In 1919 a permit was issued for three brick shops in Barkly Street, but this does not appear to have been built. Next was a development of four flats known as 'Greycourt' at 96 Grey Street in 1920, which was followed in 1923 by 'Belmont' flats at 86 Alma Road, and finally in 1927 by a mixed use development comprising two shops and residences with two flats above at 93 & 95 Chapel Street.

References

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

Nigel Lewis Richard Aitken P/L, *City of Malvern Heritage Study Appendix 1: Architects of Malvern*, June 1992

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

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

St Kilda Building Permit (BP) No. 5200 issued 1923



Sawyer, Terry, 'Residential Flats in Melbourne', Melbourne University Faculty of Architecture Research Report 1982

Description

Belmont flats 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.

Comparative analysis

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

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

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

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

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

'Belmont' is a fine and intact example of the Arts and Crafts style, which is demonstrated by the use of materials such as roughcast and shingles, and details such as the arched openings. In Port Phillip, it is one of a number of buildings that illustrate the continuing exploration of Arts & Crafts idiom by Richardson & Wood.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name: Aldourie
Other names: Alexander Fraser House

Citation No:
2263



Address: 87 Alma Road, St Kilda East

Heritage Precinct: St Kilda East

Category: Residential: House

Heritage Overlay: HO6

Style: Victorian: Italianate

Graded as: Significant

Constructed: 1864, c.1874

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

'Aldourie', the house, constructed c.1864 and extended c.1874, at 87 Alma Road, St Kilda East is significant. This is an altered hip-roof and two storey stuccoed Italianate style 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 Street. 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.

Non-original alterations and additions including the flat buildings on all sides are not significant.

How is it significant?

'Aldourie' at 87 Alma Road, St Kilda East is of local historic significance to the City of Port Phillip.

Why is it significant?

It is significant as 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. It was also linked with the similarly well known Hebden pastoralist family, and represents an era of large houses built for the wealthy along major thoroughfares during St Kilda's formative years, many of which have since been demolished. (Criteria A, D & H)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

Land along the south side of Alma Road between St Kilda Road and Raglan Street was partially developed by the 1870s. The section along the south side between Chapel Street and Raglan Street was favoured because of its elevated position overlooking Alma Park, and close to the churches of various denominations in Chapel Street and Dandenong Road. By the late nineteenth century it was lined with substantial mansions occupied by prominent Melbourne citizens.

'Aldourie', 87 Alma Road

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, Alexander Fraser, was the principal of the firm Fraser & Co. Ltd. of Fraser's Buildings in Queen Street, 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 first St Kilda Town Hall at the corner of Acland and Barkly streets in 1859 (Cooper, 1931:39). After St Kilda was proclaimed a Borough in 1863, Fraser was the first mayor (Cooper, 1931:321).

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 A.W. 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 1987:243). Alex jnr. was also involved in local building societies, not always successfully, in the boom years of the 19th century.

By the mid-twentieth century the Red Cross was the owner and it was used as a hostel. After World War II the property was subdivided with the house retained on a smaller allotment at the corner, while the land behind leading down to Argyle Street was developed for blocks of flats. Like many other mansions,



'Aldourie' was converted to flats and incorporated into a new development that included new buildings on the north, east and south sides, almost completely enveloping the original building.

References

- 'Australasian Pastoralists Review', 16 September 1924, 15 July 1907, 16 September 1915
- Cooper, J.B., 1931, *The History of St Kilda. From its settlement to a city and after. 1840 to 1930*, Volume 2
- Gibney & Smith, 1987, 'A Biographical Register 1788-1939'
- Longmire, A., 1989, *History of St Kilda: the show goes on: 1930 to July 1983*
- St Kilda Municipal Rate Books (RB) PROV VPRS 8816/PI
- Sutherland, A. 1888, *Victoria & Its Metropolis*, p.563

Description

This is an altered hip-roof and two storey stuccoed Italianate style 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 Street. 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.

Comparative analysis

This is one of five surviving pre-1870 mansions in Alma Road. The others include 'Toldara', later 'Shirley' at 40 Alma Road, 89 Alma Road, 'Fairleight', 134 Alma Road and 'Yanachie' (later 'Wavenhoe') at 161 Alma Road. Other c.1870s houses in Alma Road include the former 'Hilda Terrace' at nos. 28-36 and the terrace houses at nos. 42-44.

Assessment

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

Recommendations

2016: Retain in HO6 as a Significant place.

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

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

Other studies

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



City of Port Phillip Heritage Review

Place name: Flats & House
Other names: Bhadohl Flats, Kangatong

Citation No:
398



Address: 89 & 89A Alma Road, St Kilda East

Heritage Precinct: St Kilda East

Category: Residential: House, Flats

Heritage Overlay: HO6

Style: Victorian, Interwar

Graded as: Significant

Constructed: 1865, 1933-35

Victorian Heritage Register: No

Designer: Charles Webb (1884), Mewton & Grounds (1935)

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The former Bhadohl Flats, comprising the house, constructed in 1865 and converted to flats in 1935 to designs by Mewton & Grounds and the flats addition of 1933, at 89 & 89A Alma Road, St Kilda East is significant. The 1865 house has a hipped roof and a simple symmetrical rendered façade with three tall six over six windows in the upper elevation, the centre window set slightly lower with a Juliet balcony with iron balustrade. There are similar multi-paned windows/doors in the ground floor on either side of the entry, which is framed by a moulded surround. The two storey flats addition at the northwest corner has a hipped roof and multi-paned windows. The walls are rendered with brick accents around the ground floor entry, as window cills and the top of the one rendered chimney. The windows at ground floor level have moulded entablatures, as does the square opening to the entry porch. At the front, what may have been an open porch has been glazed in. Above this there are French doors opening to a Juliet balcony at the front, and a door in the side wall leading to a semi-circular balcony. Both balconies have iron balustrades, of the same design as to the main house.

Alterations and additions including the front fence made after World War II are not significant.

How is it significant?

The house and flats at 89 & 89A Alma Road, St Kilda East are of local historic significance to the City of Port Phillip.

Why is it significant?

The house is significant as one of the oldest surviving examples in St Kilda East and is associated with the first phase of development of Alma Road east of St Kilda Road prior to 1870. (Criteria A & B)

It is also significant as a representative example of a characteristic St Kilda building type, consisting of a block of flats constructed in front of an early Victorian residence. (Criterion D)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

Land along the south side of Alma Road between St Kilda Road and Raglan Street was partially developed by the 1870s. The section along the south side between Chapel Street and Raglan Street was favoured because of its elevated position overlooking Alma Park, and close to the churches of various denominations in Chapel Street and Dandenong Road. By the late nineteenth century it was lined with substantial mansions occupied by prominent Melbourne citizens.

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

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

The building of flats accelerated during the 1920s:

In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The

transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

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

'Kangatong', later 'Bhadohl Flats', 89 Alma Road

The house on this site was constructed in 1865 for John Stuart. When it was sold in late 1865 it was described as containing nine rooms with a stables and coach house. The new owners were Robert and Marion Turnbull. Robert lived here until his death in 1872, and his wife remained in residence until at least 1880.

Robert Turnbull was born in East Lothian, Scotland and arrived in Port Phillip via Hobart and Sydney in 1840. With John Orr, he established the firm of Turnbull, Orr & Company in Melbourne, which extended to Gippsland where he had secured in 1841 a special survey on which the township of Port Albert was laid out. On dissolution of the original firm he returned to Melbourne in 1851 and began business with brother Phipps as R. & P. Turnbull & Company and it is said that they had 'nearly all the traffic of Gipps Land passing through their hands'. On retirement of Phipps c.1867 he was joined by Robert Murray Smith and the name changed to Turnbull, Smith & Company. Turnbull served two parliamentary terms. He was elected MLC for Gippsland in November 1851 and resigned in May 1853. In January 1864 he became MLC for Eastern province and remained so until his death in 1872. A newspaper obituary noted:

In Parliament Mr. Turnbull was known as a consistent supporter of all liberal measures, and was especially interested in the Education Bill now before the Council, and desired to give it his earnest support had he been in his place in Parliament during its consideration. In business circles he was held in high esteem for his consistent and honorable dealings.

The next owner was Samuel Baird (1884 to c.1905) who commissioned architect Charles Webb to carry out additions to the house, which he named 'Kangatong' after his rural property at Koroit. After Baird there were a number of occupants (including Surgeon Major General Colahan from c.1905 until his death in 1918) until the early 1930s when W.G. Dudfield purchased the property.

In 1933 and 1935 Dudfield obtained permits to convert the house to flats and construct a new block of flats in the front yard of the property. The architect for the new building was Mewton & Grounds. The new flats were listed in 1935 Sands & McDougall Directory as 'Bhadohl Flats'.

References

- Age, 16 September 1865, p.1 Sale notice
 Advocate, 30 November 1918, p.26 'Obituary, Surgeon-Major-General Colahan'
 Illustrated Australian News for Home Readers, 5 December 1872, p.231 'Death of the Hon. R. Turnbull M.L.C.'
 Melbourne Mansions database <http://www.mileslewis.net/melbourne-mansions.html> viewed 20 June 2016
 O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University
 'Plan of the Borough of St Kilda Surveyed and Compiled under the direction of the Borough Council by J.E.S. Vardy', 1873
 Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015



St Kilda Council building permits (BP) nos. 8198 issued 3/1/33 for 'brick additions' and 9093 issued 22/10/35 for conversion of existing residence to flats by Mewton & Grounds for W.C. Dudfield

St Kilda Electoral Rolls (Burgess Rolls) 1864-1870 viewed online [20 June 2016] at http://heritage.portphillip.vic.gov.au/Research_resources/Online_research_resources/Local_electoral_rolls#StKrolls

Sands & McDougall Directories (SM) 1870-1940

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

Description

This building comprises the 1865 house, altered and extended in the early 1930s when it was converted to flats. The original form and detailing of the 1865 house is not known, as there are no photos. The MMBW plan shows that it was almost completely encircled by a verandah and there was a large bay window in the east wall. Today, the verandah has been removed and the house has a hipped roof and a simple symmetrical rendered façade with three tall six over six windows in the upper elevation, the centre window set slightly lower with a Juliet balcony with iron balustrade. There are similar multi-paned windows/doors in the ground floor on either side of the entry, which is framed by a moulded surround.

The two storey addition at the northwest corner has a hipped roof and multi-paned windows. The walls are rendered with brick accents around the ground floor entry, as window cills and the top of the one rendered chimney. The windows at ground floor level have moulded entablatures, as does the square opening to the entry porch. At the front, what may have been an open porch has been glazed in. Above this there are French doors opening to a Juliet balcony at the front, and a door in the side wall leading to a semi-circular balcony. Both balconies have iron balustrades, of the same design as to the main house.

Comparative analysis

This is one of several surviving pre-1870s mansions in St Kilda East. The most intact examples are 'Rondebosch', 27-29 Chapel Street, 'Marlton', Marlton Crescent, and 'Toldara' (later 'Shirley'), 40 Alma Road. In terms of its level of integrity/intactness, this building is comparable to 'Aldourie' next door at 87 Alma Road, which has similarly been stripped of much of its original detailing and is even more concealed by the later flat additions. Despite the alterations, it is significant for its early construction date and as a representative example of mansion to flats conversion, which is a distinctive St Kilda building type.

Assessment

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

Recommendations

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

Primary source

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



Other studies

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

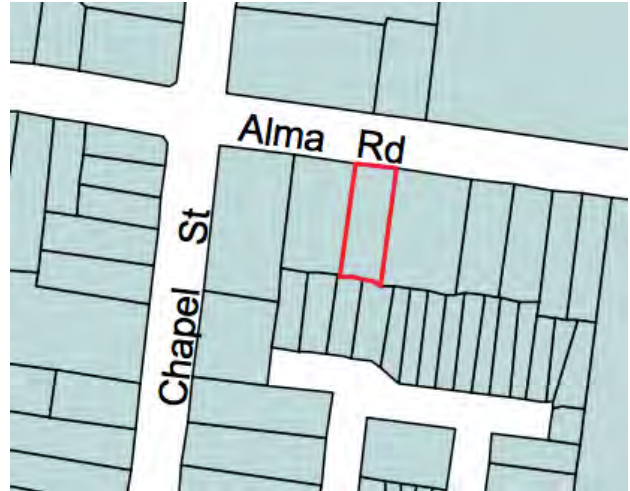
Other images



City of Port Phillip Heritage Review

Place name: Alma Park Mansions
Other names: Flats

Citation No:
399



Address: 91 Alma Road, St Kilda East

Heritage Precinct: St Kilda East

Category: Residential: Flats

Heritage Overlay: HO6

Style: Interwar: Mediterranean

Graded as: Significant

Constructed: 1932

Victorian Heritage Register: No

Designer: Frank G. Richardson

Amendment: C29, C142

Comment: Revised citation

Significance

'Alma Park Mansions', designed by Frank G. Richardson and constructed in 1932 at 91 Alma Road, St Kilda East is a Significant place within the HO6 St Kilda East precinct.

'Alma Park Mansions' is an interwar apartment block that demonstrates influences of the Mediterranean and Georgian Revival styles. The walls are rendered and it has a hipped tile roof with tall rendered chimneys. Windows are timber six-over-six pane sash, and the symmetrical façade has a brick porch with balcony above. The building is in good condition and has a relatively high degree of external integrity.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda

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

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

The building of flats accelerated during the 1920s:

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

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

Alma Park Mansions, 91 Alma Road

'Alma Park Mansions', a two storey building containing four two-bedroom flats with associated garage and laundry blocks, was constructed in 1932. The architect was Frank G. Richardson of 90 Queen Street, Melbourne.

References

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

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



St Kilda Building Permit (BP) No. 8146 issued 12 October 1932

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

Description

'Alma Park Mansions' is an interwar apartment block. The walls are rendered and it has a hipped tile roof with tall rendered chimneys. Windows are timber six-over-six pane sash, and the symmetrical façade has a brick porch with balcony above. The building is in good condition and has a relatively high degree of external integrity.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in HO6 as a Significant place.

Primary source

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

Other studies

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

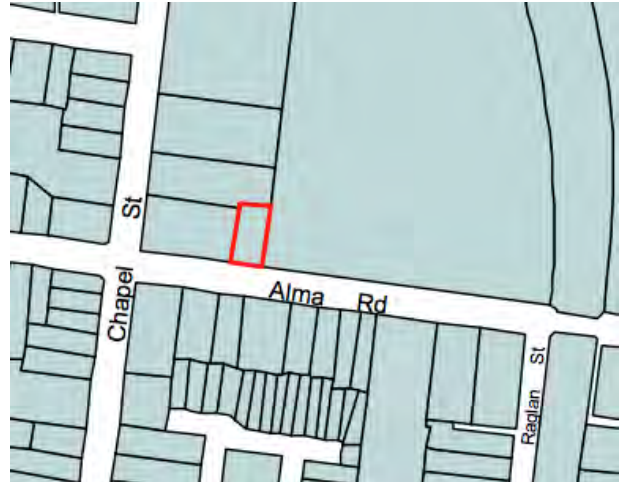
Other images



City of Port Phillip Heritage Review

Place name: Houses
Other names: Flats

Citation No:
62



Address: 92 Alma Road, St Kilda, 94 & 94A-F Alma Road, St Kilda East

Heritage Precinct: St Kilda East

Category: Residential: House & flats

Heritage Overlay: HO6

Style: Victorian: Gothic Revival
Interwar: Mediterranean

Graded as: Significant

Victorian Heritage Register: No

Constructed: 1877, c.1935

Designer: Reed & Barnes (1877)

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The houses, constructed in 1877, and the flats and associated fence constructed c.1935, at 92 & 94A-F Alma Road, St Kilda East are significant. The houses 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 notable feature of the buildings. The two buildings are substantially intact, although the slate roofs have been replaced with iron and additions have been made at the rear. At the rear of no.94 and facing toward Alma Park is a two storey block of interwar flats in the Mediterranean style. They have a hipped roof and rendered walls. The symmetrical façade comprises boxed timber windows with six pane upper sashes on either side of a portico/balcony with Tuscan Order columns. The flats are complemented by a low rendered fence with wrought iron panels along the park boundary.

Non-original alterations and additions are not significant.

How is it significant?

The houses, flats and side fence at 92, 94 & 94A-F Alma Road, St Kilda East are of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

The houses are historically significant as some of the oldest residences in St Kilda, whilst the flats at the rear of no.94 demonstrate the boom in flat development during the interwar period. (Criterion A)

The houses are of architectural and aesthetic significance as rare examples of houses in the Gothic revival style show ecclesiastical influences on a residential form and form part of an important grouping of related buildings, which includes the adjacent former Free Presbyterian Church and manse. The paired chimneys, set diagonally and decorated with quatrefoil motifs, are a notable feature. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.3 The late nineteenth century boom, 5.4 Depression and recovery: the inter-war years

History

Contextual history

The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I.

In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930s. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

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

Houses and flats, 92, 94 & 94A-F Alma Road

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

Between Chapel and Westbury streets the Government reserved the area bounded by Dandenong and Alma roads in the early 1850s. From this land was set aside for what would become Alma Park and reservations were excised for churches and other public uses. The Free Presbyterian Church built a manse at the northeast corner of Alma Road and Chapel Street in 1858 and in 1864 erected a bluestone church on the north side of the manse.

The houses at 92 and 94 Alma Road were built in 1877 on part of the land owned by the Free Presbyterian Church immediately to the east of the manse. They were erected with funds raised by the congregation by the sale of part of their original two acre reserve to the north of the church facing Chapel Street where 'Cloyne' was subsequently built (refer to PPHR citation no. 2079). The residence and stables at no.94 were first occupied by the Hon. Alexander Fraser, while William J. Daly, wine merchant, was an early resident of no.92 (Lewis 1982, SM). The architects were possibly Reed & Barnes who called for tenders in June 1877 for a villa residence in Alma Road for A.W. Fraser, Esq. (*The Argus*, 12 June 1877, p.3)

No.92 was divided into two flats in 1924, as was no.94 in 1931. In 1934 purpose-built flats were constructed at the rear of no.94 (AHD, BP).

The manse and no.92 were sold to the Windana Society in 1986. No.94 was sold to the Schizophrenia Fellowship of Victoria in 1987, which made further additions at the rear (AHD).

References

Australian Heritage Database (AHD), Place ID 14876

Nigel Lewis & Associates, *St Kilda Conservation Study*, 1982

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

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

St Kilda Council building permits (BP) No. 7773, issued 18 June 1930, 7992 issued 5 December 1931

Sands and McDougall Directories (SM), various dates

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

Description

The houses at 92 and 94 Alma Road, 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 notable feature of the buildings. The two buildings are substantially intact, although the slate roofs have been replaced with iron and additions have been made at the rear.

At the rear of no.94 and facing toward Alma Park is a two storey block of interwar flats in the Mediterranean style. They have a hipped roof and rendered walls. The symmetrical façade comprises boxed timber windows with six pane upper sashes on either side of a portico/balcony with Tuscan columns. The flats are complemented low rendered fence with wrought iron panels along the park boundary. A recent addition connects the flats to the original house.

Comparative analysis

No information.

Assessment

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

Recommendations

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

Primary source

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

Other studies

Nigel Lewis & Associates, *St Kilda Conservation Study, 1982*

Other images





City of Port Phillip Heritage Review

Place name: Sandhurst Court
Other names: Maudlands, Mansion, Flats

Citation No:
2355



Address: 101 Alma Road, St Kilda East

Heritage Precinct: St Kilda East

Category: Residential: House & flats

Heritage Overlay: HO6

Style: Victorian: Italianate
Interwar: Bungalow

Graded as: Significant

Victorian Heritage Register: No

Constructed: 1882, 1926

Designer: Lewis Levy (1926)

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

'Sandhurst Court' 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 designed by Lewis Levy and constructed in 1926. 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.

Alterations and additions made after World War II are not significant.

How is it significant?

'Sandhurst Court' at 101 Alma Road, St Kilda East is of local historic, architectural and aesthetic significance to the City of Port Phillip.

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 (Criterion A).

The mansion and stables are 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 (Criterion D). 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 (Criterion B).

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 (Criterion E).

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 (Criterion D).

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.3 The late nineteenth century boom, 5.4 Depression and recovery: the inter-war years

History

Flat development in St Kilda

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

It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats... Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon

down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahran Telegraph, 18 October 1919, p.4)

The building of flats accelerated during the 1920s:

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

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

House, 145 Alma Road

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). However, according to St Kilda Council building records he did not design the new apartments constructed on this site in 1926 – the original plans show that the architect was Lewis Levy.

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 (SM).

References

Land Victoria (LV) Certificates of title

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no. 1423, dated 1897

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

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

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

St Kilda Rate Books (RB)

Sands & McDougall Directories (SM) 1870-1940

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

Description

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.

Comparative analysis

Mansion and stables

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* include at the rear of 33-39 Dalgety Street, St Kilda, 30 Howe Crescent, South Melbourne, and 11 Princes Street, St Kilda.

Flats

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

In Port Phillip, the 'Majestic Mansions', opened in 1913 in Fitzroy Street, St Kilda was the first new building to contain self-contained flats. This was followed soon afterward by 'The Canterbury', built in two stages in 1914 and 1919, at 236 Canterbury Road, St Kilda. The latter is sometimes referred to as the first true



purpose-built residential flats in Port Phillip, as the 'Majestic' mostly contained rooms that shared amenities such as bathrooms and kitchens in the manner of a boarding house or residential hotel. Either way, these two buildings represent the beginning of the boom in flat development that was to occur in St Kilda and, later, in Elwood during the interwar period.

Interwar 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. 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 – Joseph Plottel's earlier development at 26-28 Blessington Street in 1915 being a very early example of the use of fully enclosed stairs.

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.

Assessment

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

Recommendations

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

Primary source

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

Other studies

David Helms, *Heritage Assessment: Four places in Port Phillip*, 2008

Other images



Former stables

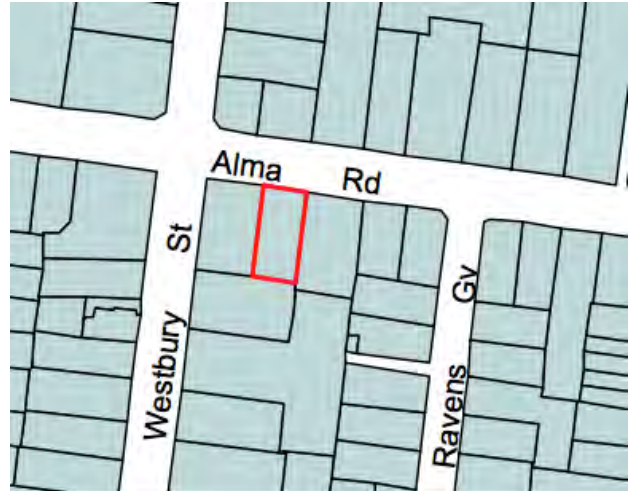


Raglan Street flats

City of Port Phillip Heritage Review

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

Citation No:
19



Address: 127 Alma Road, St Kilda East

Heritage Precinct: None

Category: Residential: House

Heritage Overlay: HO350

Style: Victorian: Italianate

Graded as: Significant

Constructed: 1902

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The house, constructed in 1902 for H.C. Seymour, at 127 Alma Road, St Kilda East is significant. It is 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.

Non-original alterations and additions are not significant.

How is it significant?

The house at 127 Alma Road, St Kilda East is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a stylistically conservative villa for its period, noteworthy for its highly decorative ornamentation. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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.

References

MMBW litho plan no.46, dated December 1896

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

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

St. Kilda Rate Books: 1899-1906, 1910-11. VPRS 8816/P1, PROV

Description

The house, constructed in 1902, at 127 Alma Road, St Kilda East is 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.

The condition appears to be sound and the level of intactness is moderate: the main visible change has been the replacement of the façade windows on the west side of the entry.

Comparative analysis

No information.

Assessment

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



Recommendations

Retain in HO350 as a Significant place.

Primary source

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

Other studies

Andrew Ward, *Port Phillip Heritage Review*, 1998

Other images



City of Port Phillip Heritage Review

Place name: Clovelly
Other names: Flats

Citation No:
400



Address: 136 Alma Road, St Kilda East

Heritage Precinct: St Kilda East

Category: Residential: Flats

Heritage Overlay: HO6

Style: Interwar: Old English

Graded as: Significant

Constructed: 1938

Victorian Heritage Register: No

Designer: Joseph Plottel

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

'Clovelly', the flats designed by Joseph Plottel and constructed in 1938, at 136 Alma Road, St Kilda East is significant. 'Clovelly' is an interwar apartment block in the Old English Revival style. The plan form of these flats has been slightly modified by the architect, Joseph Plottel, to increase the 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 façade with 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.

Non-original alterations and additions are not significant.

How is it significant?

'Clovelly' at 136 Alma Road, St Kilda East is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a finely detailed and intact block of flats in the interwar Old English style by the architect Joseph Plottel, which is notable for its picturesque form and highly developed decorative treatment. The fanciful artificiality of its hand-crafted detailing (designed with the underlying intention of creating a building that mimicked the appearance of having grown haphazardly over several medieval centuries) 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. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda

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

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

The building of flats accelerated during the 1920s:

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

rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

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

Clovelly, 136 Alma Road

The first houses along Alma Road between Westbury Street and Hotham Street were built in the 1860s and by the late nineteenth century it was lined with substantial mansions occupied by prominent Melbourne citizens. There was a house on this allotment as early as 1873 and the 1897 MMBW plan shows that it was a substantial mansion with a verandah and bay windows (Vardy, MMBW).

In the 1930s the mansion was sold to builders Richards & Hawkins and they engaged architect Joseph Plottel to design 'Clovelly', which they built in 1938 (BP).

References

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

Melbourne & Metropolitan Board of Works Detail Plan No. 1408, dated 1897

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

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

St Kilda Building Permit (BP) No. 10070 issued 14 September 1938

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

Description

'Clovelly' is an interwar apartment block in the Old English Revival style. The plan form of these flats has been slightly modified by the architect, Joseph Plottel, to increase the 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.

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.

Comparative analysis

The Old English Revival, which included Tudor and Medieval influences, was a popular style for residential buildings of the interwar period. It is characterised by the use of red and clinker bricks, brick nogging and half-timbering, tiled roofs with steeply pitched gables, and highly modelled brick chimneys. Massing and details are picturesquely asymmetrical, as were window types, ranging from arches, standard casements and oriels, with multiple panes (often with diamond leadlights). Front fences are low and often in clinker bricks.

The design of 'Clovelly' 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 wealth and variety of the devices that the architect, Joseph 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.

The earliest example of the style was in the flat conversion known as 'Hampden', designed by Arthur W. Plaisted and constructed in 1919-20 (HO370, PPHR 405). Plaisted also designed one of the finest examples 'Hartpury Court', which was constructed in 1923, at 9-11 Milton Street, Elwood (VHR H797, HO190).

Another Old English style apartment block by Joseph Plottel is 'Welford Lodge' at 123 Alma Road, which was constructed in the same year. Whilst a good example of the style, it lacks the fanciful details that distinguishes 'Clovelly'.

Other comparative examples in Port Phillip include 'Astolat' (Leslie Reed, 1934), 301 Carlisle Street, Balaclava (Significant within HO316 precinct, PPHR 317), Surrey Court (J. Esmond Dorney, 1933), 71 Ormond Road, Elwood (HO220, PPHR 362), Flats (Marsh & Michaelson, 1936), 628 St Kilda Road, Melbourne (HO333, PPHR 928), and 'Eildon Close' (Unknown, c.1940), 7-9 Eildon Road, St Kilda (HO5, PPHR 896).

Assessment

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

Recommendations

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

Primary source

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

Other studies

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



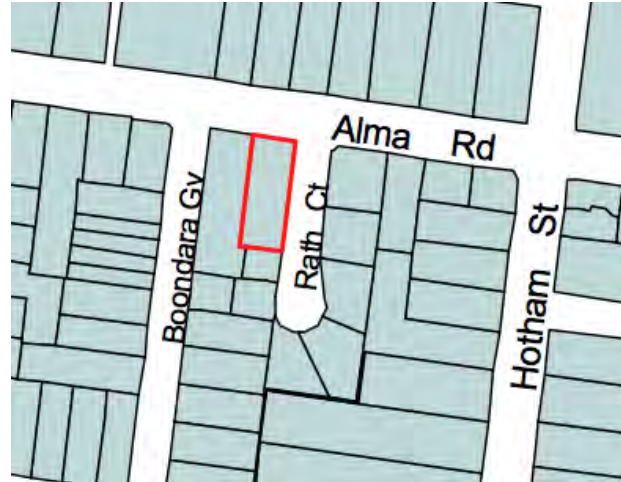
Other images



City of Port Phillip Heritage Review

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

Citation No:
401



Address: 145 Alma Road, St Kilda East

Heritage Precinct: St Kilda East

Category: Residential: House

Heritage Overlay: HO6

Style: Interwar: Arts & Crafts

Graded as: Significant

Constructed: 1922

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The house, constructed by George Towers in 1922, at 145 Alma Road, St Kilda East is significant. It is a 1920s bungalow, asymmetrical in plan, with rendered walls a hipped tile roof with projecting gable, a flat roofed verandah and a hipped roof porch over the side entry. Original details include the bay window with shingled hood, decorative brick quoinwork to arches and window reveals, the buttressed porch and verandah columns and the tapered chimney with flat cap.

Non-original alterations and additions are not significant.

How is it significant?

The house at 145 Alma Road, St Kilda East is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a well detailed and intact example of a 1920s bungalow, which is notable for the Arts & Craft details including the bay window with shingled hood, the brick quoinwork to arches and window reveals, the buttressed porch columns and the tapered chimney. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

This property once formed part of a larger allotment that from the late nineteenth until the early twentieth century contained a large house known as 'Boondara'. In the early 1920s the mansion was demolished and the land subdivided creating building allotments facing Alma Road and the newly created Boondara Grove.

This allotment was sold in 1922 to George Towers, builder, of Wrexham Road, Prahran who built this house in the same year. In 1925 the house and land were sold to Francis Dixon, an accountant, and his wife Edith and they remained in residence until Francis' death in 1944. After this, Edith stayed on until her own death in 1966 (BP, LV).

References

Land Victoria (LV) Certificate of title Vol. 4619 Fol. 369, LP 8440

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

St Kilda Building Permit (BP) No. 4808 issued 26 April 1922

Description

The house at 145 Alma Road, St Kilda East is a 1920s bungalow. Asymmetrical in plan, it has rendered walls with a hipped tile roof with projecting gable, a flat roofed verandah and a hipped roof porch over the side entry. Original details include the bay window with shingled hood, decorative brick quoinwork to arches and window reveals, the buttressed porch columns and the tapered chimney with flat cap. The building appears to be relatively intact.

Comparative analysis

No information

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

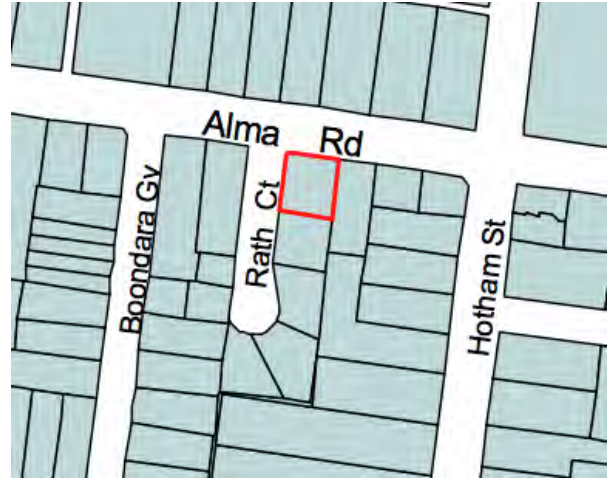
Other images

None.

City of Port Phillip Heritage Review

Place name: Olgmend Court
Other names: Flats

Citation No:
402



Address: 147-49 Alma Road, St Kilda East

Heritage Precinct: St Kilda East

Category: Residential: Flats

Heritage Overlay: HO6

Style: Interwar: Georgian Revival/Moderne

Graded as: Significant

Constructed: 1937

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

'Olgmend Court' constructed in 1940-41, at 147-49 Alma Road, St Kilda East is significant. It is a three storey block of flats arranged around a courtyard that demonstrates the influences of two popular styles, in this case Moderne and Georgian Revival. The former is demonstrated by details such as the windows (some placed at the corner) with horizontal glazing bars, horizontal bands to the brick window bays and simple horizontal steel railings to the access balconies, while the implied quoins at the wall corners and the central bay of the front wing demonstrate the latter. The treatment of the central bay is of particular note. It sits below a decorative vergeless gable (with a cartouche) that interrupts the eaves. Below it are two balconies and the front entrance with sits in a simplified classical rendered entablature. The balconies sit within the volume of the building and are framed by an opening of clinker bricks with a second opening recessed within it. The first-floor balcony has a solid brick railing with a panel of simple balustrades at the centre. The second-floor balcony has a simple mild-steel railing. Other features include the bay windows to the west and north facing end walls. Externally the flats are very intact and are complemented by the original low brick front fence with a decorative wrought iron entry gate, and early landscaping including the privet hedge.

Non-original alterations and additions are not significant.

How is it significant?

'Olgmend Court' at 147-49 Alma Road, St Kilda East is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and well-detailed example of 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, and it is also notable for treatment of the central bay of the front wing, the fine and varied brick detailing and the high degree of intactness including the front fence and remnant early landscaping. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda

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

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

The building of flats accelerated during the 1920s:

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

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

'Olgmend Court', 147-49 Alma Road

The first houses along Alma Road between Westbury Street and Hotham Street were built in the 1860s and by the late nineteenth century it was lined with substantial mansions occupied by prominent Melbourne citizens. The MMBW plan of 1897 shows this property contained a large unnamed mansion between two others ('Boondara' to the west, in the position of the present Boondara Grove, and 'St Margarets' to the east at the corner of Hotham Street).

Each of these mansions was demolished and replaced during the interwar period with houses and flats. 'Olgmend Court', comprising a three storey building containing nine flats was constructed in 1940-41 by W. Charles (BP).

References

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

Melbourne & Metropolitan Board of Works Detail Plan No. 1408, dated 1897

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

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

St Kilda Building Permit (BP) No. 10679 issued 3 December 1940

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

Description

'Olgmend Court' is a three storey block of flats arranged around a courtyard. Like many flats of the late interwar period it demonstrates the influences of two popular styles, in this case Moderne and Georgian Revival. The former is demonstrated by details such as the windows (some placed at the corner) with horizontal glazing bars, horizontal bands to the brick window bays and simple horizontal steel railings to the access balconies, while the implied quoins at the wall corners and the central bay of the front wing demonstrate the latter. The treatment of the central bay is of particular note. It sits below a decorative vergeless gable (with a cartouche) that interrupts the eaves. Below it are two balconies and the front entrance with sits in a simplified classical rendered entablature. The balconies sit within the volume of the building and are framed by an opening of clinker bricks with a second opening recessed within it. The first-floor balcony has a solid brick railing with a panel of simple balustrades at the centre. The second-floor balcony has a simple mild-steel railing. Other features include the bay windows to the west and north facing end walls

Externally the flats are very intact and are complemented by the original low brick front fence with a decorative wrought iron entry gate, and early landscaping including the privet hedge, while a mature Jacaranda (*Jacaranda mimosifolia*) is a notable feature of the garden.



Comparative analysis

No information.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

Other images



City of Port Phillip Heritage Review

Place name: House
Other names: -

Citation No:
20



Address: 186 Alma Road, St Kilda East

Category: Residential: House

Style: Interwar: American Bungalow

Constructed: 1928

Designer: Stanley H. Thompson

Amendment: C29, C142

Comment: Revised citation

Heritage Precinct: St Kilda East: Murchison Street & Wavenhoe Avenue

Heritage Overlay: HO391

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The house, designed by Stanley H. Thompson and constructed in 1927-28, at 186 Alma Road, St Kilda East is significant. It is a picturesque Californian Bungalow with characteristic prominent 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.

Non-original alterations and additions are not significant.

How is it significant?

The house at 186 Alma Road, St Kilda East is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a finely detailed and intact example of an interwar bungalow, which is complemented by the original front fence. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

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-1920s 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 1927-28, built for his residence a brick house with seven rooms. The house was designed by Stanley H. Thompson, architect, of 23 Isabella Grove, Hawthorn. 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.

References

MMBW litho plan no.46, dated December 1896

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

St Kilda Council building permit no. 6902 dated 21 July 1927

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

Sands and McDougall Directories: 1900, 1951

Description

A picturesque Californian Bungalow with characteristic prominent 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.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in the HO391 St Kilda East: Murchison Street & Wavenhoe Avenue Precinct as a Significant place.

Primary source

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

Other studies

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

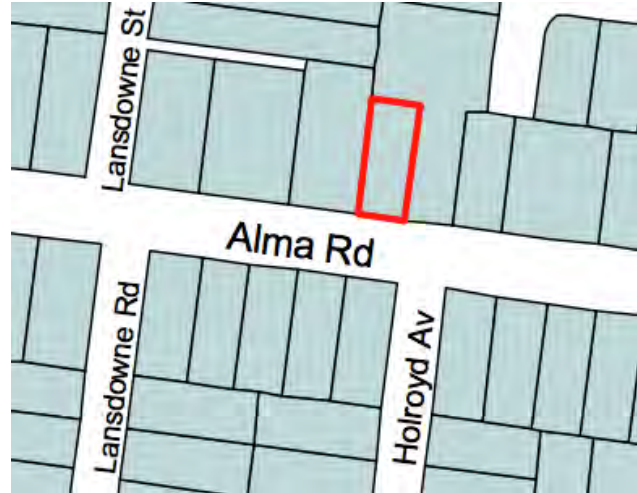
Other images

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City of Port Phillip Heritage Review

Place name: House
Other names: Concrete House

Citation No:
291



Address: 200 Alma Road, St Kilda East

Heritage Precinct: None

Category: Residential: House

Heritage Overlay: HO23

Style: Interwar: American Bungalow

Graded as: Significant

Constructed: 1915

Victorian Heritage Register: No

Designer: Leslie M. Perrott

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The concrete house, designed by Leslie M. Perrott and constructed in 1915, at 200 Alma Road, St Kilda East is significant. This house has rendered concrete walls and a hipped tile roof with minor hips on the west side, and a distinctive feature is the deep eaves, which is a result of the concrete wall construction. The side entrance is marked by a flat roofed porch supported by timber posts set on tapered brick piers. Windows are double hung sash and the façade comprises a pair set under a window hood and a box bay window. Internally, there is no wall between the hall and the sitting room and the fireplace alcove in the former dining room is another feature. The low random rock wall at the front boundary appears to date from the interwar period.

Non-original alterations and additions are not significant.

How is it significant?

The house at 200 Alma Road, St Kilda East is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as an early example of a concrete house designed by Leslie M. Perrott who was a pioneer and advocate of the use of reinforced concrete in house construction. It is also notable for its progressive Bungalow style with deep eaves and unusual internal planning details such the lack of a wall between the hall and the sitting room and the fireplace alcove in the former dining room. (Criteria A, D & H)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

The land within the block now bounded by Lansdowne, Dandenong, Orrong roads was in the nineteenth century occupied by 'Oakleigh Hall' a grand mansion built around 1864 for Ambrose Kyte. The main entrance to the estate was from Dandenong Road, where there was a gatehouse and there was a secondary entrance from Alma Road. Sir Samuel Wilson was a later owner and he began subdividing the estate in the late nineteenth century when Hughenden Road and Wando Grove (the latter following part of the original carriage drive) were formed. Later subdivisions reduced the grounds further and created other streets including Te-Arai Avenue, which the mansion fronted. 'Oakleigh Hall' survived until 1964 when it was demolished.

The subdivision of the 'Oakleigh Hall' estate created suburban building allotments along the north side of Alma Road. The opening in 1911 of the electric tramway along Dandenong Road encouraged development, and between 1910 and 1915 more than one dozen houses were built between Lansdowne Road and Orrong Road (SM). One of them was this house, which was constructed by Davies and Coles for Mr. D. Kershaw in 1915. The estimated cost was 652 pounds (BP).

The house was designed by Leslie M. Perrott, an architect who was a pioneer and advocate of the use of reinforced concrete for residential buildings (see Comparative analysis).

References

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

Heritage Alliance, *Elwood Heritage Study*, 2005

Lewis, Miles, 'Australian building: A cultural investigation. Section Seven: Cement and concrete' viewed online at <http://www.mileslewis.net/australian-building/> on 30 June 2016

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1411, dated 1900

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

St Kilda Building Permit (BP) No. 2718 issued 6 September 1915

Sands & McDougall directories (SM), 1900-1920

Description

This house has rendered concrete walls and a hipped tile roof with minor hips on the west side, and a distinctive feature is the deep eaves, which is a result of the concrete wall construction. The side entrance is marked by a flat roofed porch supported by timber posts set on tapered brick piers. Windows are double hung sash and the façade comprises a pair set under a window hood and a box bay window. Internally, there is no wall between the hall and the sitting room and the fireplace alcove in the dining (room) is another feature. The low random rock wall at the front boundary appears to date from the interwar period.

Comparative analysis

Reinforced concrete, using a number of locally developed or imported systems of reinforcement and formwork, was being used by several architects and builders in Australia from the early 1900s for commercial buildings and civil engineering structures, as well as for houses. The first reinforced concrete houses began to appear in Australia from c.1907 and several pioneer examples were built in Adelaide around that time by builder W.C. Torode, who developed a method of in situ concrete cavity walling. A Melbourne builder, H.R. Crawford, patented his own system in 1907, and, over the next seven years, erected concrete houses at Camberwell, Canterbury, East Malvern and Balwyn. Another important early example was that built by John Monash at 4 Ray Street Beaumaris in 1912, but unfortunately demolished in 1999. In the 1920s, S.B. Marchant built houses in Adelaide using his 'Monolyte' system, and the State Savings Bank of Victoria experimented with the system in 1925-6 on a small housing estate at Sunshine. Also in the 1920s, A.C. Matthews developed the 'Self-Form' system, which produced cavity walls (Heritage Alliance 2005).

Probably the most prolific designer and builder of concrete houses in Melbourne, from about 1914 until the 1930s, was the Melbourne architect Lesley M. Perrott. In 1923 with the assistance of G.W. Green Perrott published a book on the subject *Concrete Homes*. In it he explains that reinforced concrete is "the most suitable building material known to us, and that it lends itself readily to effective architectural treatment". A newspaper article about the book opines:

Quite rightly he objects to any attempt being made to disguise concrete - that is to try to make it pass for some other material - seeing that in capable hands it has a character of its own. (The Argus, 'New Books', 17 December 1923, p.3)

This house at 200 Alma Road, constructed in 1915, is one of three early concrete houses in Melbourne designed by Perrott. The first was his demonstration concrete house at Pascoe Vale Road, Essendon (1914, extant) and the W. Thackray house, Canterbury Road, Canterbury (1914, demolished?).

In terms of form and design, most early reinforced concrete houses followed established styles and were distinguished from conventionally built houses mainly by details such as the rounded wall corners (e.g., 52 Clark Street, Port Melbourne). The conventional and somewhat old-fashioned design of most early concrete houses contrasts with the concrete houses designed in the 1910s by Perrott, which overlaid elements of the newly fashionable Californian Bungalow style onto verandahed Federation bungalow forms. The rather austere hipped roofed design of 200 Alma Road and other Perrott houses of the 1920s departed further from the picturesquely gabled Federation and Californian Bungalow styles (Lewis).

There appear to be an unusually large number of early concrete houses in the City of Port Phillip. The earliest appears to be a house at 4 Blessington Street, erected in 1911 in the highly unusual form of a Victorian villa, with mock ashlar façade (although this may have been constructed of concrete blocks rather than reinforced concrete). Other examples include 226 Alma Road (1912), 2, 4 & 6 Browning Street, Elwood (1912-13), 52 Clark Street, Port Melbourne (1915), 21 Mozart Street, St Kilda (1915) and 10 Wimbledon Avenue, Elwood (1922-23).

Assessment

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

Recommendations

2016: Retain in HO23 as a Significant place.



Primary source

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

Other studies

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

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

Other images

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City of Port Phillip Heritage Review

Place name: Flatman House
Other names: -

Citation No:
2138



Address: 207 Alma Road, St Kilda East

Category: Residential: House

Style: Interwar: Arts & Crafts

Constructed: 1925

Designer: Schrieber & Jorgensen

Amendment: C29, C142

Comment: Revised citation

Heritage Precinct: St Kilda East: Murchison Street & Wavenhoe Avenue

Heritage Overlay: HO391

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The house, designed by Schrieber & Jorgensen and constructed for Ernest W. Flatman in 1925, at 207 Alma Road, St Kilda East is significant. This is a large attic bungalow in the Arts & Crafts style. Symmetrical in plan, it has a steeply pitched transverse gable roof clad in terracotta tiles with tall rendered and brick chimneys placed at either end. The dominant feature of the façade is the two-storey masonry porch, which is related to the attic-storey form of the house. The lower level of the porch is dominated by a wide basket arch set between tall piers with engaged buttressing. The spandrel above the arch serves as a solid balustrade to the first-floor balcony, which is set below a shingled gable roof with projecting rafters at either end. On either side of the porch are bow windows. The gable ends of the main roof are also shingled and there is another balcony in the west gable. Original plans show a two storey outbuilding containing two garages with a billiard room above behind the house. The house is very intact and is complemented by an original rendered front fence comprised of brick piers with abstracted capitals and balustrade walls with top plates supported by corbels.

Non-original alterations and additions are not significant.

How is it significant?

The house at 207 Alma Road, St Kilda East is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and well-detailed example of an Arts & Crafts attic bungalow by the architects Schrieber & Jorgensen. It is notable for the dominant gable fronted porch and the overall level of intactness, and is complemented by the original fence. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

There was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century St Kilda's population grew rapidly and almost doubled between 1901 and 1921 rising from 20,500 to 38,500. Whole new streets of neat brick cottages and villas appeared, however, in St Kilda East until 1910 this largely remained a period of consolidation and infill on vacant land within the established residential areas, rather than expansion into the largely undeveloped areas east of Hotham Street.

Suburban development east of Hotham Street eventually began in earnest following the opening in 1911 by the Prahran and Malvern Tramways Trust of the electric tram to Windsor along Dandenong Road, and by 1918 houses were being built as far to the east as Orrong Road.

House, 207 Alma Road

At the end of the nineteenth century, the south side of Alma Road between Alexandra Street and Pine Hill Grove (now the south end of 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 c.1914.

In 1925 Earnest W. Flatman, a timber merchant, of Caulfield purchased Lot 3 in the subdivision and in the same year obtained a permit for a nine roomed brick house on the site. The architects were Schrieber & Jorgensen and the house upon completion had a substantial Net Annual Value of 150 pounds (BP, RB).

Ernest Flatman was the grandson of Denis Flatman who in c.1860 founded the company that in 1898 was described as 'the old established timber merchants of Inkerman Street, St Kilda':

The steam saw and moulding mills and joinery works of Mr D. Flatman has for years been one of the most staple industries of St Kilda, and the firm by its fair dealing and close attention to the requirements of everybody, established a business in that suburb second to none in its kind in and around Melbourne. (The Prahran Telegraph, 25 June 1898, p.5)

The timber yard was situated at the corner of Marriot Street and Inkerman Street and in 1898 the firm opened a second branch in Union Street, Windsor. By the early twentieth century, it was known as W.D. Flatman & Sons. William Denis Flatman was Ernest's father.

Mr Flatman was still living at this house in 1935, but by 1940 the occupant was Daniel Whelan (SM).

Schreiber & Jorgensen, architects

Schreiber and Jorgensen, which consisted of architect Robert Schreiber and his nephew Justus Jorgensen, was active from the 1910s through the early 1930s. Although a qualified architect, Jorgensen later became better known as an artist and one of the founders of Montsalvat, Eltham. Notable works of the firm include additions to the Xavier College Chapel (1927-34), Kew, Burke House (1929), 340-342 Collins Street, and Our Lady of Lourdes Church, School and Presbytery (1930), Prahran. The firm also designed a number of interwar Arts and Crafts Bungalows in Brighton Elwood, Armadale, Malvern and Camberwell. The firm was described in an advertisement for a bungalow in Brighton as 'masters at planning artistic and pleasing exteriors and up-to-date and labour-saving domestic arrangements' (*Argus*, 29 May 1920:16).

In Port Phillip they are known to have designed at least four blocks of flats and several houses in St Kilda and Elwood during the 1910s and the 1920s. The other known examples, still extant, are:

- House (1915), 152 & 154 Mitford Street, Elwood (Recommended for individual HO)
- Flats (1917), 73-75 Mitford Street, Elwood (Individually significant within HO7 precinct)
- Flats (1920-21), 17-25 Charnwood Crescent, St Kilda (Individually significant within HO6 precinct)
- House (1924), 5 Broadway, Elwood (Significant within HO7 precinct)
- Flats/duplex (1927), 1 Oak Grove, Ripponlea (Individually significant within HO7 precinct)
- Flats/duplex (1929), 18 Glen Eira Road, Ripponlea (Significant within HO7 precinct)

References

Apperly, R., Irving, P & Reynolds, P., *A pictorial guide to identifying Australian architecture. Styles and terms from 1788 to the present*, 1994

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

St Kilda Building Permit (BP) No. 6105 issued 25 June 1925

St. Kilda Rate Books (RB): 1920-21, 1925-29, 1935-36, VPRS 8816/P1, PROV

Sands & McDougall Directory (SM) 1920-1940

Description

This is a large attic bungalow in the Arts & Crafts style. Symmetrical in plan, it has a steeply pitched transverse gable roof clad in terracotta tiles with tall rendered and brick chimneys placed at either end. The dominant feature of the façade is the two-storey masonry porch, which is related to the attic-storey form of the house. The lower level of the porch is dominated by a wide basket arch set between tall piers with engaged buttressing and a low balustrade between with central stairs. The spandrel above the arch serves as a solid balustrade to the first-floor balcony, which is set below a shingled gable roof with projecting rafters at either end. On either side of the porch are bow windows. The gable ends of the main roof are also shingled and there is another balcony in the west gable. Original plans show a two storey outbuilding containing two garages with a billiard room above behind the house.

The house is very intact and is complemented by an original rendered front fence comprised of brick piers with abstracted capitals and balustrade walls with top plates supported by corbels, detailed to match the balcony.

Comparative analysis

Arts & Crafts houses are characterized by features including the use of contrasting textures and materials on facades (such as facebrick, roughcast render, timber shingles and brackets to gables); entrance porches beneath the main roof supported on heavy battered piers or paired timber posts or columns resting on low piers; simple, geometric decoration created by projecting bricks or small voids (e.g., hit and miss brick



walls); box windows (with timber frames that project from the wall, resting on timber or brick corbels) and semi-circular windows and openings. The roof is often a dominant element, featuring gables and/or hips of medium to steep pitch with prominent eaves, often required bracketing.

This house is a fine example of the style with many typical characteristics. It is notable for the dominant gable fronted porch and the overall level of intactness, which includes the finally detailed front fence.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

Other images

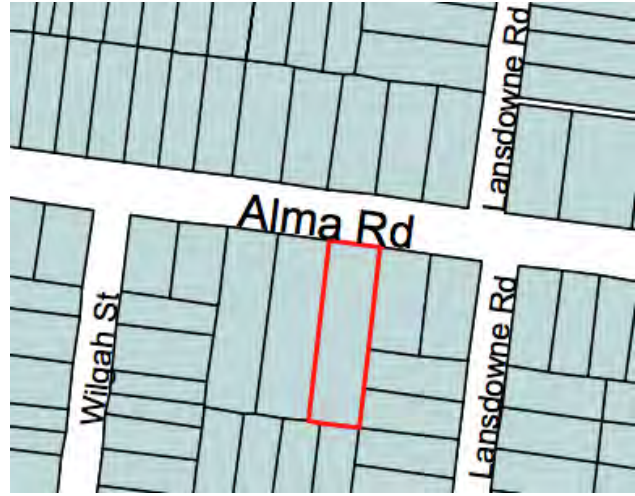




City of Port Phillip Heritage Review

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

Citation No:
22



Address: 217 Alma Road, St Kilda East

Heritage Precinct: None

Category: Residential: House

Heritage Overlay: HO25

Style: Interwar: American Bungalow

Graded as: Significant

Constructed: 1918-19

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The house, constructed in 1918-19 for William Rogers, at 217 Alma Road, St Kilda East is significant. It is 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.

Non-original alterations and additions are not significant.

How is it significant?

The house at 217 Alma Road, St Kilda East is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is aesthetically important 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. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Around 1900, 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. Development of the area was encouraged the opening in 1911 of the electric tram along Dandenong Road.

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.

References

Melbourne & Metropolitan Board of Works (MMBW) litho plan no.47, dated 1935

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

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

St. Kilda Rate Books: 1915-21, 1925-26, 1935-36, VPRS 8816/PI, PROV

Sands and McDougall Directory (SM) 1900, 1916

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.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in HO25 as a Significant place.

Primary source

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

Other studies

Andrew Ward, *Port Phillip Heritage Review*, 1998

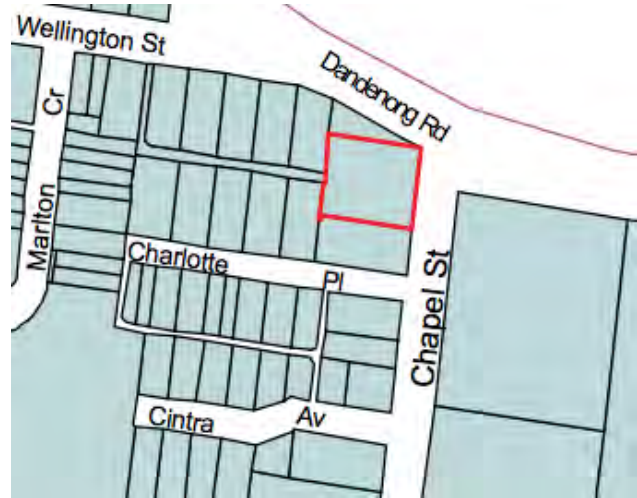
Other images

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City of Port Phillip Heritage Review

Place name: Astor Theatre
Other names: Astor Cinema

Citation No:
459



Address: 1-9 Chapel Street, St Kilda

Heritage Precinct: St Kilda East

Category: Cinema

Heritage Overlay: HO83

Style: Interwar: Jazz Moderne

Graded as: Significant

Constructed: 1936

Victorian Heritage Register: Yes, HI751

Designer: R. Morton Taylor

Amendment: C29, C142

Comment: Revised citation

Significance

The Astor Theatre is included on the Victorian Heritage Register (VHR HI751) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

What is significant?

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

Non-original alterations and additions are not significant.

How is it significant?

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

Why is it significant?

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

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

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

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

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

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

References

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

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

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

Description

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

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

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

Comparative analysis

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

Assessment

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

Recommendations

2016: Retain in HO83 as a Significant place.

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name: All Saints' Church of England complex

Citation No:
76

Other names: Gregory Hall



Address: 2 Chapel Street, St Kilda

Heritage Precinct: St Kilda East

Category: Religion: Church, Hall, Rectory

Heritage Overlay: HO81

Style: Victorian: Gothic, Federation: Arts & Crafts

Graded as: Significant

Constructed: 1858-60, 1873, 1882, 1908

Victorian Heritage Register: Yes, HI364

Designer: Nathaniel Billing, Frederick Wyatt, Terry & Oakden, P.G. Fick, Louis Williams

Amendment: C29, C142

Comment: Revised citation

Significance

All Saints' Church of England complex is included on the Victorian Heritage Register (VHR HI364) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

What is significant?

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

- The church, commenced in 1858 to the Early English Gothic design of Nathaniel Billing, and extended in 1873 and 1882 to designs prepared by architects Frederick Wyatt and Terry & Oaken, respectively.
- The vicarage, also designed by Billing and constructed c.1860 in polychrome brick in the Gothic style.
- Gregory Hall, designed by PG. Fick and constructed in 1908 in an abstracted Gothic style with Arts & Crafts detailing.
- The landscaped setting, which includes the semi-circular driveway to the front of the church, the mature exotic trees including the two *Magnolia grandiflora* placed symmetrically on either side of the church, Elms and a Fig in the front of the vicarage, and a Bunya Bunya Pine to the rear of the church.

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

How is it significant?

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

Why is it significant?

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

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

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.1 Maintaining spiritual life

Port Phillip thematic environmental history

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

History

Contextual history

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

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

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

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

All Saints' Church of England

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

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

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

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

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

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

References

Architects Index, Faculty of Architecture, University of Melbourne

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

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

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

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

National Trust of Australia (Victoria) File No. 3084

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



Description

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

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

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

Comparative analysis

No information.

Assessment

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

Recommendations

Retain in HO84 as a Significant place.

Primary source

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

Other studies

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

Other images



City of Port Phillip Heritage Review

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

Citation No:
78

Other names: St Michael's Grammar School



Address: 4 Chapel Street, St Kilda East

Heritage Precinct: St Kilda East

Category: Religion: Church, Manse, Hall

Heritage Overlay: HO6 & HO82

Graded as: Significant

Style: Victorian: Gothic; Interwar: Tudor

Victorian Heritage Register: Yes, H864

Constructed: 1877-1880, 1927-28

Designer: Albert Purchas (1877), Hare & Hare (1927)

Amendment: C29, C142

Comment: Revised citation

Significance

The former St George's Presbyterian Church (including the front fence, but excluding the hall) is included on the Victorian Heritage Register (VHR H864) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

What is significant?

The former St George's Presbyterian Church complex at 4 Chapel Street, St Kilda is significant. The significant features are:

- The church, designed by Albert Purchas and constructed in 1877-80 in a polychrome Gothic style, and the interior including the organ, original decoration and associated objects;
- The former church hall & Sunday School, designed by Hare & Hare and constructed in 1927-28, is of secondary significance. A gabled building of generally simple detailing, its most prominent element is the rendered entry porch that features a Tudor arch and abstracted Gothic detail; and

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

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

How is it significant?

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

Why is it significant?

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

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

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.1 Maintaining spiritual life

Port Phillip thematic environmental history

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

History

Contextual history

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

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

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

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

St George's Presbyterian Church & Hall

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

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

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

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

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

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

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

References

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

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

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

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

Description

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

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

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

The church and hall are substantially intact and the original cast iron fence across the frontage still remains. A post-war two storey cream brick manse is situated to the north of the church building.

Comparative analysis

No information.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

Other images



City of Port Phillip Heritage Review

Place name: St Kilda Artillery Orderly Room (former)

Citation No:
80

Other names: St Kilda Drill Hall



Address: 6-10 Chapel Street, St Kilda

Heritage Precinct: St Kilda East

Category: Military: Drill Hall

Heritage Overlay: HO84

Style: Victorian: Carpenter Gothic

Graded as: Significant

Constructed: 1889, 1909, 1915, 1935, c.1940s

Victorian Heritage Register: No

Designer: Samuel Ebden Brindley

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

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

- The complex of timber buildings designed by S.E. Brindley and constructed in 1889; and
- The brick and timber-framed buildings added during the interwar period around the perimeter of the site.

How is it significant?

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

Why is it significant?

It is historically significant for its associations with the establishment of military forces in Victoria during the nineteenth century and the expansion of Australia's military capability in the twentieth century. Its continual use for defence training purposes since c.1860 adds to its significance. The place is associated with the volunteer movement in Victoria, while the 1889 buildings are an important manifestation of the defence reforms of the 1880s. The buildings added during the interwar period are also significant as a manifestation

of the increased spending on defence after years of decline in the lead up to the Second World War. (Criteria A & D)

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

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

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

Thematic context

Victoria's framework of historical themes

7. Governing Victorians: 7.4 Defending Victoria and Australia

Port Phillip thematic environmental history

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

History

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

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

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

Imperial troops departed in 1870 and the Australian colonies had to take responsibility for their own defence. In the 1880s Victoria's military forces were reorganised and a Department of Defence came into being. The first Defence Minister, (later Sir) Frederick Sargood (a former draper and St Kilda volunteer) introduced significant reforms, and the volunteers' orderly rooms were taken over by the Department.

Volunteer units were disbanded and replaced by a better organised citizen force, the paid militia. The time was one of renewed fears of foreign attack, particularly attack from Russian forces (AHD).

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

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

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

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

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

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

References

Argus, 5 June 1865

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

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

Cooper, J.B., *The History of St Kilda. From its settlement to a city and after. 1840 to 1930*, 1931 vol. 2, p. 15
Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

Description

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

The other buildings include the 1889 residence which is weatherboard with a hipped and gabled roof, 1935 brick offices/classrooms, 1935 brick garages, a c.1940s store clad with asbestos-cement sheeting, a small



garden store, a small brick flammable store, an early 1900s store clad with weatherboards, an iron-clad store, and a 1915 store/toilet clad with weatherboards.

(Source: Australian Heritage Database)

Comparative analysis

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

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

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

Assessment

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

Recommendations

2016: Retain in HO84 as a Significant place.

Primary source

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

Other studies

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

Other images

-

City of Port Phillip Heritage Review

Place name: Cloyne
Other names: Madden House

Citation No:
2079



Address: 12 Chapel Street, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: House

Heritage Overlay: HO85

Style: Victorian: Italianate

Graded as: Significant

Constructed: 1887

Victorian Heritage Register: Yes, H733

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

'Cloyne' is included on the Victorian Heritage Register (VHR H733) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

What is significant?

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

Non-original alterations and additions are not significant.

How is it significant?

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

Why is it significant?

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

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

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

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

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

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

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

References

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

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

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

Heritage Victoria, 'Cloyne' citation (H733)

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

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

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

Description

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

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

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

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in HO85 as a Significant place.

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name: Free Presbyterian Church and Manse (former)

Citation No:
82

Other names: -



Address: 12B Chapel Street & 88 Alma Road, St Kilda

Heritage Precinct: St Kilda East

Category: Religion: Church, Manse

Heritage Overlay: HO80 & HO6

Style: Victorian: Gothic, Interwar: Tudor Revival

Graded as: Significant

Victorian Heritage Register: No

Constructed: 1865, 1868, 1938

Designer: Lloyd Taylor (1865), Victor G. Cook (1938)

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

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

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

How is it significant?

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

Why is it significant?

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

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

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.1 Maintaining spiritual life

Port Phillip thematic environmental history

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

History

Contextual history

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

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

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

Free Presbyterian Church

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

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

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

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

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

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

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

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

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

References

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

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

Lewis, Miles, *Victorian Churches*, 1991

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

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



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

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

Description

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

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

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

Comparative analysis

No information.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

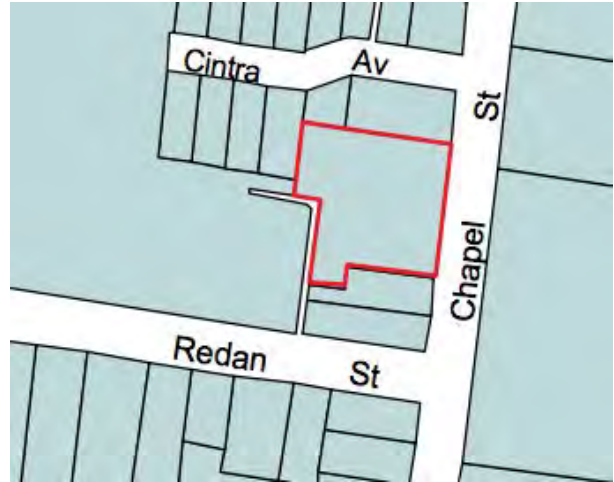
Other images



City of Port Phillip Heritage Review

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

Citation No:
81



Address: **25-27 Chapel Street, St Kilda**

Heritage Precinct: St Kilda East

Category: **Residential: House, Mansion**

Heritage Overlay: HO86

Style: **Victorian: Renaissance Revival (Rondebosch), Italianate (Elmwood)**

Graded as: Significant

Victorian Heritage Register: Yes, H754

Constructed: **1868, 1884 (Rondebosch) & 1880 (Elmwood)**

Designer: **Rondebosch - Crouch & Wilson (1868), Nahum Barnet (1884)
Elmwood - Smith & Johnson**

Amendment: **C29, C142**

Comment: **Revised citation**

Significance

'Rondebosch' is included on the Victorian Heritage Register (VHR H754) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

What is significant?

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

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

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

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

How is it significant?

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

Why is it significant?

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

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

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

Thematic context

Victoria's framework of historical themes

- 2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home
- 6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

- 2. Migration: 2.3 St Kilda
- 5. Settlement: growth and change: 5.3 The late nineteenth century boom

History

'Rondebosch'

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

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

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

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

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

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

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

'Elmwood'

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

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

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

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

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

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

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

References

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

Heritage Victoria, VHR citation for 'Rondebosch'

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

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

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

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

Sands & McDougall Directories, 1865-1885

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

Description

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

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

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

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

Comparative analysis

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

Assessment

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

Recommendations

2016: Retain in HO86 as a Significant place.



Primary source

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

Other studies

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

Other images



City of Port Phillip Heritage Review

Place name: Charnwood Oaks
Other names: Cooma, Rosedale, House, Flats

Citation No:
867 & 869



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

Heritage Precinct: St Kilda East

Category: Residential: Flats

Heritage Overlay: HO6

Style: Interwar: Arts & Crafts

Graded as: Significant

Constructed: c.1880, 1920

Victorian Heritage Register: Recommended

Designer: Haddon & Henderson (1920)

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

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

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

How is it significant?

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

Why is it significant?

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

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda

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

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

The building of flats accelerated during the 1920s:

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

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

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

'Charnwood Oaks'

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

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

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

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



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

Haddon & Henderson

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

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

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

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

References

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

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

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

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

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

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

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

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

Description

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

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

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

Comparative analysis

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

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

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

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

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

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

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

Assessment

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

Recommendations

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

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

Primary source

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

Other studies

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

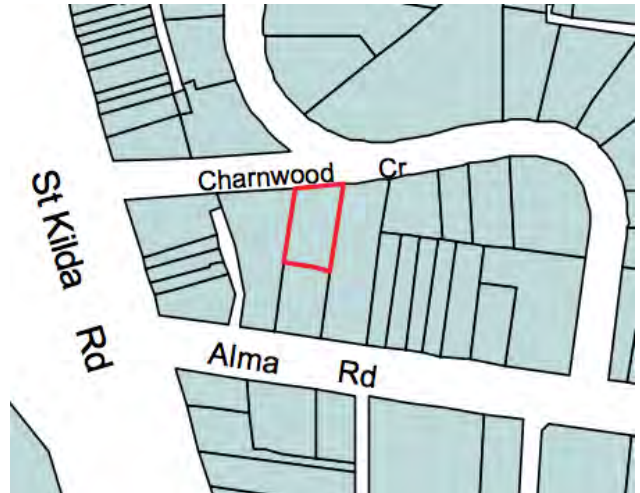
Other images



City of Port Phillip Heritage Review

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

Citation No:
83



Address: 5 Charnwood Crescent, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: House

Heritage Overlay: HO6

Style: Victorian: Free Classical

Graded as: Significant

Constructed: 1871

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

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

Non-original alterations and additions are not significant.

How is it significant?

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

Why is it significant?

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

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

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

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

House, 5 Charnwood Crescent

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

References

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

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

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

Description

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

Intactness

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



Comparative analysis

No information.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name: St Kilda Hebrew Congregation
Synagogue & Assembly Hall

Citation No:
2080

Other names: -



Address: 5 Charnwood Crescent, St Kilda

Heritage Precinct: St Kilda East

Category: Community: Synagogue, Hall

Heritage Overlay: HO89

Style: Interwar: Byzantine Revival

Graded as: Significant

Constructed: 1926, 1940, 1955-57

Victorian Heritage Register: Yes, H1968

Designer: Joseph Plottel, H. Vivian Taylor

Amendment: C29, C142

Comment: Revised citation

Significance

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

The local statement of significance is as follows:

What is significant?

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

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

Non-original alterations and additions are not significant.

How is it significant?

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

Why is it significant?

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

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

Thematic context

Victoria's framework of historical themes

- 2. Peopling Victoria's places and landscapes: 2.5 Migrating and making a home
- 8. Building community life: 8.1 Maintaining spiritual life

Port Phillip thematic environmental history

- 2. Migration: 2.3 St Kilda
- 5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

Contextual history

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

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

St Kilda Hebrew Congregation Synagogue

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

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

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

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

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

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

References

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

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

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

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



Description

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

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

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

Comparative analysis

No information.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name: Chandos Court
Other names: Flats

Citation No:
868



Address: 17-25 Charnwood Crescent, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: Flats

Heritage Overlay: HO6

Style: Interwar: Arts & Crafts

Graded as: Significant

Constructed: c.1870, 1922, 1924, 1932

Victorian Heritage Register: No

Designer: Schreiber & Jorgensen (1922),
Harry R. Johnson (1924)

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

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

There is a larger brick entablature on the chimney breast, with corbeled details, suggesting an abstracted Greek influence. At the centre of the chimney breast is the name of the building, in simple raised letters, and below it are three depressed lines – a typical Arts & Crafts design element.

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

How is it significant?

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

Why is it significant?

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

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda

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

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

The building of flats accelerated during the 1920s:

In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the

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

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

'Chandos Court', 17-25 Charnwood Crescent

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

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

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



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

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

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

References

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

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

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

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

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

Sands & McDougall Directory (SM), 1920-1940

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

Description

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

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

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

Comparative analysis

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

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

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

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

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

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

Assessment

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

Recommendations

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

Primary source

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

Other studies

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



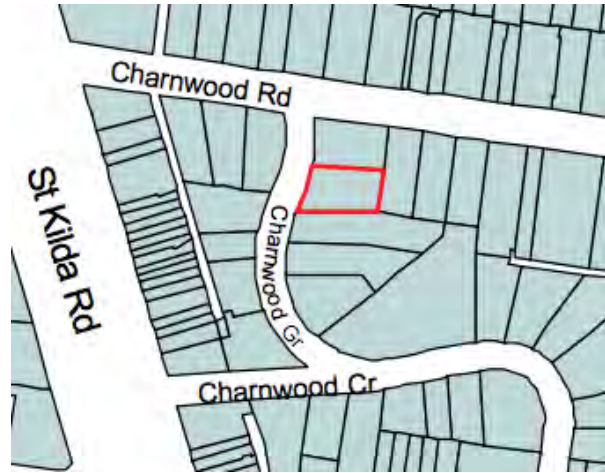
Other images



City of Port Phillip Heritage Review

Place name: Tyrell House
Other names: Flats

Citation No:
870



Address: 6 Charnwood Grove, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: Flats

Heritage Overlay: HO6

Style: Interwar: Arts & Crafts

Graded as: Significant

Constructed: 1926

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

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

Non-original alterations and additions are not significant.

How is it significant?

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

Why is it significant?

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda

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

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

The building of flats accelerated during the 1920s:

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

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

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

Tyrell House, 6 Charnwood Grove

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

References

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

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

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

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

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

Description

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

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

Comparative analysis

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

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

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

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

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

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

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

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

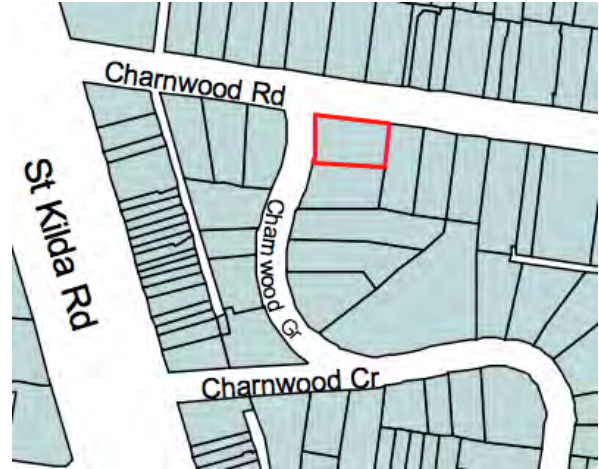
Other images

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City of Port Phillip Heritage Review

Place name: Luxor
Other names: Flats

Citation No:
871



Address: 9 Charnwood Road, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: Flats

Heritage Overlay: HO6

Style: Interwar: Arts & Crafts

Graded as: Significant

Constructed: 1927

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

'Luxor', the flats constructed by Edwin Haugh in 1927 for Mr Henry Falk, at 9 Charnwood Road, St Kilda is significant. 'Luxor' is a two-storey block of interwar flats that illustrates the transition from the Arts & Crafts flats of the early 1920s to the Mediterranean and Georgian Revival flats of the late 1920s and early 1930s. The flats have a simple box like form that is articulated by projecting window bays, access balconies and porches, which are enclosed by outward extensions of the main roof. The materials and detailing contributes to the Art and Crafts stylistic character of the building and includes the roughcast facades (now painted) that contrast with the brickwork detailing to the segmental arch opening facing Charnwood Road, the tops of the chimneys and the balustrades to the external stairs and balconies, face-of-wall timber six-over-one sash windows in banks of three, while the dominant hip roof with broad projecting eaves and the arrangement of arched balcony and doorway openings impart a Mediterranean/Georgian character. 'Luxor' is in raised cursive script on the corner wall facing Charnwood Road.

Non-original alterations and additions are not significant.

How is it significant?

'Luxor' at 9 Charnwood Road, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and well-detailed example of an interwar apartment block. The prominent location of this building at the intersection of Charnwood Grove and Charnwood Road heralds a series of

distinguished Interwar flat blocks and houses, which in large part define the character of Charnwood Road and Charnwood Grove. The building is enhanced by its simple yet bold massing, composed with a simple box like form and encompassing low slung hipped roof, and articulated by projecting window bays, arched access balconies and porches which are enclosed by outward extensions of the main roof. The significance of the place is enhanced by the relatively high degree of intactness, which includes the original front fence. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

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

Luxor, 9 Charnwood Road

This property, situated at the east corner of Charnwood Grove and Charnwood Road, once formed part of the grounds surrounding the 'Charnwood' mansion that occupied the whole of the west side of Charnwood Grove. In 1925 'Charnwood' was subdivided into nine allotments, with the mansion retained on one and the others sold as building sites. This property was sold to Henry Falk in July 1927. By that time Mr Falk had already obtained a permit for the construction of brick flats, which were erected by Edwin Haugh. The estimated cost was £8,000.

References

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

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

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

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

St Kilda Building Permit (BP) No. 6769 issued 5 April 1927

Description

'Luxor' is a two storey block of interwar flats that illustrates the transition from the Arts & Crafts flats of the early 1920s to the Mediterranean and Georgian Revival flats of the late 1920s and early 1930s. The flats have a simple box like form that is articulated by projecting window bays, access balconies and porches, which are enclosed by outward extensions of the main roof. The materials and detailing contributes to the Art and Crafts stylistic character of the building and includes the roughcast facades (now painted) that contrast with the brickwork detailing to the segmental arch opening facing Charnwood Road, the tops of the chimneys and the balustrades to the external stairs and balconies, face-of-wall timber six-over-one sash windows in banks of three, while the dominant hip roof with broad projecting eaves and the arrangement of arched balcony and doorway openings impart a Mediterranean/Georgian character. 'Luxor' is in raised cursive script on the corner wall facing Charnwood Road.

The complex is substantially intact, and includes the original front fence.

Comparative analysis

No information.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

Other images



City of Port Phillip Heritage Review

Place name: House
Other names: -

Citation No:
872



Address: 11 Charnwood Road, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: House

Heritage Overlay: HO6

Style: Interwar: Mediterranean

Graded as: Significant

Constructed: 1927

Victorian Heritage Register: No

Designer: Lewis Levy

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The house, designed by Lewis Levy and constructed in 1927, at 11 Charnwood Road, St Kilda is significant. It is a two-storey residence in the Mediterranean style. Typically, the house has plain rendered walls and a hipped tile roof with deep overhanging eaves with an arcaded loggia at the ground level and a balcony with trabeated openings supported on paired Tuscan columns at the upper level, which has a solid balustrade with a centrally placed planter box resting on corbels. The chimneys are rendered with an incised band around the top. The house has a high degree of external integrity and intactness and is complemented by the original rendered front fence.

Non-original alterations and additions are not significant.

How is it significant?

The house at 11 Charnwood Road, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and intact example of a house in the Mediterranean style. The house is notable for the robust massing created by the ground floor arcades that contrast with the trabeated first floor openings of the loggia. These shade-giving elements of the loggia and the deep roof eaves are important characteristics of the style. The house contributes in style, scale and materials to a collection of interwar

houses and flats in this locality and provides an interesting contrast to the neighbouring house at 11A, which is in the related Spanish Mission style. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

This property once formed part of the grounds surrounding the 'Charnwood' mansion that occupied the whole of the west side of Charnwood Grove. In 1925 'Charnwood' was subdivided into nine allotments, with the mansion retained on one and the others sold as building sites. This property was sold in August 1926 to Robert Renof who in turn sold it in March of the following year to May Mendelsohn of Brighton Road. This house, designed by Lewis Levy, was constructed in 1927 for Dr & Mrs. Mendelsohn (BP, LV).

In 1947 Dr Mendelsohn obtained a permit to convert the house into two flats (BP).

This house remained the home of the Mendelsohn family until the early 1960s.

Little is known about the architect Lewis Levy. He was active during the interwar period and designed a number of houses and flats in Toorak, South Yarra, St Kilda and Elwood in a range of styles including Tudor/Old English revival, Mediterranean, and Arts & Crafts Bungalow. In the HO6 St Kilda East precinct he also designed the 'Sandhurst' flats at 101 Alma Road, which were constructed in 1925, and other examples of his work in St Kilda include the Arts & Crafts style flats at 79 Park Street (1926) and two mixed-use shop and flat developments in Acland Street at nos. 171-173 (1925) and nos. 87-89 (1926).

References

Apperly, R., Irving, R. & Reynolds, P., *A pictorial guide to identifying Australian architecture. Styles and terms from 1788 to the present*, 1989.

Cuffley, Peter, *Australian houses of the twenties and thirties*, (2nd edition) 2007.

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

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

St Kilda Building Permit (BP) No. 6717 issued 16 February 1927, No. U.377 issued 21 July 1947

Description

This is a fine example of a residence in the Mediterranean style. Typically, the house has plain rendered walls and a hipped tile roof with deep overhanging eaves with an arcaded loggia at the ground level and a balcony with trabeated openings supported on paired Tuscan columns at the upper level, which has a solid balustrade with a centrally placed planter box resting on corbels. The chimneys are rendered with an incised band around the top.

The house has a high degree of external integrity and intactness and is complemented by the original high rendered front fence.

Comparative analysis

The Mediterranean style is related to the Interwar Spanish Mission style, but is intentionally designed with subtler features, in a simple yet elegant form. Details take on an austere classical or Renaissance mode, which subtly evokes a vaguely Mediterranean feel, in comparison to the more blatant and bold Iberian features of Spanish Mission architecture. In particular, Interwar Mediterranean domestic architecture incorporates pergolas, balconies, arcaded loggia and a formal entrance, with sidelights and highlights, while Tuscan columns appear in verandahs and porches. The exterior is lightly bagged or cement-rendered. Large double-hung sashes have small panes with narrow wooden glazing bars, which reflect Georgian principles, often with louvered shutters.

This house is a fine and intact example of the Mediterranean style. It is notable for the robust massing created by the ground floor arcades that contrast with the trabeated first floor openings of the loggia. These shade-giving elements of the loggia and the deep roof eaves are important characteristics of the style. The building is substantially intact and contributes in style, scale and materials to a collection of similar buildings in this locality and provides an interesting contrast to the neighbouring house at 11A, which is in the related Spanish Mission style.

There are relatively few examples of houses in the Mediterranean style in Port Phillip. Of the known examples most (e.g., 57 Alexandra Street, 2-4 Mooltan Avenue and 5 and 15 Wavenhoe Avenue, all within the HO391 St Kilda East: Murchison Street & Wavenhoe Avenue precinct) are single storey and less impressive than 11 Charnwood Road.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

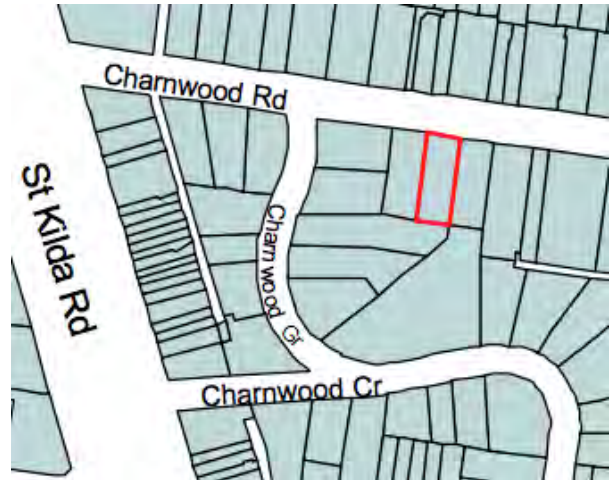
Other images



City of Port Phillip Heritage Review

Place name: House
Other names: -

Citation No:
873



Address: 11A Charnwood Road, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: House

Heritage Overlay: HO6

Style: Interwar: Spanish Mission

Graded as: Significant

Constructed: 1928

Victorian Heritage Register: No

Designer: Leslie J.W. Reed

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The house, designed by Leslie J.W. Reed and constructed in 1928, at 11A Charnwood Road, St Kilda is significant. This is a two-storey residence in the Spanish Mission style with interesting planning incorporating a side entrance beneath a cantilevered porte cochere. The house has rendered walls and a hipped roof with deep overhanging eaves with projecting two-storey balconies with arcaded openings and balustrades to the front and east side. Other details that are characteristic of this style include the twisted classical columns to the upper level balcony and false arches containing conches to the timber sash windows and first floor balcony doors that have diamond pattern leadlights to the upper frames, and the inset decorative wrought iron grills below the openings at the ground floor. The tall rendered chimneys have arched covers. The house has a high degree of external integrity and intactness and the original garage with timber doors survives at the rear.

Non-original alterations and additions are not significant.

How is it significant?

The house at 11A Charnwood Road, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and well-detailed house in the Spanish Mission style with characteristic form and detailing demonstrated here by the extensive provision of shaded spaces through the use of porches,

balconies and deep overhanging eaves, as well as informal classical motifs such as the twisted columns to the upper level balcony and false arches containing conches to the windows, and the romantic picturesque massing of the design. The cantilevered porte cochere is an unusual and notable feature and the house is complemented by the original garage. The house contributes in style, scale and materials to a collection of interwar houses and flats in this locality and provides an interesting contrast to the neighbouring house at 11, which is in the related Mediterranean style. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

This property once formed part of the grounds surrounding the 'Charnwood' mansion that occupied the whole of the west side of Charnwood Grove between Charnwood Crescent and Charnwood Road. In 1925 'Charnwood' was subdivided into nine allotments, with the mansion retained on one and the others sold as building sites. This property was sold to Sarah Cohen in October 1927 and this house was constructed for Mrs Cohen in the following year. Leslie J.W. Reed was the architect and W. Mundes the builder.

References

Apperly, R., Irving, R. & Reynolds, P., *A pictorial guide to identifying Australian architecture. Styles and terms from 1788 to the present*, 1989

Cuffley, Peter, *Australian houses of the twenties and thirties*, (2nd edition) 2007

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

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

St Kilda Council Building Permit (BP) No. 6769 issued 13 March 1928

Description

This is a fine example of a two-storey residence in the Spanish Mission style with interesting planning incorporating a side entrance beneath a cantilevered porte cochere. The house has rendered walls and a hipped roof with deep overhanging eaves with projecting two-storey balconies with arcaded openings and balustrades to the front and east side. Other details that are characteristic of this style include the twisted classical columns to the upper level balcony and false arches containing conches to the timber sash windows and first floor balcony doors that have diamond pattern leadlights to the upper frames, and the inset decorative wrought iron grills below the openings at the ground floor. The tall rendered chimneys have arched covers.

The house has a high degree of external integrity and intactness. The only significant visible alteration has been the insertion of windows into the ground floor arched openings, and the loss of some planter boxes (as indicated by the corbels beneath some of the upper floor windows). The original garage with timber doors is thought to survive at the rear.

The original rendered front fence has been altered by increasing the height of the pillars, which were rendered and capped, and the addition of the ladder style balustrade, while the gates (originally timber) have been replaced.

Comparative analysis

Spanish Mission is a romantic and evocative style. It emerged in the late nineteenth century in the United States and was popularized in the 1920s, particularly in California and Florida. In Australia, awareness of the style owed much to the influence of Hollywood and the first examples appeared by the mid-1920s. It is characterized by use of light tones and colours, exploitation of sunlight and shadow and concentrations of elaborate ornament contrasted with plain surfaces. Buildings are generally asymmetrical with stuccoed wall surfaces with simulated handcrafted texture. Roofs are medium pitched and often feature half-round tiles. Distinctive features include arcaded loggias and balconies, often supported by 'barley twist' columns, and use of decorative wrought-iron work, ceramic tiles or plaster ornament, often invoking classical features. Fences were often high and solid. (Apperly, 1989:179, Cuffley 2007:94-97).

This is a fine and well-detailed example of the style with characteristic form and detailing demonstrated here by the extensive provision of shaded spaces through the use of porches, balconies and deep overhanging eaves, as well as informal classical motifs such as the twisted columns to the upper level balcony and false arches containing conches to the windows, and the romantic picturesque massing of the design. The cantilevered porte cochere is an unusual and notable feature and the house is complemented by the original garage.

This is also a relatively early example of the style. One of the earliest known examples in Victoria is 'Broome' at 6 Glyndebourne Avenue, Toorak, which was constructed in 1925 to a design by architect, Marcus Martin, while the first illustration of the Spanish Mission style in *Australian Home Beautiful* was 12 April 1926 for a house in Hobart. Perhaps the most renowned residential example of the style in Australia, 'Boomerang' in Elizabeth Bay, Sydney, was constructed in 1926. Early examples were architect-designed, while builder's interpretations began to appear from 1929 onwards (Cuffley 2007:94-97).

True Spanish Mission style houses are relatively rare in Port Phillip. Comparable examples of individual significance in the *Port Phillip Heritage Review* include 'Granada' at 28 Eildon Road (1927, designed by F.D. Meadows, HO5 St Kilda Hill), 38 Tennyson Street (1929, designed by G.J. Sutherland, HO7 St Kilda Elwood Balaclava Ripponlea) and 4 Los Angeles Court, Ripponlea (1930, designed by Schreiber & Jorgensen HO7 St Kilda Elwood Balaclava Ripponlea). Another example within the HO6 St Kilda East precinct is the house at 151 Alma Road, which is very intact and retains details such as Cordoba tiles to the arched vehicle entry portico, ornamental vigas below the windows, twisted columns between the lower windows, tooled stucco walls and blind windows with Saltaire cross. However, it lacks the bold and picturesque massing of 11A Charnwood Road.

Assessment

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

Recommendations

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



Primary source

Helms, David, *H06 St Kilda East Precinct heritage review*, 2016

Other studies

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

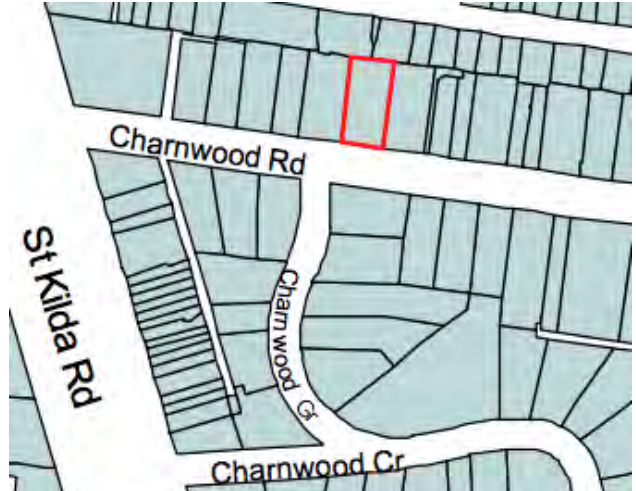
Other images



City of Port Phillip Heritage Review

Place name: **Flats**
Other names: -

Citation No:
874



Address: 16 Charnwood Road, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: Flats

Heritage Overlay: HO6

Style: Interwar: Moderne

Graded as: Significant

Constructed: 1939

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The flats, constructed in 1939, at 16 Charnwood Road, St Kilda are significant. This is a three storey interwar block of flats in a stepped plan that demonstrate the influence of the Moderne style through the steel framed corner windows, curved balconies with a projecting ledge and decorative wrought iron balustrade and open curved stairway. The walls and chimneys are finished in textured render. A low brick fence along the frontage appears to be original.

Non-original alterations and additions including the metal palisade front fence are not significant.

How is it significant?

The flats at 16 Charnwood Road, St Kilda are of local aesthetic significance to the City of Port Phillip.

Why is it significant?

It is aesthetically significant for the unusual combination of Moderne style form, massing and detailing in combination with textured render more commonly associated with the Spanish Mission style. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda

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

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

The building of flats accelerated during the 1920s:

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

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

Flats, 16 Charnwood Road

Charnwood Road was created in the 1860s on part of the land occupied by the 'Charnwood' mansion and by the end of the nineteenth century was almost fully developed with substantial villas and mansions on large allotments. This property at no.16 contained a typical villa residence, asymmetrical in plan with three sided bay window (MMBW).

The nineteenth century house was replaced by present flats, which were built in 1939 for D. Bruhard and first appeared in the Sands & McDougall Directory in 1940 (BP, SM).

References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no.1359, dated 1898

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

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

St Kilda Building Permit (BP) No. 10197 issued 1 March 1939

Sands & McDougall Directory (SM) 1940

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

Description

This is a three storey interwar block of flats in a stepped plan that demonstrate the influence of the Moderne style through the steel framed corner windows, curved balconies with a projecting ledge and decorative wrought iron balustrade and open curved stairway. The walls and chimneys are finished in textured render. The flats are in good condition and have a relatively high degree of external integrity. A low brick fence along the frontage appears to be original, but the metal palisade fence is a recent addition.

Comparative analysis

No information.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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



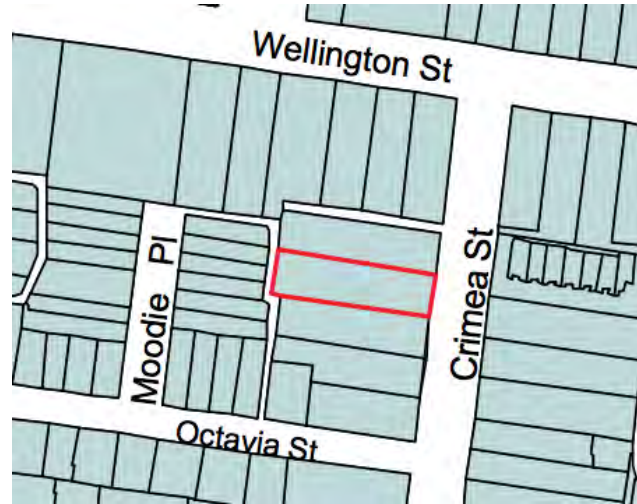
Other images



City of Port Phillip Heritage Review

Place name: House
Other names: -

Citation No:
2103



Address: 3 Crimea Street, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: House

Heritage Overlay: HO6

Style: Victorian: Italianate

Graded as: Significant

Constructed: 1882

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The house, constructed in 1882, at 3 Crimea Street, St Kilda is significant. An opulent Boom Style two storeyed stuccoed villa with unusual elements including the projecting bay with fluted pilasters and extensive glazed areas, the entry with columns, arch and pedimented treatment foreshadowing the Queen Anne period and ground floor window bay beneath an upper level cast iron verandah. The pediment motif is extended to the projecting window bay parapet. At the front entry there are cast iron gate and pillars manufactured by C. Hocking.

Non-original alterations and additions are not significant.

How is it significant?

The house and cast iron entry gate and pillars at 3 Crimea Street, St Kilda are of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant for its capacity to demonstrate the extravagance of the land boom years along with the manner in which the builder, George Parsons, invested heavily in this attractive residential area and helped to consolidate its reputation. In this respect he represents a type of developer who was characteristic of the period and concentrated on the construction of prestigious villas. (Criterion A)

It is of aesthetic significance as an unusual and imposing villa residence of the period, removed from the mainstream by the unusual massing and treatment of its elements, and complemented by the original entry gate. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

The population of St Kilda grew rapidly during the building boom of the 1880s, rising to 19,000 by 1890 and the opening in 1888 of cable trams along Wellington Street, High Street and Brighton Road, and Chapel Street stimulated development along the routes. During the 1880s boom almost all the vacant land in the 'Charnwood' estate and surrounding streets was built upon and new subdivisions such as Marlton Crescent were created to meet the demand for housing. By 1897 the only remaining gaps in the block bounded by High Street, Alma Road, Chapel Street and Wellington Street were the grounds surrounding the mansion estates of 'Charnwood', 'Cintra', 'Nicholson House' and 'Decomet'.

House, 3 Crimea Street

At Crown land sales, S. Bantree bought lot 67A, which comprised 10 acres along the south side of Wellington Street west from Chapel Street. At the time of J.E.S. Vardy's survey of St. Kilda in 1873, the area had been subdivided and substantially developed although Crimea Street remained almost entirely vacant land. In that year, J.C. Gresson owned lot 87 (no.3), which the builder, George Parsons subsequently bought with several other lots on the west side of Crimea Street. Parsons built houses at nos.1 and 7 in 1881 and nos.3 and 5 in 1882. William Drummond who was described as a banker in 1883 and a jeweller in 1890, bought the completed house at no.3 for his residence. It had twelve rooms and an NAV of 150 pounds (RB).

Drummond continued to live at no.3 at the turn of the century by which time two rooms had been added (RB). Subsequent occupants included Albert Coppel in 1910 and Arthur Whelan in 1920 and 1930 (SM).

References

MMBW litho plan no.45, undated.

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St. Kilda Rate Books (RB): 1879, 1882-83, 1890-91, 1899-1900

Sands and McDougall directories (SM): 1890, 1900, 1910, 1920, 1930

J.E.S. Vardy, "Plan of the Borough of St. Kilda", Hamel and Ferguson, 1873, North/1

Description

An opulent Boom Style two storeyed stuccoed villa with unusual elements including the projecting bay with fluted pilasters and extensive glazed areas, the entry with columns, arch and pedimented treatment



foreshadowing the Queen Anne period and ground floor window bay beneath an upper level cast iron verandah. The pediment motif is extended to the projecting window bay parapet.

Condition: Sound. Integrity: High, includes cast iron gate and pillars manufactured by C. Hocking.

Comparative analysis

No information.

Assessment

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

Recommendations

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

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

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

Other studies

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

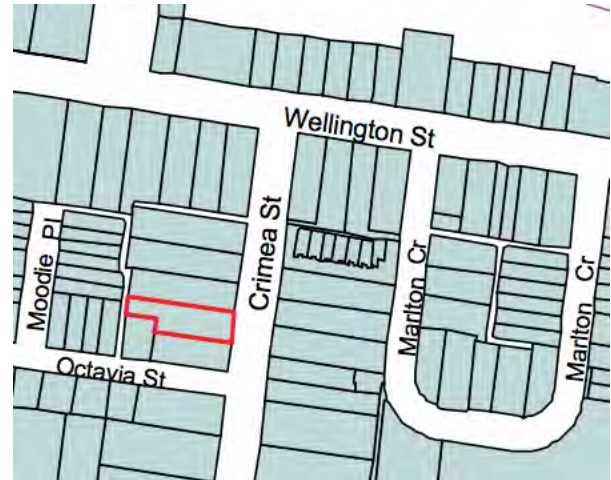
Other images



City of Port Phillip Heritage Review

Place name: St Hubert's
Other names: Flats

Citation No:
882



Address: 7 Crimea Street, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: Flats

Heritage Overlay: HO6

Style: Interwar Arts & Crafts/Freestyle

Graded as: Significant

Constructed: 1881, 1921, 1925

Victorian Heritage Register: No

Designer: Hugh Philp (1925)

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

St Hubert's, constructed as a single residence in 1881 and converted to four flats c.1925 to design by Hugh Philp, at 7 Crimea Street, St Kilda is significant. This is a two storey building with rendered walls and a hipped roof. Additions made to the building as part of the conversion to flats include the two storey balconies and porches and front and side access stairs. The balconies are supported by tall square capped piers that support a timber arch with Art Nouveau cut out details and have brick and render balustrades and flat rooves with deep eaves. The name 'St Hubert's' is in rendered raised letters set into a panel in the front balcony. The access stairs have similar piers and metal balustrades. Tall groups of multi-paned windows and doors with toplights open on to the balconies. The front fence with brick piers and balusters and rendered cap and rail is contemporary with the conversion and detailed to match the balustrade. Traces of the Victorian house remain in the rendered chimneys and slate roof.

How is it significant?

St Hubert's at 7 Crimea Street, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

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

It is aesthetically significant as a typically eccentric building that forms part of the stylistically diverse collection of interwar flats in St Kilda. It is notable for the series of balconies, verandahs and porches, each comprised of free standing rectangular piers, creating the impression the original Victorian house is embedded in the remains of a hypostyle hall. The flats are highly intact and complemented by the original front fence. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.3 The late nineteenth century boom, 5.4 Depression and recovery: the inter-war years

History

Flat development in St Kilda

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

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

The building of flats accelerated during the 1920s:

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

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164

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

St Huberts, 7 Crimea Street

At Crown land sales, S. Bantree bought lot 67A, which comprised 10 acres along the south side of Wellington Street west from Chapel Street. At the time of J.E.S. Vardy's survey of St. Kilda in 1873, the area had been subdivided and substantially developed although Crimea Street remained almost entirely vacant land. In that year J.C. Gresson owned lot 87 (no.3), which the builder, George Parsons subsequently bought with several other lots on the west side of Crimea Street. Parsons built houses at nos.1 and 7 in 1881 and nos. 3 and 5 in 1882.

The occupants of this house at no.7 changed regularly during the late nineteenth and early twentieth century. In 1885 Frederick Millage was in residence. He was replaced by George Brind in 1890, and then Max Kronimher in 1895, followed by Mathew Mitchell in 1900, Alfred Kornblum in 1905, H.W.T. Kayser in 1910, Miss Annie Watts in 1915, and Charles B. Counsel in 1920. By the early 1920s the owner was Dr. Thomas Murphy who lived at no.9. He obtained building permits for 'brick additions' in 1921 and garages in 1925. It appears the earlier permit was for the conversion of the house to a block of four flats, which was named 'St Hubert's'. The architect, Hugh Philp, prepared the plans for the garages and so its possible that he also was responsible for the design for the flat conversion.

The occupants of 'St Hubert's' in 1930 included Mrs. A. Pearson, Henry Morant and William Kelly (SM).

References

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

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

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St Kilda Council building permits nos. 4439 ('brick additions'), issued 14 February 1921; 6270 (brick garages & concrete stairs) issued 18 December 1925

Sands and McDougall directories (SM): 1885-1930

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

Description

Originally a two storey Victorian house, St Hubert's was converted into four apartments in the early 1920s. This is a two storey building with rendered walls and a hipped roof. Additions made to the building as part of the conversion to flats include the two storey balconies and porches and front and side access stairs. The balconies are supported by tall square capped piers that support a timber arch with Art Nouveau cut out details and have brick and render balustrades and flat rooves with deep eaves. The name 'St Hubert's' is in rendered raised letters set into a panel in the front balcony. The access stairs have similar piers and metal balustrades. Tall groups of multi-paned windows and doors with toplights open on to the balconies. The front fence with brick piers and balusters and rendered cap and rail is contemporary with the conversion and detailed to match the balustrade. Traces of the Victorian house remain in the rendered chimneys and slate roof.



Comparative analysis

As a nineteenth century house converted to flats in the early twentieth century, St Hubert's is representative of a distinctive St Kilda building type. 'Conversions' were among the earliest flat types to emerge in Port Phillip and according to Sawyer (1982:61) the poor quality of some brought flats 'into disrepute' and cites a 1923 *Australian Home Builder* article that was highly critical of the practice:

Take any old house, dress up the front with a coat of roughcast and an outside staircase; insert a bathroom and lavatory somewhere on the upper floors, also a stove and a sink. If there is room at the back, add a back verandah – platform rather – to the upper floor...

However, at the other end of the scale there were also a number of conversions of exceptional quality such as the 1911 transformation of the former *Cliveden* in East Melbourne into *Cliveden Mansion Flats*. Many of these higher quality conversions were designed by architects.

Port Phillip has examples of both types of conversions. One of the earliest examples of a terrace row conversion is 'Marli Place', 3-7 The Esplanade, St Kilda, which was converted to flats around 1911 (Significant within HO5). This is an example of a basic conversion with prominent external staircases being the most visible change. Otherwise the terrace largely retains its mid-Victorian character.

Examples of more sophisticated architect-designed terrace conversions include 'Grosvenor Mansions' (1919, plans prepared by Howard R. Lawson) at 74-88 William Street, Balaclava (Individually Significant within HO7) and 'Carnong Courts' (1926, plans prepared by A & K Henderson) at 29-33 Robe Street, St Kilda (Individually Significant within HO5). Both have Arts & Crafts detailing, and 'Carnong Court' is notable for the arrangement of semi-enclosed stairwell towers at the front of the building as an integral and distinctive part of the design.

St Hubert's is comparable in the degree of transformation to 'Grosvenor Mansions' and 'Carnong Courts'. Stylistically, it demonstrates the free application of various styles including Arts & Crafts that is typical of many interwar flats and houses in St Kilda. Comparable examples within HO6 include 'Charnwood Oaks', converted in 1920 to a design by architects Haddon & Henderson, 'Chandos Court', converted in stages, c.1920-25 to designs by architects Schreiber & Jorgensen and Harry R. Johnson, and 'Duband Court' converted in 1926 (architect/designer unknown).

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

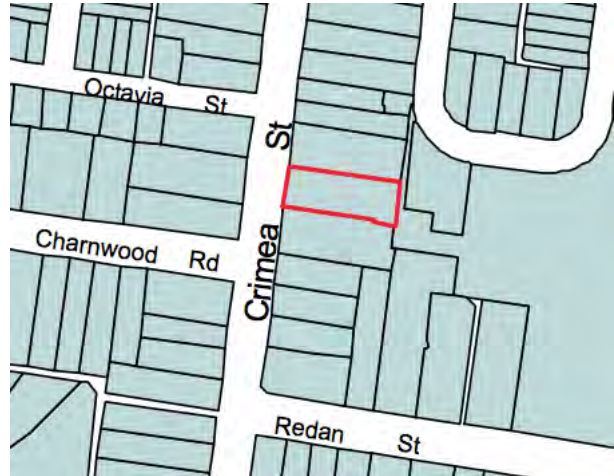
Other images



City of Port Phillip Heritage Review

Place name: Particular Baptist Church
(former)
Other names: Balaclava Masonic Temple, St Michael's
Grammar School

Citation No:
86



Address: 16 Crimea Street, St Kilda

Heritage Precinct: St Kilda East

Category: Religion: Church

Heritage Overlay: HO6

Style: Victorian: Romanesque

Graded as: Significant

Constructed: 1876

Victorian Heritage Register: No

Designer: Thomas Matthews

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The former Particular Baptist Church, designed by Thomas Matthews and constructed in 1876, at 16 Crimea Street, St Kilda is significant. The simple, gable roofed, rectangular building utilises polychromatic brickwork to decorate an otherwise plain church building. Buttresses, corners and window surrounds are highlighted by the use of patterned, cream brickwork. Arches of openings are round, imparting a classical rather than gothic character. The composition is symmetrical with a small gable ended entrance porch protruding from the front.

Non-original alterations and additions are not significant.

How is it significant?

The former Particular Baptist Church at 16 Crimea Street, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant for its associations with the establishment of the Baptist Church in St Kilda and demonstrates how there were once separate congregations associated with different social classes. (Criterion A)

It is of architectural significance as a representative example of a Baptist Church. The simple Classical form and detailing is typical of Baptist churches and the church is also notable for the use of polychromatic

brickwork that was evidently influenced by the Independent Church, Collins Street, Melbourne, designed by Reed and Barnes in 1868. It is also significant as a landmark building that contributes to the historic character of Crimea Street. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.1 Maintaining spiritual life

Port Phillip thematic environmental history

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

History

Contextual history

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

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

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

Particular Baptist Church (former)

The former Baptist Church, Crimea Street, St Kilda, was erected in 1876 and the architect was Thomas Matthews. It was built to accommodate four hundred people, however, the congregation had dwindled and so the church was closed in 1922 and sold to the Balaclava Lodge of Freemasons. The Lodge altered and extended the building to use as their Temple. Seabrook & Fildes designed the additions carried out in 1936.

Today, the building is used by St Michael's Grammar School.

The Particular Baptist Church was one of two Baptist congregations established in St Kilda in the nineteenth century; the other was the General Baptist church that ministered to the working class people in the valley below St Kilda Hill. For thirty-five years the General Baptists met in rented halls before building their own church in Pakington Street in the early twentieth century.

References

Bomford, Janette, 2003, *The spirit of St Kilda. Places of worship in St Kilda*, viewed online http://skhs.org.au/spirit_of_st_kilda.htm [25 June 2016]

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

MMBW litho plan no.45, undated

Description

The simple, gable roofed, rectangular building utilises polychromatic brickwork to decorate an otherwise plain church building. Buttresses, corners and window surrounds are highlighted by the use of patterned, cream brickwork. Arches of openings are round, imparting a classical rather than gothic character. The composition is symmetrical with a small gable ended entrance porch protruding from the front.

Comparative analysis

Brickmaker John Glew, of Brunswick, developed production of cream bricks from the early 1860s, which were first used as dressings for bluestone buildings, and then in polychromatic brickwork. Glew supplied cream bricks for Reed and Barnes' St Michael's Presbyterian (now Uniting) Church of 1866-67 (VHR H4), 122 Collins Street, Melbourne, which is considered to have popularized polychrome architecture in Victoria.

In Port Phillip, one of the earliest uses of polychrome brick is the All Saints' Vicarage at 2 Chapel Street, which dates from c.1860. This church compares with the Baptist Church at 250 Dorcas Street, South Melbourne (HO110) of 1877, which is a similar design.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

Other images

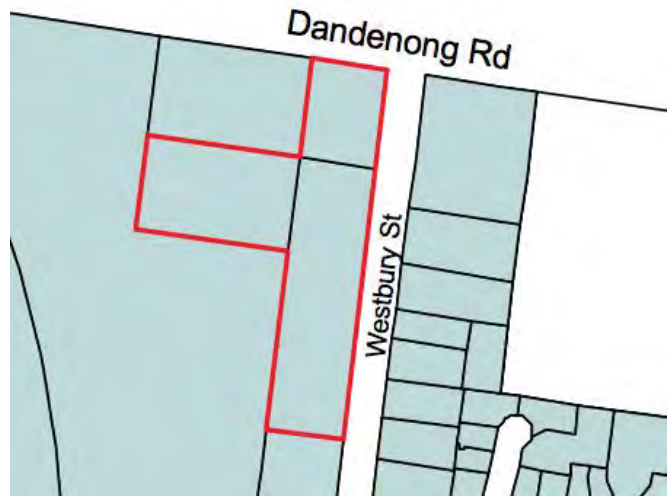


City of Port Phillip Heritage Review

Place name: St Mary's Catholic Church & Christian Brothers' College

Citation No:
2104

Other names: St Mary's Boys' School



Address: 206-212 Dandenong Road & 11-37 Westbury Street, St Kilda East

Heritage Precinct: St Kilda East

Heritage Overlay: HO6 & HO103

Category: Religion: Church, Hall, Presbytery, School

Graded as: Significant

Victorian Heritage Register: Yes, H750

Style: Victorian: Gothic, Italianate, Interwar, Postwar

Constructed: 1858-1966

Designer: William Wardell (1859-1871), John Rigg, Godfrey & Spowers (1900-02), Kempson & Connelly (1907), Frank Moriarty (1938-42), O'Connor & Brophy (1951), John McCarthy (1960-65)

Amendment: C29, C142

Comment: Revised citation

Significance

St Mary's Catholic Church is included on the Victorian Heritage Register (VHR H750) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

What is significant?

St Mary's Catholic Church complex and Christian Brothers' College at 206-212 Dandenong Road and 11-37 Westbury Street, St Kilda East are significant. The following buildings and features contribute to the significance of the place:

- The church, designed by William Wardell, and constructed in 1858-64 with additions in 1869 in 1871. The interior, including the organ installed in 1873, is also significant.
- The presbytery, designed by J.B. Denny and constructed in 1867 and the 1908-10 additions.
- The School Hall and Club rooms, designed by John Rigg in association with Godfrey & Spowers, and constructed in 1902 and extended in 1908-10.
- Christian Brothers' College at 11-37 Westbury Street. The former St Mary's Boys' School constructed in 1879 and extended in 1938-39, the Westbury Street building constructed in stages from 1900 to 1951 including the former Brothers' residence are of primary significance. Logue Hall and the McCartney Wing are of secondary significance.
- Mature trees, particularly in the grounds surrounding the presbytery.
- Brick and render front fences along the Dandenong Road and Westbury Street boundaries including the fence to the former St Mary's Girls' School (now St Mary's Primary School).

How is it significant?

St Mary's Catholic Church complex and Christian Brothers' College are of local historic, social, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

St Mary's Church is of architectural and aesthetic significance as an important Victorian church in the Gothic Revival manner and as one of the most important works of the noted architect, William Wardell. It was Wardell's first church in Victoria and has been described as his most complete Australian Parish church. The quality of the internal design features and detailing is of note. (Criteria D, E & H)

The church forms part of a notable complex of buildings including the presbytery and the adjacent hall and clubrooms, which are complemented by the mature landscaping and boundary fence. The hall and clubrooms is also notable as an imposing public building and as a sophisticated expression of the Queen Anne style, which is notable for the bold massing, form and ornamentation. Together, the buildings form a landmark complex that complement the adjoining Alma Park and enhance the boulevard qualities of Dandenong Road. Similarly, the Christian Brothers' College buildings form an impressive grouping along Westbury Street. (Criterion E)

The complex as a whole demonstrates the historical importance of St Mary's as a Parish centre, which has played an important role in the establishment and development of the Catholic faith in the south east of Melbourne from the time of first settlement. St Mary's was one of the foundation Catholic parishes in Port Phillip, and the church is the oldest Catholic Church south of the Yarra River in Melbourne and the first to be consecrated in Victoria. (Criteria A & D)

Christian Brother's College is historically significant for its associations the establishment and early development of the Catholic education system in Victoria in the period following the passing of the *Education Act 1872*, and demonstrates the importance placed upon education by the Catholic Diocese in Melbourne. It is of particular significance as the second school established by the Christian Brothers in Victoria and demonstrates the important role they have played in the development of Catholic education in Victoria. It also has important associations with the Parish Priest, Dr Corbett who was instrumental in securing the Christian Brothers' to assume control of the school. The post-war buildings demonstrate the significant growth of Catholic education due to migration after World War II. The front fence at St Mary's Primary school provides a tangible reminder of the establishment of St Mary's Girls' School in the early twentieth century. (Criteria A, D & H)

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.1 Maintaining spiritual life, 8.2 Educating people

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.3 The late nineteenth century boom, 5.4 Depression and recovery: the inter-war years

6. Education: 6.3 Other schools

History

Contextual history

The status of St Kilda as a desirable residential area in the late nineteenth century led to the establishment of several private schools and in 1891 St Kilda and Hawthorn contained nearly thirty private schools between them, the highest proportion per head of population in Melbourne (Peel 1999:47). Several of these were within St Kilda East including All Saints' Grammar School, Alma Road Grammar School, Faireleight Ladies' College, The Priory Ladies' College, Wattle House School and Cumloden College. Most, however, were relatively short-lived and some were closed during the economic depression of the 1890s when enrolments in private schools fell dramatically. Further closures followed the introduction of the *Education Act* in 1910, which saw the opening of new State secondary schools and imposed new costly regulations upon private schools, leading to the number of independent schools falling from 945 in 1898 to almost half that number in 1912 (Peel 1999:60).

For example, at The Priory Girls School, established by Miss Hatchell Brown in 1887 on the site of the Alma Road Grammar School at 59 & 61 Alma Road, numbers plummeted from 66 to just 27 in 1893 and the school eventually closed in December 1913 (Peel 1999:36, SKHS).

The Catholic Church continued to provide its own schools alongside the State system. Included amongst them were St. Mary's, St. Kilda (1854), St. Peter and St. Pauls, Emerald Hill (1854), St. Vincent de Paul's orphanage, Emerald Hill (1857) and St. Joseph's, Sandridge (1857). By 1940, Catholic sponsored education in South Melbourne was making an important contribution to secondary schooling with the Christian Brothers' College in Park Street, the Brigidene Convent High School for girls in Beaconsfield Parade and the Loreto Convent in Albert Park. A technical school was founded in Bank Street in 1924 and a Domestic Arts school at St. Peter and Paul's orphanage in 1937. A women teachers' college was also in operation at Albert Park (PPHR, Volume 1, p.39).

As noted by Bourke (1988:160) education was the cornerstone of policy enacted by Archbishop Carr who served from 1839 to 1899. Bourke concludes that:

There was no future for the Catholic Church, or indeed for any other religion, unless the children were given a thorough religious education not only in the home and in the church, but at school.

According to Bourke (1988:160) Carr constantly stressed that religious instruction 'could not be done sufficiently at home, nor in one hour on Sunday; it had to be given daily at school'. Between 1887 and 1907 the Catholic Church spent over £500,000 on parish schools and other educational buildings and as Bourke concludes 'even if all the records should be lost, the bricks and mortar which remain of his schools and of their extensions would bear mute and lasting witness to his policy' (Bourke, 1988:161-2).

St Mary's Catholic Church

According to Ebsworth (1973) the first St. Mary's church was 'in the early English style of Gothic architecture', designed by Dowden and Ross. The foundation stone was laid on 22 January 1854 and the church opened on 4 June 1854. No description of it remains, however Cooper (1931) describes the erection of a 'small brick church, which was used also as a Roman Catholic school, in Dandenong Road, capable of seating 250 persons at a cost of over 4000 pounds'. The resident clergyman Rev. P.W. Niall described the building as a 'schoolhouse and master's dwelling', perhaps to muster financial aid from the Denominational Schools Board. The building is shown on James Kearney's 1855 plan, set at the rear of the block that was the church reserve, there being ample room for future development closer to Dandenong Road.

Within a few years, the defective materials and workmanship of the church/school necessitated its replacement. By then, a larger church was also required so Patrick Scanlan was commissioned to design a new building. In 1858, Scanlan called for tenders, a separate tender being put out for the nave in November of that year. However, according to Ebsworth (1973) 'the great architect, W.W. Wardell arrived in the Colony and was invited to submit an alternative design'. It was adopted and on 28 February 1859, the foundation stone was laid. Wardell's design was for a bluestone chapel with freestone dressings, the nave was 64 feet long and 44 feet wide and the chancel was 20 feet deep with side chapels and sacristy. Due to lack of funds, the building however was not completed until 1864, the dedication service taking place on 31 July.

Meanwhile, a presbytery had been built beside the new church, completed in 1867 and duly occupied by Fr. James Francis Corbett who had been at St. Mary's since September 1863. The architect was J.B. Denny (*Advocate* 15 October 1947, p.16).

St Mary's was the first Catholic Parish in St Kilda and Prahran and established at the same time as those in South Melbourne/Emerald Hill (St. Peter and St. Pauls, 1854) and Port Melbourne/Sandridge (St. Joseph's, 1857). In 1869 the Brighton Mission was attached to St Kilda which then took in all the land south to Port Phillip Heads and east to the Bunyip River on the borders of Gippsland. In 1887, a new mission was created from St Mary's at 'West St Kilda' (this became the Sacred Heart Parish), whilst at the same time South Yarra was also separated from St Mary's (*ibid*).

The steady development of the 'aristocratic neighbourhood' about St. Mary's soon made extension of the new church a necessity and work resumed in 1869, again to the design of Wardell, which extended the nave to 136 feet and added the Sacred Heart chapel off the west aisle, together with two sacristies. Bishop Goold blessed the extended church in November 1871, and a large pipe organ, constructed by Fincham of Richmond, was subsequently installed in May 1873. In October 1887 St Mary's was solemnly consecrated under the title of the Immaculate Conception. It was the first parish church consecrated in Victoria and the only the second in Australia (*ibid*).

Fr. Corbett played an important role in the development of St Mary's during the nineteenth century. The completion of St Mary's Church was a great achievement, but a history of the church describes his greatest contribution to the district as the 'splendid gift of Catholic education' (see below) (*ibid*).

In 1902 the Hall and Club Rooms was built to the east of the church at the corner of Westbury Street. Designed by John Rigg (a former student of the Boys' School) in association with Godfrey & Spowers. Mr Rigg had previously designed the building erected in 1900 for the Christian Brothers' school (see below).

In 1908-10 the presbytery was altered and extended to a design prepared by Grainger, Kennedy and Little. The hall and clubrooms were extended at the same time (Bomford).

St Mary's Girls' School

Following the opening of the new church in 1864 the old church continued in use as the school. Attendance figures fell somewhat in the 1860s and difficulty was experienced in maintaining sufficient numbers to warrant the boys' and girls' sections to be conducted separately. However, it was the passing of the *Education Act* in 1872 that posed the greatest threat to the school. The Act established the 'free, compulsory and secular' education system, which would result in the phasing out of the financial assistance

formerly given to denominational schools run by parishes such as St Mary's that also faced competition from the newly established government schools.

Accordingly, in 1873 with the permission of Bishop Goold Fr. Corbett wrote to the Head House of the Presentation Sisters in Limerick asking the Superior to send out Sisters to take over the girls' school. In December 1873 seven Presentation Sisters duly arrived in Melbourne and in 1874 they took charge of St Mary's Girls' school and started a high school of 23 pupils, which was initially housed in the presbytery. In February 1875 the new convent and school, on a site on the north side of Dandenong Road diagonally opposite St Mary's Church, was blessed by Archbishop Goold. By 1879 the number of female students had more than doubled (*Advocate*, 15 October 1947, p.16).

With the growth of the school run by the Presentation Sisters the need for a new primary school became evident and in 1912 the Very. Rev. T. Lynch P.P. purchased the property at the east corner of Westbury Street and Dandenong Road (directly opposite St Mary's Hall), which had been used as a private school known as L'eviner College run by Mlle. Pignolet. The building and grounds were described as 'admirably suited for scholastic purposes' and the new school would complete 'all the religious and educational requirements of St Mary's parish, which is one of the best equipped in the Archdiocese'. In June 1913 His Grace Thomas Joseph Carr D.D., Archbishop of Melbourne blessed and opened the 'fine, imposing and commodious' new St Mary's Girls' School. Archbishop Carr laid the foundation stone, according to the 'beautiful formulary prescribed by the Roman Ritual', which was a gift of Mr J.P. O'Rourke (*Advocate* 20 January 1912, p.25, 21 June 1913, p.20).

In 1962 a new two storey school was constructed and the 1913 school was subsequently demolished in 1964 (BP).

The involvement of the Presentation Sisters, with the assistance of dedicated lay people, continued until 1994. In 1986 the school was combined with St Mary's Boys' school and St Mary's Primary School as it is now known continues today offering education from Prep to Grade 6.

St Mary's Boys' School & Christian Brothers College

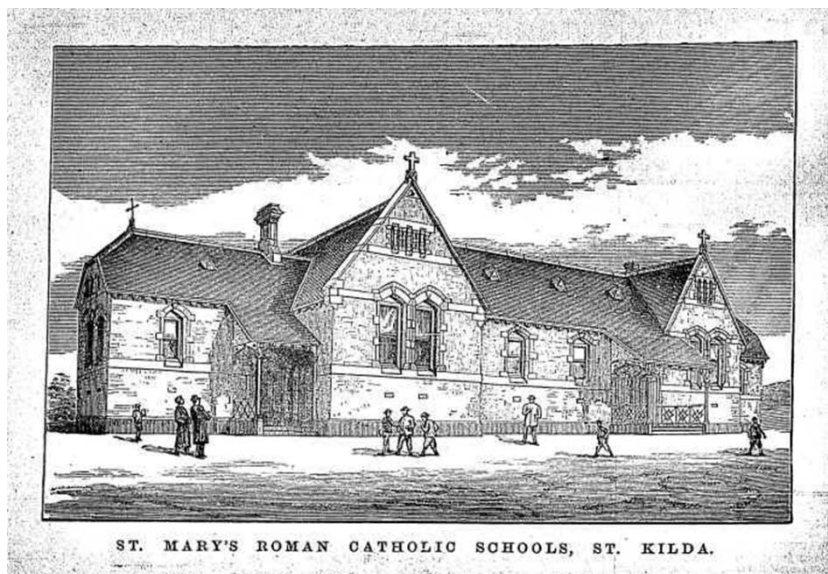
With the future of St Mary's Girls' School secured Fr. Corbett took action to ensure the continuation of the Boys' School. Several years earlier at the behest of the Archbishop, Dr Goold, the first four Christian Brothers had arrived in Melbourne in 1868 and in January 1869 they began to teach at a building in Elizabeth Street, Melbourne. With the arrival of additional Brothers the first school in Victoria Parade known as 'The Parade' was commenced in 1871.

The arrival in July 1878 of additional Christian Brothers in Melbourne followed an invitation by Fr Corbett to take over St Mary's Boys' school. After speaking to Brother Ambrose Treacy, who agreed that the Brothers would do well in colonial St Kilda, Fr Corbett wrote to his half-brother John Patrick Corbett, a Christian Brother in Ireland, to secure for him a couple of Brothers for St Mary's Boys' School. Br John Patrick Corbett, who would become the school's first Headmaster, and seven companions left Plymouth on the SS Kent on the 17th of May 1878. On the night of their arrival the Brothers accepted the hospitality of Fr Corbett who immediately called a meeting of the men of the Parish to invite the Brothers to take over St Mary's Boys' School. The offer was accepted and within three weeks of their arrival the Brothers opened the Christian Brothers' School on the feast day of St Anne the 26th of July 1878. Like the Presentation Sisters before them they saw a remarkable increase in students also, rising from 145 in 1876 to 292 three years later (Kane 1972:22).

St Mary's Boys' School at St Kilda was the second Christian Brothers' school established in Melbourne, however, it would be more than twenty years before the next school was opened, in 1903, at North Melbourne. This was followed two years later by the college at South Melbourne, which was later converted to a technical school. In 1918 St Kevin's College was found to provide education for the senior boys of all of the Christian Brothers' secondary schools of Melbourne (*Advocate*, 13 December 1934, p.15).

The increase in enrolments at St Mary's Boys' School resulted in the need for an improved school building and so the old church/school was demolished and replaced by a new building. Designed by architects Reed & Barnes and constructed by a Mr. Hewitt at a cost of £2,000 the new building contained three

'schoolrooms' for primary age students and two 'classrooms' for secondary students. The building (see below) was Gothic in style with red brick walls on a bluestone base with dressing of white brick. The façade was flanked with gables surmounted by crosses and the ends had truncated gables. His Grace, the Archbishop laid the cornerstone of the new building in October 1879 and the completed building was blessed and opened on 25 January 1880 (Kane 1972:26-7).



Source: *Australasian Sketcher with Pen and Pencil*, 9 October 1880, p.268

The Christian Brothers were originally housed in a building in nearby Wellington Street before moving into a single storey villa in Westbury Street that adjoined the church and school, which was owned by a Mr Vale who lived in an adjoining house. The brothers moved into the villa in Westbury Street in late 1878 and four years later moved to another house a couple of doors to the north. In 1885 a second storey was added to the Brothers' home (Kane 1972:26, 29).

Meanwhile, with future expansion in mind, the Brothers began to acquire adjoining sites on the west side of Westbury Street and by 1890 held sites that would have been numbered today as 9-17 (Kane 1972:48).

In 1895 the Brothers added a class for junior boys to the secondary school. This began the process of division between the two schools, which was achieved in both a formal and physical sense in 1899 when the second school building was constructed on a site facing Westbury Street. With this building, Christian Brothers' College, East St Kilda, became separate from St Mary's Boys' School (Kane 1972:64, 72).

The new school, comprising three classrooms, was blessed and opened in March 1900. Senior classes were transferred to the new building, while junior classes remained for the time being in the 1879 St Mary's Boys' School building. An article in the 3 March 1900 edition of the *Advocate* provided a detailed description of the building and the modern ventilation system:

They are in the Gothic Style of architecture, having been designed to harmonise with those of the old school. The walls are of brick with stone and cement dressings. The external walls have been built hollow and the space is thoroughly ventilated. ... The induction and extraction of air are performed by natural means, no mechanical contrivance between resorted to. The main air supply is introduced at a height of about 6' from the floor through iron box tubes constructed so as to give the incoming air an upward tendency. The vitiated air is carried off from the building through the ceiling by means of iron tubes opening direct into the open air above the ridge of the roof.

The article appears to describe the 'Tobin Tube' system of ventilation, which was developed in England in the 1870s and used in many Victorian government schools during the late nineteenth and early twentieth centuries. John Rigg, an 'Old Boy' or former student of the College, was the architect for the new school and James Seccull was the contractor.

By December 1903 the number of students at the high school had increased to 180 from 52 at the end of 1900 and the new classrooms were filled. In 1904 the Brothers purchased 19 Westbury Street and in that

same year the residence of the Brothers was renovated. Three years later, a further building was constructed just to the south of the 1900 building. Designed by Kempson & Connelly, this two-storey building comprised a gymnasium on the ground level and two classrooms on the first floor (Kane 1972:84-7, 97).

Following this period of expansion no further extensions to the school or property acquisitions would be made until the 1930s. Despite enrolments reaching a record high of 300 in 1925 it would be over a decade until the next major building programme would commence. The only building works in the 1920s were alterations and additions to the Brothers' residence, carried out in 1927-28 to the design of another 'Old Boy', Charles Rose, architect (BP, Kane 1972:154).

Finally, in 1936 when enrolments had reached 342 planning began for extensions that would coincide with the Diamond Jubilee Year. The plans were approved in November 1937 and the additions were completed and ready to move into soon after the start of the 1938 school year, however, it was only on 19 June that Archbishop Mannix formally blessed and opened the building. Designed by architect Frank Moriarty, the works included raising the roof of the 1900 building to accommodate a second storey (reputedly, the walls were already so high they were increased only slightly, if at all) that was connected to the 1907 building just to the south with reinforced concrete girders. The new upper floor contained three classrooms. Most of the east wall of the 1900 building was removed to allow insertion of new windows and a concrete verandah along the full length of the west side connected it to the Brothers' residence to the north. This left a gap between the 1900 and 1907 buildings at ground floor level that was finally filled in during 1943 when the Army was in occupation (see below). Like John Rigg and Charles Rose before him, the architect Frank Moriarty was an 'Old Boy' of the College (Kane 1972:176-78, 191).

Soon afterward, over the 1938-39 school vacation period, the 1879 St Mary's Boys' School building was remodelled and an additional storey added (Kane 1972:179).

In 1940, as enrolments at the College reached 400 two further adjoining properties at 21-25 Westbury Street (immediately to the south of the 1907 building) were purchased and in 1941 approval was given to extend the school onto part of this land. With Frank Moriarty again the architect, the 1907 block was remodelled and extended on the south side to provide extra classrooms including science rooms at a cost of £4,000. Work commenced in July 1941, but was delayed due to the war and was not completed until 1942 (Kane 1972).

In 1943 part of school was taken over by the Royal Australian Air Force who established the R.A.A.F. Air Training Corps, 106 Squadron. The Corps occupied the ground floor of the 1907 building and also constructed an additional room in the gap on the ground floor that had been left when it was extended in 1938 (Kane 1972:191). It was during the time of the occupation by the Corps that the old fence along Westbury Street was taken down and replaced with the first stage of the present brick fence. According to Kane (1972:191) Br. Coghlan (Superior of the school from 1942-44) saw the design in an American magazine and the sloping bricks at the top were intended to prevent anyone from sitting, standing or walking on it. The first section he had built has been added to as the school has expanded.

The new fence was paid for with funds raised by the Ladies' Committee that had been established some years earlier. Money raised by the Committee was used to improve facilities and reduce debt and by 1945 the school's bursar was able to report the financial situation of the school was sound and this was due in large measure to the substantial help given by the Committee (Kane 1972:199).

The post Second World War era brought a huge influx of European immigrants to Victoria, many of them Catholic, thus boosting Victoria's Catholic communities. Between 1947 and 1961 the number of Catholics in Melbourne more than doubled from 254,050 to 518,305 (Bourke, 1988:297). It is said that:

In expanding Melbourne, new streets of houses and whole new suburbs rose from the ground as if by magic. Old parishes were divided, and new parishes were divided again. Churches, schools, presbyteries and convents were built or enlarged. (Bourke, 1988:296)

In the late 1940s the school purchased 27 Westbury Street, but further rebuilding was curtailed by post-war building restrictions that prevented demolition of houses. In 1949, however, the restoration of the

Matriculation class to the College raised enrolments to 540 and further extensions became necessary. In 1951 the Westbury Street building was extended to the north across the front of the Brother's residence, which was also extended. Designed by architects O'Connor & Brophy the additions included a new main entrance, principal's office, chapel and other rooms. The chapel was dedicated as a memorial to Old Collegians who died in service during the two world wars (*Advocate*, 14 August 1952, p.8)

As enrolments climbed further in the 1950s one of the former mansions houses purchased by the Brothers at 23-25 Westbury Street was converted into four classrooms and a tuck shop. However, as enrolments reached 1,000 in 1960 a major building programme – the largest in the school's history - was finally enacted under the headmastership of Br. R.G. McCartney. Carried out over four years from 1961 to 1965 the overall expenditure was £250,000, all of which was raised by the school community. All of the new buildings were designed by architect, Joseph McCarthy, another 'Old Boy' (Kane 1972:245).

The first building to be completed was the new assembly hall complex, which also included toilets, teacher's common room, lunch shelter, library and classrooms. Named 'Logue Hall' in honour of Paddy Logue, who started at the College as a pupil in 1888 and died in 1927 after forty years' service as a lay teacher, the Coadjutor Archbishop of Melbourne, Dr Simmonds, laid the foundation stone on 17 September 1961 and it was blessed and opened by Archbishop Tweedy on 15 July 1962. In 1961 it was discovered that the College was originally been dedicated to St Joseph and so it was decided to install a statue of St Joseph and the Child on the façade of the Hall. Leonard Cunningham, a Geelong-based sculptor, was commissioned and created the statue using Gosford sandstone. The first honour boards were placed in Logue Hall in 1967 and in 1971 a new grille and matching gates was installed, as well as new wrought iron gates at the main entrance. The grille and gates were installed by Sam Nathan and made possible by a benefaction (Kane 1972:245-257).

Building continued during 1963 when a three-roomed brick caretaker's flat was constructed at the north end of the school yard and in 1964 work commenced on a new block containing seven classrooms, as well as sporting facilities. This new building was later named the 'McCartney Wing', a name bestowed by the Brother's successor. In addition a new tuck shop was built under Logue Hall and in 1966 the classroom block along Westbury Street was extended with the addition of a new science wing at the south end, which was financed with a £16,000 Commonwealth Government grant (Kane 1972 245-247).

In 1968 the house at 31 Westbury Street was purchased to become the caretaker's residence, leaving the flat at the north end of the schoolyard to be converted into study rooms for senior masters. That same year, the phasing out of the junior school began and was completed in 1969 (Kane 1972:258, 263).

St Mary's Boys' School continued on this site until 1986 when it was combined with St Mary's Girls' School to form St Mary's Primary School on the opposite side of Westbury Street.

In 2004 the last Christian Brother completed his term as Principal of the College. Br. Roger Cripps had taken up leadership of the College in 1993 and during his term the College facilities were refurbished and upgraded. This included the establishment of a major Music Centre with an outdoor concert stage, which was complemented by the extension of the three storey Creative Arts Centre (CBC website).

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

St Kilda Building Permit (BP) no. 2335, issued 19 July 1962 (Construction of two storey school at St Mary's Girls' School), no. 459, issued 15 September 1964 (Demolition of old St Mary's Girls' School)

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Description

The elements of this complex include St. Mary's Church, presbytery, clubrooms and hall, and the Christian Brothers' College. The church is a Gothic Revival building in bluestone with freestone dressings and is distinguished by the emphasis given to the vertical in the proportions of its façade and as a consequence the nave. The façade gable end is surmounted by a bellcote and there are flanking aisles that visually strengthen the dominance of the nave. There is an absence of excessive ornamentation characteristic of both the work of William Wardell and the period. There is an apsidal chancel under an unbroken roof ridge with side chapels and sacristies. The exterior is very intact and includes the original cast iron guttering and downpipes.

Internally, the church is also very intact. The sanctuary roof is coffered with painted horizontal boarding, while the nave and aisle roofs are lined with diagonal boarding and remain unpainted. The interior is plastered and stencilled, richly in the sanctuary and more simply elsewhere. Gilding is used judiciously in both areas. This is said to reflect 'the ancient separation between the sanctuary which belonged to the Church of Rome and the nave which belonged to the congregation' (AHD). The fittings of the interior remain remarkably intact. The Caen stone altar, rich in symbolism and necessary for the Church to be consecrated, still has its original fixtures and curtains and the stone statues, possibly designed by Wardell, survive. The altar of the Sacred Heart Chapel, designed by Wardell, is the only non-Gothic element within the Church. The stained glass windows, which date from various periods, are all richly symbolic and of very high quality. The stained glass windows are the work of Mayer, Zettler, and Mathieson and Gibson with chancel stencils and gilding by Lyon, Cottier and Wells. Also of note are the spherical lights fixed above the southern porches. These were relocated in the later nineteenth century from the school (AHD).

The presbytery, situated to the west of the church is a conservative stuccoed two storeyed mid Victorian building adopting Gothic Revival proportions. Asymmetrical in plan, it has a three sided two level bay window and a gabled roof, clad in slate, which extends to form a return two level verandah. There are also verandahs at the side and rear overlooking the school and Alma Park. The garden to the front of the presbytery contains a number of mature trees and the remnants of a Bhutan Cypress hedge along the front and side boundaries, which provide a related setting.

The 1902 hall and clubrooms at the corner of Westbury Street is a prominent two storeyed Queen Anne building in red brick with cement dressings with Art Nouveau decorative details and terra cotta spandrels to the archway over the recessed central porch. The symmetrical front block has arched door and windows openings, faceted buttresses demonstrating its link with the Gothic Revival and Dutch Renaissance influenced gables with octagonal corner caps in the Queen Anne manner with emphasis given to the central bay. The gabled hall at the rear has Art Nouveau spandrels and panels and a side entrance to Westbury Street and the prominent metal roof vents are a notable element.

Along the street frontages in front of the above buildings is a low rendered fence with dwarf piers and taller piers with pyramidal caps and mild steel gates at the entries. There is a similar fence on the opposite side of Westbury Street along the front and side boundaries of St Mary's Primary School (formerly St Mary's Girls' School).

Christian Brothers' College comprises the following buildings and features:

- The former St Mary's Boys' School. This is the two storey brick building with a hipped tile roof immediately to the south of the church. Constructed in 1938-39 this is believed to incorporate the original 1879 school building, which is remembered by plaque on the west wall at the north corner.
- The former Christian Brothers' residence. This is the two storey building situated between the former Boys' School and the northern wing of the Westbury Street block. The original building is defined by the hipped roof, which retains some original chimneys, but is obscured by additions on the north, south and east sides.
- The Westbury Street block. As noted in the history, this was built in stages from 1900 to 1966. The oldest section, constructed in 1900, is now incorporated into the section between the tower and the gable front. The gable front section, which extends through to the rear courtyard is the building of 1907, while the upper floors and part of the ground floor between this building and the tower were constructed in 1937-38 and 1943. To the south of the gable front is the addition of 1941-42 with the 1966 gable-front addition at the south end. The tower and the section to the north date from 1951. Although built in stages, an attempt has been made by the successive architects to ensure visual unity between the buildings through the use of materials (brick with rendered dressings around window openings and under the eaves) and the gabled and tiled roof forms. Windows include tall pairs of timber sash with toplights, and pointed windows and openings to the tower and below the projecting gable. The pointed windows to the ground floor of the 1907 building appear to be original as is the rendered cross at the gable and the gable vent. There is another rendered cross at the roof apex of the tower.
- Logue Hall is fan-shaped in plan with a barrel-vaulted roof, and is attached to the rear to the three storey McCartney wing. The façade of Logue Hall features a tiled central section with the sandstone statue of St Joseph and the Child and the school coat of arms.
- Along the Westbury Street in front the above buildings is a brick fence with a gabled top and gabled piers marking the entries.

Comparative analysis

No information.

Assessment

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

Recommendations

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

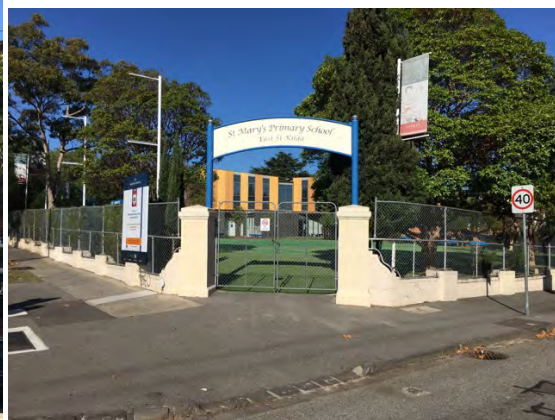
Primary source

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

Other studies

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

Other images



City of Port Phillip Heritage Review

Place name: Ardoch
Other names: 'Dulquhurn', 'Cliefden'

Citation No:
403



Address: 220-238 Dandenong Road, St Kilda East

Heritage Precinct: St Kilda East

Category: Residential: Flats

Heritage Overlay: HO104

Style: Victorian: Italianate, Interwar:
Arts & Crafts Bungalow

Graded as: Significant

Victorian Heritage Register: Yes, H969

Constructed: c.1864, 1920-1938

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

'Ardoch' is included on the Victorian Heritage Register (VHR H969) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

What is significant?

'Ardoch' at 220-238 Dandenong Road, St Kilda East is significant. 'Ardoch' comprises the 1864 mansion originally known as 'Dulquhurn', converted by A.M. Younger into apartments in 1920 and the surrounding blocks of flats built on the surrounding land from 1922 to 1938 by Younger, and for Dr. George Armstrong who purchased the adjoining property known as 'Cliefden'. The complex comprises the plain rendered Victorian mansion with its extensions toward Dandenong Road to the right of the entrance driveway and series of two storey rendered flat blocks arranged around an attractive open grassed common surrounded by mature trees. The buildings have roughcast rendered walls with hip and gable terracotta tiled roofs, and feature rustic Arts & Crafts style detailing such as clinker brick banding and sills, timber shingles, projecting rafters and leadlights. Most incorporate large porches or sleepouts and first floor flats are accessed by semi-enclosed external stairwells. Windows are timber framed multi-pane sash, often arranged in banks of three and chimneys are rendered. To the left of the main entrance facing Dandenong Road is a large red brick and roughcast render building that is distinguished by the bay windows and octagonal towers, symmetrically placed on each corner. Another important feature is the rendered fence that extends along the once of the Dandenong Road boundary and retains for part of the frontage to Pilley Street. The broad driveway entrance is marked by four tall capped pillars with wrought iron palisade fence and gates.

Non-original alterations and additions including all buildings constructed after 1950 are not significant.

How is it significant?

'Ardoch' flats at 220-238 Dandenong Road, St Kilda East are of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant as evidence of two important phases in the historic residential development in St Kilda during the nineteenth and twentieth centuries. The former mansion is significant as one of the oldest buildings in this part of St Kilda and is a rare surviving example of one of the mansions that once lined Dandenong Road. The apartment buildings provide evidence of the boom in higher density development in St Kilda during the inter-war period. As a whole, the complex is representative of a distinctive St Kilda land use type, that of a nineteenth century mansion adapted and developed for higher density housing in the twentieth century. The entry gates have interpretive value as they may be early or original gates associated with the mansion. It also has historic significance for its use as the Ardoch School from 1977 to 1992 (Criterion A)

It is of architectural and aesthetic significance as an innovative flat development influenced by the English Arts and Crafts 'garden suburb' movement. Where other mansion grounds were so often simply subdivided for speculative development on an ad hoc basis, this development shows a sophisticated approach to creating a coherent residential environment. Central to the concept is the highly legible placement of individual buildings around an expansive central green. Its roots in the Arts and Crafts Movement are clearly expressed in the distinguished Arts and Crafts style architecture of its nine individual buildings. Largely because the design requires that the buildings be seen as three dimensional objects picturesquely placed within the overall setting, a rich variety of variants within a walk up flat type has been developed to suit particular siting conditions. Of these, the large pavilion-like flat block placed to terminate the visual axis of the central green is particularly noteworthy for its scale and form of its bold roof and spreading symmetry. On the other hand, as the four smaller blocks are not tied to any formal axis and are sited to be viewed obliquely, their massing is compact, asymmetrical and picturesque. This conception of flat buildings as free standing pavilions in open space sets 'Ardoch' apart from similar flats of the period. The contrast of red brick and roughcast is skilfully employed throughout the complex and has great visual impact. The intactness of all its building materials and finishes, and the front fence and gates further enhances its aesthetic appeal. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements 5.3 The late nineteenth century boom, 5.4 Depression and recovery: the inter-war years

History

Flat development in St Kilda

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller

detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

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

The building of flats accelerated during the 1920s:

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

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

Dulquhurn & Cliefden (1864-1920)

This property was part of Crown Allotments 148B and 154A, which in 1857 were sold to John Cook and W. Jones, respectively. In 1864 a 13-roomed Italianate mansion was erected. Known as 'Dulquhurn' the first owner was the important architect William Wilkinson Wardell who moved here from Powlett Street, East Melbourne. It is not known whether Wardell was involved in the design of the building (Peterson).

Wardell's period of occupancy coincided with his most influential years in Victoria's public works development. His prolific private architectural commissions for the Catholic Church included the nearby St Mary's Church, which was built in stages from 1859 to 1869.

Wardell lived at 'Dulquhurn' until 1869 when it was sold to Edward Keep and four years later it was extended to 16 rooms by its next owner, William Wilson. That same year, another mansion known as 'Cliefden' was constructed immediately to the east for John Spence, a merchant. The 1897 MMBW Detail Plan shows both houses, surrounded by extensive gardens.

Wilson's widow, Amy, sold 'Dulquhurn' to George Buchanan in 1907. Then, in 1920, Alexander M. Younger, a builder and developer from Caulfield, purchased 'Dulquhurn'.

Ardoch (1920-)

In 1920 the new owner A.M. Younger obtained a permit to convert 'Dulquhurn' to six flats, each with separate entries. He inserted Ardoch Avenue and constructed the first two new blocks of flats in 1922. These are the flats identified by Heritage Victoria as 'B6' and 'B7' (see Figure 1, below) (Peterson).

In 1924 'Cliefden' was purchased by Sydney surgeon Dr George Armstrong and demolished. It was replaced with the building at the west corner of Pilley Street ('B1'), with two large and a small flat on each floor, built in accordance with plans drawn by R. McDonald of 145 Collins Street. The site plan showed a proposed tennis court and laundry building. In the following year Armstrong acquired Younger's entire property and by 1928, A. Clissold had designed another two blocks of flats ('B8' and 'B9'), which were similar to 'B6' and 'B7', but with the addition of maids' rooms. The other buildings 'B2', 'B3', 'B4' & 'B5' also appear to date from 1928-38. Until 1938, 'B3' even had a restaurant and until 1949, a billiards hall. But in 1938, 'B3' became flats also. The 1938 work is said to be by architect Harry N. Winbush (Peterson).

In 1951-54 a caretaker's flat was added, with garages. By this time, the CML Assurance Society Limited had purchased 'Ardoch' as well as the three separately owned bungalows in Pilley Street, renaming the estate 'Ardoch Village'.

In June 1977, the property was purchased by the Victorian Education Department as a secondary school for 350 pupils. The stables and four bungalows along Pilley Street were demolished and replaced with temporary classrooms. The Department's intention was for a 'homely' domestic atmosphere for the school, particularly for disadvantaged children, including a homeless children's programme. One building was retained as flats, the Department Regional Office occupied three buildings and the school occupied the rest. The school was praised as 'reaching out to disadvantaged and ... difficult children' (Peterson).

In 1992 the school was closed and the pupils relocated to Windsor Secondary College Campus. 'Ardoch' was subsequently added to the Victorian Heritage Register in 1993. It was later converted back into residential apartments. Five new apartment blocks of sympathetic design were constructed in the grounds.

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Heritage Victoria, 'Former Ardoch Educational Centre', Place ID 3774

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

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

St Kilda Building Permit (BP) no.4309 issued March 1920 (alterations to mansion); no.4990 25 September 1922 (flats built by A.M. Younger); no.7127, 1928 (flats for Dr. A

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

Description

'Ardoch' comprises a complex of 10 apartment buildings on a large site at the west corner of Dandenong Road and Pilley Street. Access to the site is by a private cul-de-sac, Ardoch Avenue, and the buildings are



clustered around this road and the central lawn to the south. As shown on Figure 1 they comprise the plain rendered Victorian mansion with its extensions toward Dandenong Road (B10) to the right of the entrance driveway, the large red brick and roughcast rendered block (B1) on the opposite side, and series of roughcast rendered blocks arranged in a broad arc, ranging in size from eight apartment units (B5), six units (B2), four units (B4), to two units (B6, B7, B8 and B9), and a central red brick block originally of six units. Apart from Buildings 1, 2 and 10 along the north boundary, which face Dandenong Road, the buildings face inwards towards the lawns and gardens and are surrounded by mature trees.

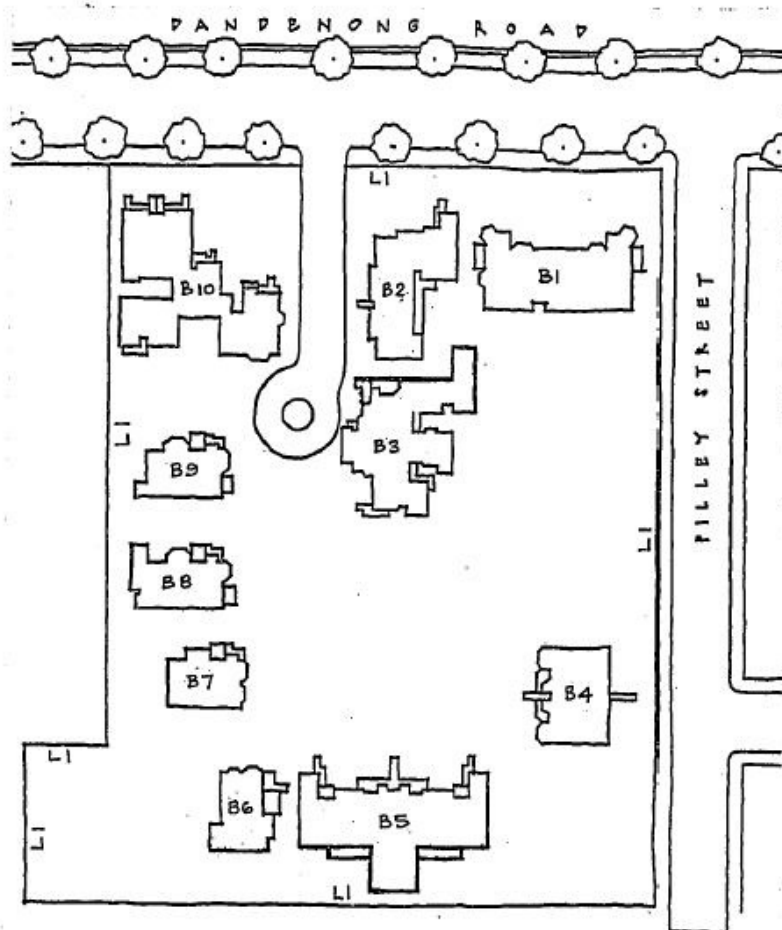


Figure 1 - Heritage Victoria plan of 'Ardoch' showing significant buildings

The 1920s buildings are in the California Bungalow style and have roughcast rendered walls (with a three-course patterned red brick string course at first floor level) with hip and gable terracotta tiled roofs, and feature rustic Arts & Crafts detailing such as clinker brick banding and sills, timber shingles, exposed rafters and leadlights. Most incorporate large porches or sleepouts and first floor flats are accessed by semi-enclosed external stairwells. Balcony and stair parapets have inset rectangular decorative motifs formed in smooth render. Windows are timber framed multi-pane sash, often arranged in banks of three. Chimneys are rendered.

The exceptions are Buildings 1, 3 and 10. Building B1 is a large red brick and roughcast render building with two large and one small flat on each floor, and is distinguished by the bay windows and octagonal towers, symmetrically placed on each corner. Building 3 is distinctive for its use of red brick rather than roughcast and by the Moderne styling of the flat roofed front wing and other alterations carried out in 1938. The east wing of Building 10, which incorporate the original 1863-64 mansion, retains many of the original Italianate features included hipped roofs with bracketed eaves and the projecting arched entrance porch. Most windows retain the original six-pane sashes. The 1920s additions to Building 10 are similar to the 1920s

building in their planning (external stairs and balconies) but integrated with the original building by the use of smooth render and hipped roofs (Allom Lovell 1994:20).

Another important feature is the rendered fence that extends along the once of the Dandenong Road boundary and retains for part of the frontage to Pilley Street. The square piers have plain caps with simple bracket details and the broad driveway entrance is marked by four tall capped pillars with wrought iron palisade fence and gates (the gates are possibly the original gates to 'Dulquhurn').

Comparative analysis

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

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

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

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

There are several examples of Arts & Crafts style flats in St Kilda, several of which were designed by the prominent designer/builder Howard R. Lawson such as 'Wimmera' (1917) at 11 Wimmera Place, while 'Biltmore' (1922-23) at 36 Eildon Road is another fine Arts & Crafts design with Oriental influences, and the nearby 'Belmont' (1923) at 86 Alma Road is an intact example of the English Arts & Crafts tradition.

While these are all single buildings 'Ardoch' is notable complex of flats influenced by the English Arts and Crafts 'garden suburb' movement. Its importance lies in the application of the garden suburb concept to a flat development. It is lent further significance by its size and the intactness of its buildings. Where other mansion grounds were so often simply subdivided for speculative development on an ad hoc basis, this development shows a sophisticated approach to creating a coherent residential environment. Central to the concept is the highly legible placement of individual buildings around an expansive central green. Its roots in the Arts & Crafts Movement are clearly expressed in the distinguished Arts & Crafts style architecture of its nine individual buildings. Largely because the design requires that the buildings be seen as three dimensional objects picturesquely placed within the overall setting, a rich variety of variants within a walk up flat type has been developed to suit particular siting conditions. Of these, the large pavilion-like flat block placed to terminate the visual axis of the central green is particularly noteworthy for its scale and form of its bold roof and spreading symmetry. On the other hand, as the four smaller blocks are not tied to any formal axis and are sited to be viewed obliquely, their massing is compact, asymmetrical and picturesque.

This conception of flat buildings as free standing pavilions in open space sets the 'Ardoch' flats apart from similar flats of the period. The contrast of red brick and roughcast is skilfully employed throughout the

complex and has great visual impact. The intactness of all its building materials and finishes further enhances its aesthetic appeal.

Assessment

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

Recommendations

2016: Retain in HO104 as a Significant place.

Primary source

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

Other studies

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

Other images

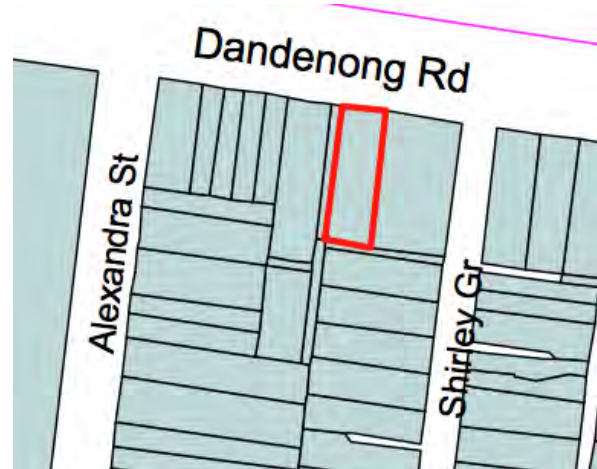


Building 4

City of Port Phillip Heritage Review

Place name: Corio Flats
Other names: -

Citation No:
889



Address: 304 Dandenong Road, St Kilda East

Heritage Precinct: St Kilda East

Category: Residential: Flats

Heritage Overlay: HO6

Style: Interwar: Georgian Revival

Graded as: Significant

Constructed: 1939

Victorian Heritage Register: No

Designer: Arthur Plaisted

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

'Corio' flats, designed by Arthur Plaisted and constructed in 1939, at 304 Dandenong Road, St Kilda East are significant. It is a three storey block of flats in the late interwar Georgian Revival style. The elevation to Dandenong Road is asymmetrical with a projecting bay containing three sided bay windows to the first two levels with a balcony above. Similar bay windows flank the entrance, which is centrally located in the east wall, and comprises small portico resting on Ionic/Composite columns with a raking pediment. The tall windows are multi-paned. Decorative brickwork includes shallow brick corbelling to the beneath the eaves suggesting modillions and heavy quoins at the wall corners, and corbelling and cornices to the brick chimneys. There is a tier of three corner balconies on the east side of the building, set back just behind the façade. They also adopt a classical vocabulary, with heavy rusticated piers at ground floor level, executed in brick, and Ionic (or Composite?) columns to the two upper levels. The mild-steel balustrades to these balconies and at the base of some windows, is in an elegant Adamesque shield pattern. The building is complemented by the low brick retaining walls and front steps, and some early garden remnants such as the privet hedge.

Non-original alterations and additions are not significant.

How is it significant?

'Corio' flats at 304 Dandenong Road, St Kilda East are of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a finely detailed example of flats in the late interwar Georgian Revival style by the noted architect, Arthur Plaisted. It is of note for the elegant details such as the iron balustrade and fine brickwork and the significance is enhanced by the high degree of intactness, which includes features such as the original front fence and steps and some early landscaping. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda

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

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

The building of flats accelerated during the 1920s:

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

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164

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

'Corio' flats, 304 Dandenong Road

The opening in 1911 of the electric tramway along Dandenong Road encouraged the building of flats. In Port Phillip, it appears the first flats in Dandenong Road were those built in 1918 by the prominent 'architect who builds' Howard R. Lawson at the east corner of Pilley Street. Two years later, A.M. Younger would undertake the conversion into flats of the 'Ardoch' mansion, which was situated on the opposite side of Pilley Street, and commenced building the first of what would eventually number 10 blocks of flats within the grounds.

'Corio', a three storey building containing six flats, was built by E. & G. Gallagher for Mrs. Holdsworth in 1940. The architect was Arthur Plaisted (BP). The main elevation of the flats faced east to Shirley Grove. The view to this elevation was lost when the present flats at the west corner of Shirley Grove were built in the 1960s.

Arthur Plaisted, architect

Noted as a versatile designer capable of working in all modes, Arthur Plaisted (1890-1965) was also a very fine architect who designed in a variety of styles from the early interwar to post-war periods. His father was a builder/developer and this doubtless this accounted for his prolific output. His earliest houses were generally bungalow influenced attic villas, exemplified by the Blaikie house, Union Street, Surrey Hills (c.1916) and the Love house, St Kilda (c.1916). Later works tended toward the Tudor Revival/Old English and Spanish Mission. In St Kilda he designed some notable early flats including 'Hampden', 74 Barkly Street, St Kilda (Tudor Revival, 1919, HO5), and 'Hartpurys Mansions', 11 Milton Street, St Kilda (Tudor Revival, 1923, included on the Victorian Heritage Register, H767).

Perhaps the most surprising building in Plaisted's oeuvre is the Functionalist style flats at 45 Acland Street, St Kilda (1939), which may be seen as an important forerunner of the cream brick, three storey blocks of walk up flats which were to proliferate in the post-war period. That this was designed only one year before 'Corio' demonstrates his versatility as an architect. In the same year as 'Corio' Plaisted also designed the Georgian Revival style flat complex 'Clyde' and 'Castle Village' at 39-41 Kensington Road, South Yarra (Individual HO443 in Stonnington Planning Scheme).

Around 1941 his practice became Plaisted & Warner, following the elevation of Lawrence Warner into full partnership. In 1945 it became Plaisted, Warner and Brendel after Norman Brendel, who had worked at the firm for a number of years, was similarly promoted. According to Reeves 'well into the 1950s, a proportion of the firms' output was designed in old-fashioned revivalist modes that represented the preferred modes of the two elder partners The younger Norman Brendel, however, was responsible for steering the firm's output towards the more progressive modernist style' (Built Heritage).

References

Built Heritage Pty Ltd, 'Norman Brendel' and 'Lawrence E. Warner', Dictionary of Unsung Architects, www.builtheritage.com.au

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

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

St Kilda Building Permit (BP) No. 10437 issued 20 December 1939



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

Description

'Corio' is a three storey block of flats in the late interwar Georgian Revival style. The elevation to Dandenong Road is asymmetrical with a projecting bay containing three sided bay windows to the first two levels with a balcony above. Similar bay windows flank the entrance, which is centrally located in the east wall, and comprises small portico resting on Ionic/Composite columns with a raking pediment. The tall windows are multi-paned. Decorative brickwork includes shallow brick corbelling to the beneath the eaves suggesting modillions and heavy quoins at the wall corners, and corbelling and cornices to the brick chimneys. There is a tier of three corner balconies on the east side of the building, set back just behind the façade. They also adopt a classical vocabulary, with heavy rusticated piers at ground floor level, executed in brick, and Ionic (or Composite?) columns to the two upper levels. The mild-steel balustrades to these balconies and at the base of some windows, is in an elegant Adamesque shield pattern.

The building is very intact, and is complemented by the low brick retaining walls and front steps, which are original, and some early garden remnants such as the privet hedge.

Comparative analysis

No information.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

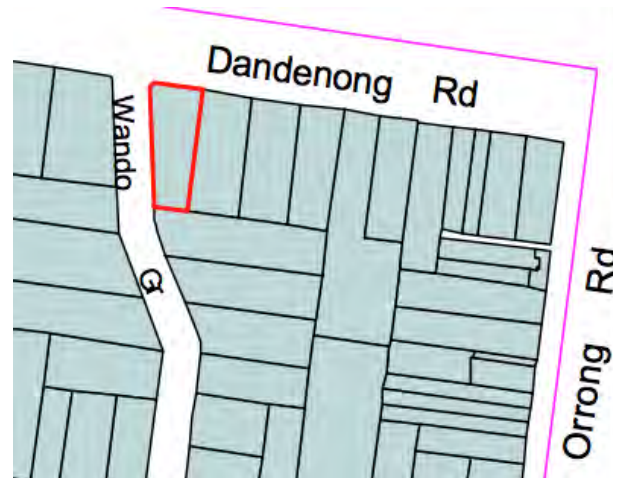
Other images



City of Port Phillip Heritage Review

Place name: **Broxted**
Other names: -

Citation No:
321



Address: 342 Dandenong Road, St Kilda East

Heritage Precinct: St Kilda East

Category: Residential: House, Flats

Heritage Overlay: HO6

Style: Federation/Edwardian: Arts & Crafts

Graded as: Significant

Constructed: 1918

Victorian Heritage Register: No

Designer: Howard R. Lawson

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

'Broxted', designed and built by Howard R. Lawson in 1918 and later converted to flats, at 342 Dandenong Road, St Kilda East is significant. 'Broxted' is a late Arts & Crafts house, which was later converted to flats. T-shaped in plan and set on an angle on the block, it has a low-pitch tiled gabled roof with very wide eaves, supported by large curved latticed brackets, that run continuously around the edge of the roof creating floating gables with latticed ends. One of the gables faces toward the corner entry and has the name 'Broxted' in Art Nouveau lettering just below the eaves. Below this is the hipped verandah, which is supported on square, rendered piers. The walls are of roughcast render with clinker bricks used at the base and as the piers to the balconies, which have flat roofs with very deep bracketed eaves, and cartouches to the balustrades. Windows are timber framed with timber shingles and hood to one window facing Wando Grove. The house is complemented by the original front fence along Dandenong Road and Wando Grove, which comprises rendered piers with a projecting header bricks in a square pattern and capped with plates, which are connected by stepped clinker brick walls also capped with plates. Rendered chimneys are positioned on the ridge at either end of the gabled roof.

Non-original alterations and additions are not significant.

How is it significant?

'Broxted' at 342 Dandenong Road, St Kilda East is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

'Broxted' is historically important for its associations with the prominent architect and developer, Howard R. Lawson. Lawson built 'Broxted' as his own residence and the association is demonstrated by the distinctive features that characterized Lawson's houses and flats, which has been described as the 'Manhattan Bungalow' style. It is also of historic and social significance for its associations with the Port Phillip Housing Association (former St Kilda Housing Association) as one of the first properties purchased by the Association and demonstrates the long-standing commitment of the Council and local community to providing affordable housing. (Criteria A, G & H)

'Broxted' is of architectural and aesthetic significance as a house that illustrates the transition in architectural style from the Edwardian era to the bungalows of the 1920s with details such as the leadlight windows, outside light, lettering and timber brackets are more reminiscent of the earlier decades whilst the materials and overall form and mass of the building relates more to that of 1920s houses. Internally, the divided stair with two lower flights is an unusual feature for a building of this time. It is notable as an example of the 'Manhattan Bungalow' style developed by Lawson that displays aspects of American, or, more specifically, Prairie influence in the sweep of eaves, simple horizontal window treatments and fence design. The building is also notable for its diagonal siting and is complemented by Lawson-designed houses and flats at numbers 344 and 346 Dandenong Road, which form a notable grouping. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

There was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century St Kilda's population grew rapidly and almost doubled between 1901 and 1921 rising from 20,500 to 38,500. Whole new streets of neat brick cottages and villas appeared, however, in St Kilda East this largely remained a period of consolidation and infill on vacant land within the established residential areas, rather than expansion into the undeveloped areas east of Hotham Street.

Development east of Hotham Street was encouraged by the opening in 1911 by the Prahran and Malvern Tramways Trust of the electric tram to Windsor along Dandenong Road, and by 1918 houses were being built as far to the east as Orrong Road. The construction of the tram coincided with major streetscape improvements carried out by municipalities of St Kilda and Prahran including the planting of trees along the tramway median and the nature strip.

The electric tram encouraged the prominent architect/developer Howard R. Lawson in 1917 to build the first purpose-built flats in St Kilda East at the east corner of Pilley Street and Dandenong Road (1 Pilley Street). This was the first of several flats or houses that Lawson would build along Dandenong Road toward the end of World War I and by 1919 there were at least twelve examples of Lawson's work along this road. In 1918 Lawson built his new residence 'Broxted' in Dandenong Road at the east corner of Wando Grove, which he followed in 1919 with the adjoining houses at nos. 344 and 346. He also designed and built several houses in Wando Grove.



Broxted, 342 Dandenong Road

Architect and developer Howard R. Lawson built 'Broxted' in 1918 as his own house. Previously, Lawson had lived in a house in Shirley Grove. The building permit application drawing shows that the overall massing was resolved then, but the detailing as built is quite different, providing an interesting insight into Lawson's development of the design. In 1920 Lawson added a billiard room to the house (BP).

Lawson, however, did not remain in the house for long and by 1925 the occupant was Jack (or Jacob) Nettleberg. He remained for several years (SM).

In 1935 a permit was granted to W. Naden for additions and by 1940 the building was listed in the Directory as the 'Broxted Guest House' (BP, SM). It later became a rooming house.

In 1987 'Broxted' was purchased by the then St Kilda Housing Association and became the first rooming house managed by the Association. The St Kilda Housing Association was created in 1986 after community pressure was applied to the former City of St Kilda to stop the loss of affordable housing and followed the successful establishment of the St Kilda Community Housing Program in the previous year. The purpose was to provide secure and affordable community rental housing for local residents with long-term links to the area and who were eligible for public housing. The program became 'a tangible expression of a community culture supportive of social diversity and inclusiveness' (PPHA website).

The Association's role was to undertake property and tenancy management of the housing program projects, which grew steadily in number and included existing taking over existing rooming or boarding houses as well as purpose built facilities. When St Kilda became part of the City of Port Phillip in 1994 the Council resolved to continue its direct provision and development of community housing. Subsequently, the St Kilda Housing Association changed its name to the Port Phillip Housing Association in 2001. 'Broxted' is now managed by the PPHA and in 2016 was one of 1146 properties in the Association's portfolio (PPHA website).

References

Peterson, Richard, *A place of sensuous resort. Buildings of St Kilda and their people. 12 Wimmera, 11 Wimmera Place, St Kilda*, 2009, viewed online at <http://www.skhs.org.au/buildings.htm> 18 January 2017

Port Phillip Housing Association (PPHA) website 'Our history' <http://www.ppha.org.au/about-us/history> [viewed 15 January 2017]

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Real Property Annual, 1919, p.64, 'Modern flats and bungalows. From the specialist's point of view. An interview with Mr Howard R. Lawson'

St Kilda Council building permit (BP) No. 3563 issued 4 April 1918. No. 4190 issued 2 June 1920, No. 8792 issued 6 February 1935

Sands & McDougall Directories (SM), 1920-1940

Description

'Broxted' is a late Arts & Crafts house, which was later converted to flats. T-shaped in plan and set on an angle on the block, it has a low-pitch tiled gabled roof with very wide eaves, supported by large curved latticed brackets, that run continuously around the edge of the roof creating floating gables with latticed ends. One of the gables faces toward the corner entry and has the name 'Broxted' in Art Nouveau lettering just below the eaves. Below this is the hipped verandah, which is supported on square, rendered piers. The walls are of roughcast render with clinker bricks used at the base and as the piers to the balconies, which have flat roofs with very deep bracketed eaves, and cartouches to the balustrades. Windows are timber framed with timber shingles and hood to one window facing Wando Grove. The house is complemented by the original front fence along Dandenong Road and Wando Grove, which comprises rendered piers with a projecting header bricks in a square pattern (a typical Arts & Crafts detail used by Lawson at some of his

other buildings, e.g., the chimney at the 'Wimmera' flats) capped with plates, which are connected by stepped clinker brick walls also capped with plates. Rendered chimneys are positioned on the ridge at either end of the gabled roof.

The house is relatively intact. Two of the balconies have been enclosed and there are additions at the rear.

Comparative analysis

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

Howard R. Lawson, who promoted himself as the 'architect who builds', was a prominent and prolific builder of houses and flats in St Kilda in the late 1910s and early 1920s. His early projects in St Kilda include two blocks of flats - 'Wimmera' at 11 Wimmera Place and 'Chirvaux' at 44 Blessington Street (both 1917) – and 'Grosvenor Mansions' the conversion of a terrace row of eight houses into sixteen flats at 74-88 William Street, Balaclava (1918-19). As noted above he had designed and built at least twelve houses or flats in Dandenong Road alone by 1919 including 'Broxted' and the two adjoining houses at nos. 344 and 346. By the early 1920s he had turned his attention to South Yarra where he designed and built several large, highly visible blocks of flats that occupy much of the entire large block of Alexandra Avenue, Darling Street, Domain Road and Punt Road. The earlier blocks were in the Arts & Crafts/Bungalow style, while the later blocks are Spanish Mission-influenced including what is perhaps his best-known work, 'Beverley Hills'.

Lawson's houses and flats in St Kilda are characterised by Arts & Crafts and Bungalow materials, form and detailing including roughcast and shingled walls and low-pitched gabled roofs with wide eaves. Lawson also developed what he termed his own distinctive 'Manhattan Bungalow' style, which is characterised by features such as shingled curved bay windows (often extending up to three levels as at 'Wimmera'), bracketed eaves and recessed sleepout balconies. These features are all used in the in house at 346 Dandenong Road, an illustration of which was featured in an article about Mr Lawson in the 1919 edition of *Real Property Annual* as an 'Example of Manhattan Bungalow typical of Mr Howard R Lawson's work'.

While some of these qualities are also evident at 'Broxted', it is also of note for displaying aspects of American, or, more specifically, Prairie influence in the sweep of eaves, window treatments and fence design. The building is also notable for its diagonal siting and is complemented by the Lawson-designed houses at 344 and 346 Dandenong Road, which form a notable and related group.

Assessment

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

Recommendations

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

Primary source

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



Other studies

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

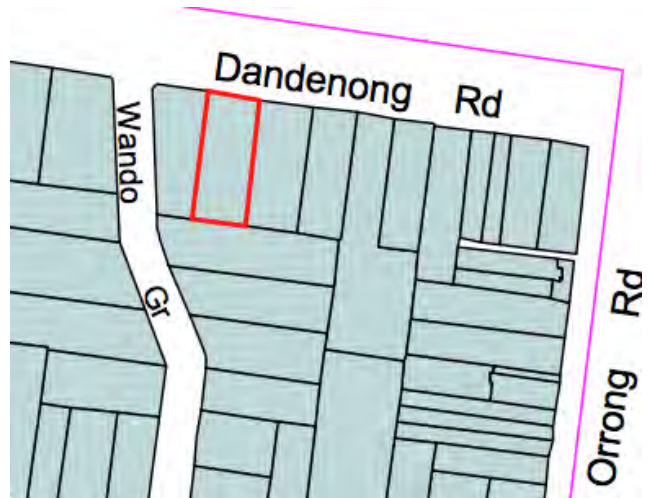
Other images



City of Port Phillip Heritage Review

Place name: Smith House
Other names: -

Citation No:
322



Address: 344 Dandenong Road, St Kilda East

Heritage Precinct: St Kilda East

Category: Residential: House

Heritage Overlay: HO6

Style: Federation/Edwardian: Arts & Crafts Bungalow

Graded as: Significant

Constructed: 1918-19

Victorian Heritage Register: No

Designer: Howard R. Lawson

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The house, designed and built by Howard R. Lawson for Harry Smith in 1918-19, at 344 Dandenong Road, St Kilda East is significant. This house is typical of houses and flats designed and built by Lawson in the late 1910s. The form and massing is characteristic of 1920s bungalows, whilst some of the detailing is typical of earlier Arts & Crafts and Federation/Edwardian houses. The walls are of brick and roughcast with buttressed corners, and the front upper storey of the house has a transverse gable roof with deep eaves. The dominant feature is the two level central balcony, which has a flat roof, also with deep projecting eaves, and ox-brow profile balustrades with straight and oval strapping between tall brick piers that are capped with plates and dwarf posts. At the ground level below the balcony is an arched window with leadlights, while to the right is a projecting gable with half-timbering and to the left is a hipped verandah. Windows are double hung timber sashes, and some retain geometric pattern leadlights. Internally, notable original details include a fireplace with carved aboriginal figures, kookaburra and motto, dated 1919. Other features include the hall leadlight window and the first floor bedroom cupboard with a leadlight window to outside set in it.

Non-original alterations and additions are not significant.

How is it significant?

The house at 344 Dandenong Road, St Kilda East is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine a well-detailed example of a transitional Arts & Crafts bungalow that forms part of a notable group of three houses with similar form and detailing all designed by Howard R. Lawson. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

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Development east of Hotham Street was encouraged by the opening in 1911 by the Prahran and Malvern Tramways Trust of the electric tram to Windsor along Dandenong Road, and by 1918 houses were being built as far to the east as Orrong Road. The construction of the tram coincided with major streetscape improvements carried out by municipalities of St Kilda and Prahran including the planting of trees along the tramway median and the nature strip.

The electric tram encouraged the prominent architect/developer Howard R. Lawson in 1917 to build the first purpose-built flats in St Kilda East at the east corner of Pilley Street and Dandenong Road (1 Pilley Street). This was the first of several flats or houses that Lawson would build along Dandenong Road toward the end of World War I and by 1919 there were at least twelve examples of Lawson's work along this road. In 1918 Lawson built his new residence 'Broxted' in Dandenong Road at the east corner of Wando Grove, which he followed in 1919 with the adjoining houses at nos. 344 and 346. He also designed and built several houses in Wando Grove.

House, 344 Dandenong Road

Architect and developer Howard R. Lawson designed and built the house at 344 Dandenong Road, St Kilda East in 1918-19 for Harry Smith. Mr Smith was still living here in 1930 (BP, SM).

References

Peterson, Richard, *A place of sensuous resort. Buildings of St Kilda and their people. 12 Wimmera, 11 Wimmera Place, St Kilda*, 2009, viewed online at <http://www.skhs.org.au/buildings.htm> 18 January 2017

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

Real Property Annual, 1919, p.64, 'Modern flats and bungalows. From the specialist's point of view. An interview with Mr Howard R. Lawson'

St Kilda Building Permit (BP) No. 3622 issued 30 April 1918

Sands & McDougall Directory (SM), 1920-1940

Description

This house is typical of houses and flats designed and built by Lawson in the late 1910s. The form and massing is characteristic of 1920s bungalows, whilst some of the detailing is typical of earlier Arts & Crafts and Federation/Edwardian houses. The walls are of brick and roughcast with buttressed corners, and the front upper storey of the house has a transverse gable roof with deep eaves. The dominant feature is the two level central balcony, which has a flat roof, also with deep projecting eaves, and ox-brow profile balustrades with straight and oval strapping between tall brick piers that are capped with plates and dwarf posts. At the ground level below the balcony is an arched window with leadlights, while to the right is a projecting gable with half-timbering and to the left is a hipped verandah. Windows are double hung timber sashes, and some retain geometric pattern leadlights.

Internally, notable original details include a fireplace with carved aboriginal figures, kookaburra and motto, dated 1919. Other features include the hall leadlight window and the first floor bedroom cupboard with a leadlight window to outside set in it.

The house has relatively high degree of integrity. The main visible alteration has been the enclosure of the balcony.

Comparative analysis

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

Howard R. Lawson, who promoted himself as the 'architect who builds', was a prominent and prolific builder of houses and flats in St Kilda in the late 1910s and early 1920s. His early designs in St Kilda include two blocks of flats - 'Wimmera' at 11 Wimmera Place and 'Chirvaux' at 44 Blessington Street (both 1917) – and 'Grosvenor Mansions' the conversion of a terrace row of eight houses into sixteen flats at 74-88 William Street, Balaclava (1918-19). As noted above he had designed and built at least twelve houses or flats in Dandenong Road alone by 1919 including 'Broxted' and the two adjoining houses at nos. 344 and 346. By the early 1920s he had turned his attention to South Yarra where he designed and built several large, highly visible blocks of flats that occupy much of the entire large block of Alexandra Avenue, Darling Street, Domain Road and Punt Road. The earlier blocks were in the Arts & Crafts/Bungalow style, while the later blocks are Spanish Mission-influenced including what is perhaps his best-known work, 'Beverley Hills'.

Lawson's houses and flats in St Kilda are characterised by Arts & Crafts and Bungalow materials, form and detailing including roughcast and shingled walls and low-pitched gabled roofs with wide eaves. Lawson also developed what he termed his own distinctive 'Manhattan Bungalow' style, which is characterised by features such as shingled curved bay windows (often extending up to three levels as at 'Wimmera'), bracketed eaves and recessed sleepout balconies. These features are all used in the in house at 346 Dandenong Road, an illustration of which was featured in an article about Mr Lawson in the 1919 edition of *Real Property Annual* as an 'Example of Manhattan Bungalow typical of Mr Howard R Lawson's work'.

The above qualities, with the exception of shingling, are all in evidence in this house, and it is complemented by the adjoining Lawson-designed houses at 342 and 346 Dandenong Road, which together form a notable and related group.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

Other images



City of Port Phillip Heritage Review

Place name: Carolina Court
Other names: Flats

Citation No:
1491



Address: 1 Fulton Street & 24 Westbury Street, St Kilda East

Heritage Precinct: St Kilda East

Category: Residential: flats

Heritage Overlay: HO6

Style: Interwar Freestyle

Graded as: Significant

Constructed: 1928-1941

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

'Carolina Court', which comprises the 1928 and 1933 flats with later additions, at 1 Fulton Street & 24 Westbury Street, St Kilda East is a Significant place within the HO6 St Kilda East precinct.

The significant features are the 1928 flats at the corner of Westbury Street, which have a stepped symmetrical façade with a central entry with a flat awning supported on curved brackets above which is a panel with 'Carolina Court' in raised letters. The walls are brick (now painted) with a clinker brick dado and details. Windows are double hung sash. The projecting balconies have iron balustrades with a saltire cross. The original stepped cornice and parapet has been incorporated into the second floor addition, which has a flat roof with very deep eaves. Also significant are the 1933 flats immediately to the east that have similar symmetrical form and detailing. A feature is the projecting entry and stairwell and the presumed 1941 addition, which incorporates a leadlight window with 'Carolina Court'.

The single storey house facing Westbury Street is not significant.

Thematic context

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History

'Carolina Court' flats was built in stages for the owner/builder (and designer) Horace A. Shave commencing in 1928 when the first block, comprising four flats over two storeys, was built at the corner of Westbury Street. Building plans show this originally had a flat roof with parapet and external stairs providing access to the roof top laundry.

In 1933 the second block containing four flats facing Fulton Street was constructed immediately to the east of the first block. Mr. Shave was again the builder and designer (it appears he lived in the house facing Westbury Street). According to a newspaper article, the flat roof of the combined buildings, which was over 120 feet long, was being set out as a roof garden with facilities for dancing. The new flats incorporated 'many ideas in modern flat construction' from America including twin wall beds, and built in wardrobes and dressing tables. There were also built in seats and a table in the kitchen (*The Herald*, 27 December 1933, p.18 'Roof garden and dancing for St Kilda block').

A permit for unspecified alterations was issued in 1938, and then in 1941 a permit was issued for 'add – 3 storey'. A further permit for 'F.C. add' was granted in 1948.

References

St Kilda Council building permits nos. 7355, issued 22 November 1928; 8385 issued 19 November 1933; 9975 issued 7 June 1938; 10761 issued 11 March 1941; U552, issued 7 July 1948

Description

'Carolina Court' comprises the 1928 and 1933 flats with later additions. The 1928 flats at the corner of Westbury Street have a stepped symmetrical façade with a central entry with a flat awning supported on curved brackets above which is a panel with 'Carolina Court' in raised letters. The walls are brick (now painted) with a clinker brick dado and details. Windows are double hung sash. The projecting balconies have iron balustrades with a saltire cross. The original stepped cornice and parapet has been incorporated into the second floor addition, which has a flat roof with very deep eaves.

The 1933 flats immediately to the east have similar symmetrical form and detailing. A feature is the projecting entry and stairwell and the presumed 1941 addition incorporates a leadlight window with 'Carolina Court'.

Also located on this property is a single storey house facing Westbury Street. Possibly from the Victorian era, it has been significantly altered and only the hipped roof form remains.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Add to the HO6 St Kilda East precinct as a Significant place, as part of the Fulton & Westbury streets extension

Primary source

Helms, David, *H06 St Kilda East Precinct heritage review, 2016*

Other studies

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

City of Port Phillip Heritage Review

Place name: El Sonia
Other names: Flats

Citation No:
776



Address: 6 Fulton Street, St Kilda East

Heritage Precinct: St Kilda East

Category: Residential: Flats

Heritage Overlay: HO6

Style: Interwar: Georgian Revival,
Moderne

Graded as: Significant

Victorian Heritage Register: No

Constructed: c.1935

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

'El Sonia', the flats constructed in 1938 for Sonia Kaminsky, at 6 Fulton Street, St Kilda East is significant. 'El Sonia' is a neatly conceived complex of four apartments with a hipped tile roof and walls of clinker brick to the ground floor and render above. The flats are a mixture of two styles with the fine Art Deco stairwell and flanking cantilevered balconies with curved corners and horizontal banding contrasting with the Georgian Revival character of the main elevations. The stepped stairwell features a vertical panel with Art Deco motifs and a tall panel of glass bricks, while 'El Sonia' is metal script below an inset decorative panel. The Moderne influence is also seen in the stepped chimneys. The Georgian Revival influence on the other hand is demonstrated by the almost symmetrical layout and details such the decorative quoinwork to the first floor wall corners and the arched ground floor windows (some with integral window boxes below) and doors. At the north end the building incorporates two garages with the original timber doors below a corner balcony. The complex is very intact and retains the original low brick fence along both street frontages, the entry stairs and letterboxes to the main entry, and stairs leading to the arched side entry gate off Fulton Street.

Non-original alterations and additions are not significant.

How is it significant?

'El Sonia' at 6 Fulton Street, St Kilda East is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a well detailed example of interwar flats, which combines elements of the Moderne and Georgian Revival styles. The significance of the flats is enhanced by its intactness, which includes the original front fences, stairs and gates. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda

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

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

The building of flats accelerated during the 1920s:

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

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

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

'El Sonia', 6 Fulton Street

In the nineteenth century Fulton Street was lined with mansions and villas on large allotments. Palm Court was created in 1936 following the subdivision of one of these allotments and this property, at the east corner of Fulton Street was sold in April 1936 to Sonia Kaminsky (LV). In 1938 builder R.A. Watson constructed 'El Sonia' for Mrs Kaminsky (BP).

References

Land Victoria (LV) Certificate of title Vol. 4297 Fol. 301, LP 14087

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

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

St Kilda Building Permit (BP) No. 10058 issued 30 August 1938

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

Description

'El Sonia' is a neatly conceived complex of four apartments with a hipped tile roof and walls of clinker brick to the ground floor and render above. The flats are a mixture of two styles with the fine Art Deco stairwell and flanking cantilevered balconies with curved corners and horizontal banding contrasting with the Georgian Revival character of the main elevations. The stepped stairwell features a vertical panel with Art Deco motifs and a tall panel of glass bricks, while 'El Sonia' is metal script below an inset decorative panel. The Moderne influence is also seen in the stepped chimneys. The Georgian Revival influence on the other hand is demonstrated by the almost symmetrical layout and details such the decorative quoinwork to the first floor wall corners and the arched ground floor windows (some with integral window boxes below) and doors. At the north end the building incorporates two garages with the original timber doors below a corner balcony. The complex is very intact and retains the original low brick fence along both street frontages, the entry stairs and letterboxes to the main entry, and stairs leading to the arched side entry gate off Fulton Street.

Comparative analysis

From the mid-1920s onwards Old English, Spanish Mission and Georgian Revival became the most fashionable styles for residential architecture in Victoria. As Lewis (1992:1) notes:

The period after the Depression saw a shift towards the new and exciting modern idioms emanating from Europe and America. Nevertheless period character was not put totally aside. Old English architecture lingered on throughout the 1930s and the Mission and Georgian idioms provided a formal framework through which modernism could be absorbed and modified.

'El Sonia' is an example of a late interwar block of apartments that combines elements the Georgian Revival and Moderne styles. This combination can also be seen at 'Olgmend Court' at 147-49 Alma Road (also within the HO6 St Kilda East precinct). Like 'Olgmend Court', 'El Sonia' is highly intact including original fences, stairs and garages.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

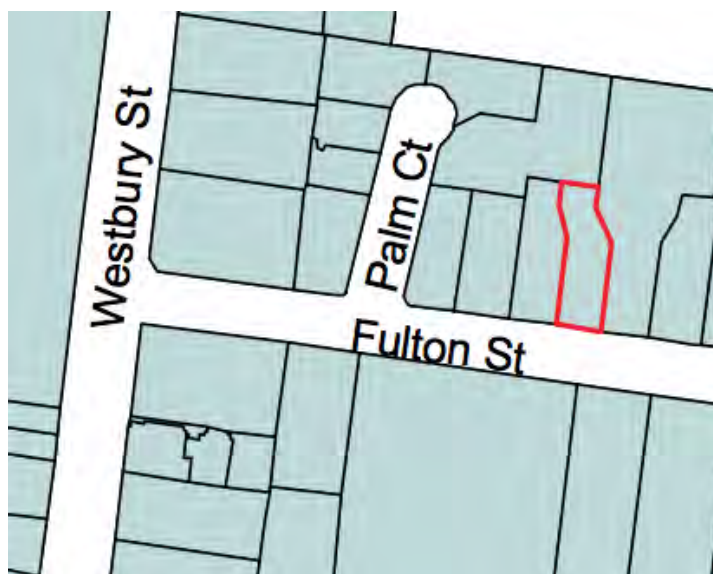
Other images



City of Port Phillip Heritage Review

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

Citation No:
1492



Address: 12 Fulton Street, St Kilda East

Heritage Precinct: St Kilda East

Category: Residential: House

Heritage Overlay: HO6

Style: Interwar: Bungalow

Graded as: Significant

Constructed: 1926

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C112

Comment: Revised citation

Significance

The house, constructed in 1926, at 12 Fulton Street, St Kilda East is a Significant place within the HO6 St Kilda East precinct.

The significant features are the house, which is a sparsely adorned two storey attic villa notable for its distinctive square balcony void set symmetrically in the plain brick central bay and the front fence which is constructed of brick with a pipe rail between the piers. Both the house and fence are very intact.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

This house was constructed in 1926 for A.R. Harvey. Mr. Harvey also had built the adjoining house at no.10 in 1925.

References

St Kilda Council building permits nos. 6173 (no.10) issued 16 September 1925 and 6297 (no.12) issued 20 January 1926

Description

A sparsely adorned two storey attic villa notable for its distinctive square balcony void set symmetrically in the plain brick central bay. The property is basically intact including the front fence.

Comparative analysis

No information.

Assessment

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

Recommendations

Retain within the HO6 St Kilda East precinct as a Significant place.

Primary source

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

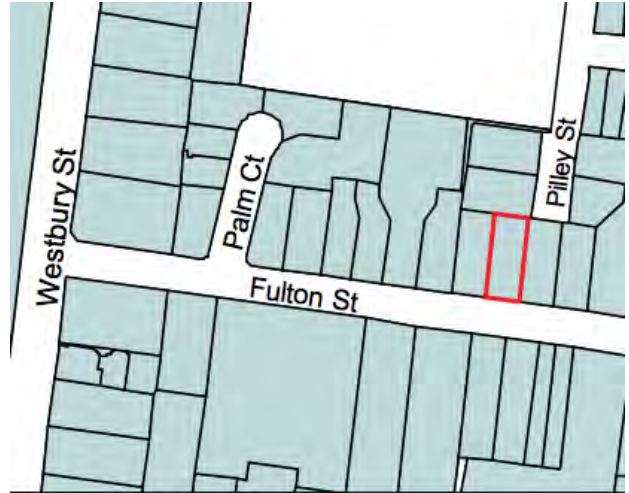
Other studies

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

City of Port Phillip Heritage Review

Place name: Croyland
Other names: Flats, duplex

Citation No:
1493



Address: 20 Fulton Street, St Kilda East

Heritage Precinct: St Kilda East

Category: Residential: Duplex

Heritage Overlay: HO6

Style: Interwar: Moderne

Graded as: Significant

Constructed: c.1935

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C112

Comment: Revised citation

Significance

'Croyland', a two storey interwar duplex at 20 Fulton Street, St Kilda is a Significant place within the HO6 St Kilda East precinct.

The significant features include the elevated siting, the definite delineation of the base and upper storey of the building with contrasting clinker brick and render finishes, the fine detailing of some of its window openings, and the general intactness of its finishes.

Thematic context

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History

No information

References

-

Description

An intact two storey duplex with contrasting clinker brick and render walls to the ground and first floors and a gabled tile roof. An external stair leads to the first floor entry, which has a flat projecting awning. Windows are timber framed and are framed by clinker brick details. Overall, the building has a high degree of external intactness.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain within the HO6 St Kilda East precinct as a Significant place.

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name: Cranford
Other names: Katoomba, Barrington Flats

Citation No:
2120



Address: 22 Fulton Street, St Kilda East

Heritage Precinc: St Kilda East

Category: Residential: House

Heritage Overlay: HO6

Style: Victorian: Italianate

Graded as: Significant

Constructed: 1882, 1936

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C112, C142

Comment: Revised citation

Significance

What is significant?

The house formerly known as 'Cranford', constructed for Oliver Levey in 1882 and substantially altered in 1936 when it was renamed 'Katoomba', at 22 Fulton Street, St Kilda East is significant. This is an unusual and imposing single storeyed late Victorian Italianate villa with a distinctive semi-circular porch having slender Ionic Order columns mounted on balustrade pillars and having a shallow conical roof with slender ball finial. This element may be a late addition. There are projecting wings on either side, the eastern wing having a faceted bay and the western wing being possibly of a later date, the absence of vermiculated quoins and incised work being suggestive of an addition. The window reveals have cement colonettes and there are aedicules to the window heads.

Alterations and additions made after World War II are not significant.

How is it significant?

The house at 22 Fulton Street, St Kilda East is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

It is aesthetically significant for the arrangement of the elements, generally in the Italianate manner but with an unusual and presumed inter-war conical porch giving it distinction at the municipal level. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 The late nineteenth century boom, 5.4 Depression and recovery: the inter-war years

History

At Crown land sales, the partnership of Fulton, Mackinnon and Sargood bought numerous allotments including allotment 155A which comprised five acres on Dandenong Road between the railway reserve and Hotham Street. By 1873, Fulton Street had been formed and there were three houses on each of its north and south sides. Lot 12 on the north side was undeveloped and was owned at the time by a person named White. The land had a frontage of 110 feet and an NAV of 20 pounds and was purchased by Oliver Levey c.1880. Levey, described as an agent in 1882 and a publisher in 1883, built a brick house for his residence on the east side of the block in 1882. The house had nine rooms and an NAV of 120 pounds.

By the turn of the century, the house, which was owned and occupied by Mary Bage, was named 'Cranford' and had been extended to 13 rooms. The Bage family owned several properties in the area at the time. By 1930, the house had been acquired by William John McCarthy of Hawthorn. In 1935-37, ownership changed three times from John James Cotter to Ward Investments Pty. Ltd. and then to Louis William Sigel of the "Hotel Mentone". The Rate Books at the time are unclear however during these years the property was redeveloped. Pillely Street at the rear of the site was extended. In order for this to occur, MMBW plans indicate that the rear of the house would have had to be demolished. Substantial additions were carried out in 1936, which presumably gave the building its present appearance. It was named "Katoomba" and was comprised of four flats, three with four rooms and one with three rooms. The NAVs ranged from 60 to 70 pounds.

The Commercial Bank at Balaclava took over ownership of the flats in 1939. In that year, they were occupied by Horace Roberts (estate agent), William Stone (commercial traveller) and Angus Burrows (chemist). Flat three was vacant. Thomas William Cooper of Toorak was the owner in 1950. Flats 1 and 2 were still occupied by the Roberts and Stone families, the hairdresser David Charlesworth rented flat 3 and Ellen Dove rented flat 4.

By 1973, it seems the flats had been converted to a single residence occupied by A.L. Spooner.

References

J.E.S. Vardy, "Plan of the Borough of St. Kilda", Hamel and Ferguson, 1873, North/3.

MMBW litho plan no.46, undated

Parish Plan, Prahran, SLV, 820 bje, St. Kilda and Elwood

St. Kilda Rate Books: 1879-83, 1889-90, 1899-1900, 1920-21, 1930-40, 1950-51

Sands and McDougall directories: 1890, 1910, 1920, 1930

Description

An unusual and imposing single storeyed late Victorian Italianate villa with a distinctive semi-circular porch having slender Ionic Order columns mounted on balustrade pillars and having a shallow conical roof with

slender ball finial. This element may be a late addition. There are projecting wings on either side, the eastern wing having a faceted bay and the western wing being possibly of a later date, the absence of vermiculated quoins and incised work being suggestive of an addition. The window reveals have cement colonettes and there are aedicules to the window heads.

Condition: Sound Integrity: High

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain within the HO6 St Kilda East precinct as a Significant place.

Primary source

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

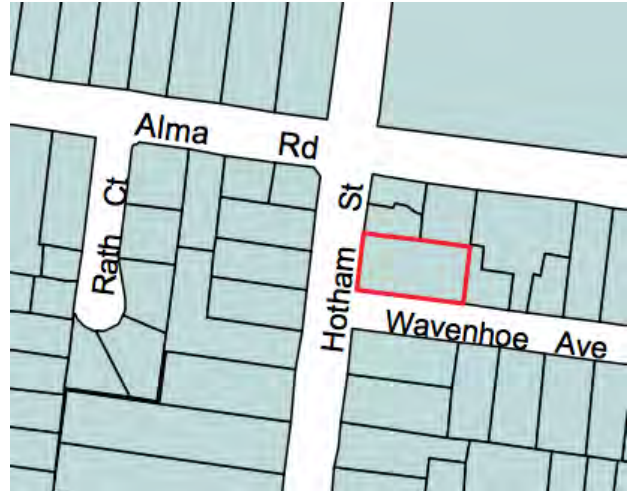
Other studies

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

City of Port Phillip Heritage Review

Place name: Wavenhoe Court Flats
Other names: -

Citation No:
337



Address: 32 Hotham Street, St Kilda East

Heritage Precinct: St Kilda East: Murchison Street & Wavenhoe Avenue

Category: Residential: Flats

Heritage Overlay: HO391

Style: Interwar: Georgian Revival

Graded as: Significant

Constructed: 1927

Victorian Heritage Register: No

Designer: Dunstan Reynolds & Partners

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

'Wavenhoe Court' flats, designed by Dunstan Reynolds & Partners and constructed in 1927, at 32 Hotham Street, St Kilda East are significant. 'Wavenhoe Court' is an interwar apartment block in the Georgian Revival style with rendered walls and a hipped tile roof with deep flat eaves. The building has a U-shaped symmetrical plan with a central entry porch and corner porches with balconies above. The porches are supported by paired Ionic columns with an entablature with a dentillated cornice and rendered balustrades with cement mouldings and wrought iron panels. The timber sash windows have margin glazing.

Non-original alterations and additions are not significant.

How is it significant?

'Wavenhoe Court' at 32 Hotham Street, St Kilda East is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and well-detailed block of apartments in the Georgian Revival style. The formal symmetrical layout with a hipped roof is typical of the style and this block is notable for the classical style porches and elegant details such as the wrought iron balustrades and window margin glazing. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

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

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

The building of flats accelerated during the 1920s:

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

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

‘Wavenhoe Court’, 32 Hotham Street

Wavenhoe Avenue was created in two stages in 1922 and 1927 on land forming part of two nineteenth century mansion estates ‘Wavenhoe’ (former ‘Yanakie’) and ‘Fairholm’ (former ‘Holmwood’). The first subdivision in 1922 of land surrounding the ‘Wavenhoe’ mansion created the east-west section leading off Hotham Street and lots along the east side of Hotham Street south of Alma Road, and in 1927 the subdivision of the ‘Fairholm’ estate created the north-south section connecting to Alma Road (LV). The first three houses in Wavenhoe Avenue were built in 1922 and by 1929 only one lot remained vacant. By this time the ‘Wavenhoe’ mansion had been converted to flats. The final house at no.5 was constructed in 1932. Most of the houses were bungalows designed by the builders who constructed them. An exception was the house at 1 Wavenhoe Avenue, built in 1924, which was designed by the prominent architect, Marcus Martin (BP, SM).

‘Wavenhoe Court’ flats, situated at the north corner of Hotham Street and Wavenhoe Avenue was designed by Dunstan Reynolds and Partners, architects, for Architects Homes Corporation Pty. Ltd. and constructed early in 1927 (BP).

References

Land Victoria (LV) certificates of title Vol. 5460 Fol. 879 (1927), Vol. 5529 Fol. 618 (1929)

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

‘Plan of the Borough of St Kilda Surveyed and Compiled under the direction of the Borough Council by J.E.S. Vardy’, 1873

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

St Kilda Council building permit (BP) nos. 6733 issued 1 March 1927 (includes working drawings)

Sands & McDougall Directories (SM) 1925-1940

Sawyer, Terry, (1982) ‘Residential flats in Melbourne: the development of a building type to 1950’, Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne

Description

‘Wavenhoe Court’ is an interwar apartment block in the Georgian Revival style with rendered walls and a hipped tile roof with deep flat eaves. The building has a U-shaped symmetrical plan with a central entry porch and corner porches with balconies above. The porches are supported by paired Ionic columns with an entablature with a dentillated cornice and rendered balustrades with cement mouldings and wrought iron panels. The timber sash windows have margin glazing.

The flats are in good condition and have a relatively high degree of external integrity. Non-original additions include the metalwork grilles to the porches and the front fence.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in HO391 St Kilda East: Murchison Street & Wavenhoe Avenue Precinct as a Significant place.

Primary source

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

Other studies

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

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

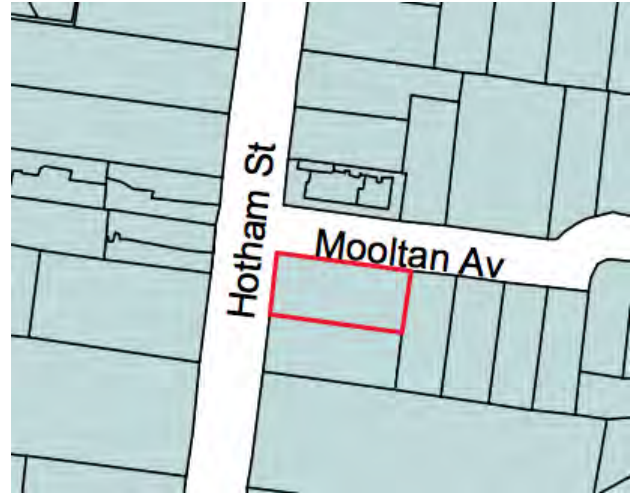
Other images

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City of Port Phillip Heritage Review

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

Citation No:
2015



Address: 42 Hotham Street, St Kilda East
Category: Residential: House
Style: Interwar: American bungalow
Constructed: c.1927
Designer: Unknown
Amendment: C29, C142
Comment: Revised citation

Heritage Precinct: St Kilda East: Murchison Street & Wavenhoe Avenue
Heritage Overlay: HO391
Graded as: Significant
Victorian Heritage Register: No

Significance

What is significant?

The house, erected in 1926-27 by bricklayer Harold Summers a residence for himself and his new wife Minnie, at 42 Hotham Street, St Kilda East is significant. An unusually ornate bungalow-style dwelling on a corner site it is of tuckpointed clinker brick construction, with a hipped and gabled roof of red Marseilles pattern terracotta tiles. The gable ends, to the two street frontages, are clad with timber shingles of a particularly unusual cusped form, and the eaves are supported on shaped timber brackets. The principal frontage, to Hotham Street, is asymmetrical, comprising a central segmental-arched entry porch flanked by a curved bay window and a broad verandah, now infilled with glazed panels. The verandah has a distinctive hit-and-miss brick railing with bullnosed coping; this detail is echoed on the front fence, which extends along both street frontages. This brick walling has been unsympathetically altered by the addition of a tall timber paling fence.

Non-original alterations and additions including the tall timber paling to the original brick fence are not significant.

How is it significant?

The house at 42 Hotham Street, St Kilda East is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

Historically, the house is a representative example of the type of housing that proliferated in East St Kilda in the 1920s, when large Victoria estates were carved up into new residential subdivisions. Aesthetically, the house stands out from the average inter-War bungalow by its intactness and its high level of decorative detailing, notably the unusual shaped shingles to the gable ends, and the extensive use of patterned and moulded brickwork, which extends to the matching front fence. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

The site of this house formed part of residential estate that was created in 1922 from the grounds of 'Mooltan' and 'Wavenhoe', two large Victorian mansions. Harold V. Summers, a bricklayer, built this house at the south corner of Hotham Street and Mooltan Avenue in 1926-7, as his own residence (BP). Typically, it first appears in the Sands & McDougall Directory in 1927 as a 'house being built' on the corner of Mooltan Avenue. The following year, it was listed as 'vacant' and then, by 1929, occupied by Summers (SM).

Research establishes that Harold Victor Summers (1888-1983) and his wife Minnie, nee Fort (1894-1967) had married in 1927, around the time that this house was built. They remained living there for only a few years. Subsequent occupants included Sydney F Palmer (1933), George Simpson (1935) and Daniel Blomme (from 1936 to at least 1940) (SM).

References

Lodged Plans No 8866, declared 16 June 1922

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

St Kilda Council building permits (BP) nos. 6513 issued 27 July 1926

Sands & McDougall Directories (SM) 1926 onwards

Description

The house at 42 Hotham Street, East St Kilda, is a single-storeyed bungalow on a corner site. It is of tuckpointed clinker brick construction, with a hipped and gabled roof of red Marseilles pattern terracotta tiles. The gable ends, to the two street frontages, are clad with timber shingles of a particularly unusual cusped form, and the eaves are supported on shaped timber brackets. The principal frontage, to Hotham Street, is asymmetrical, comprising a central segmental-arched entry porch flanked by a curved bay window and a broad verandah, now infilled with glazed panels. The verandah has a distinctive hit-and-miss brick railing with bullnosed coping; this detail is echoed on the front fence, which extends along both street frontages. This brick walling has been unsympathetically altered by the addition of a tall timber paling fence.

Comparative analysis

The California Bungalow is ubiquitous in many parts of the City of Port Phillip, including St Kilda, St Kilda East, Ripponlea, Balaclava and Elwood. It is less common elsewhere in the municipality; a rare example in Port Melbourne being that at 20 Ross Street (1929). Given the extent of closer settlement, which occurred in East St Kilda during the 1920s, it is not surprising that some of the best examples of California Bungalows are located there. A number have already been identified as being of individual significance due to either their high levels of intactness, or because of particular stylistic influences or unusual integration of elements or decorative details.

Amongst those bungalows of relatively conventional design that are distinguished simply by their remarkable intactness are 26 Hammerdale Avenue (1920) and 186 Alma Road (1928), both in St Kilda East. Bungalows with unusual stylistic influences include 331 Orrong Road, St Kilda East (1920) and 17 Robe Street, St Kilda, both with an oriental flavour; 109 Tennyson Street, Elwood (c.1920), which displays a pure American influence, and 18 Normandy Street, Elwood (c.1920), one of several bungalows designed in an idiosyncratic style by local builder M. Sherlock. Those examples which are noteworthy for particularly unusual detailing include 217 Alma Road (1918-19), with its tapered pillars embellished with river pebbles; 18 Lansdowne Road (1924), with its quirky canted front porch; 13 Baker Street (1920s) with its unusual stucco work, concrete awnings and bracket supports; 86 Mitford Street, Elwood (c.1920), embellished with river pebbles and unusual brick banding; 19 Wavenhoe Avenue (1929) with its atypical decorative brickwork. The example at 42 Hotham Street, with its quirky shingles and decorative brickwork, is not directly comparable to these five examples, beyond the fact that, like them, its unusual detailing makes it stand out from the more generic California Bungalows of the 1920s.

Assessment

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

Recommendations

2016: Retain in the HO as a Significant place, but transfer to the HO391 St Kilda East: Murchison Street & Wavenhoe Avenue precinct as part of the Hotham Street extension.

Primary source

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

Other studies

Heritage Alliance, *East St Kilda Heritage Study*, 2004

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

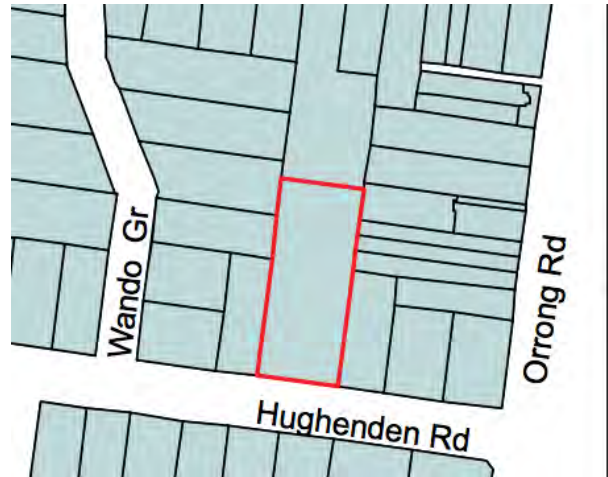
Other images

Nil

City of Port Phillip Heritage Review

Place name: Summerleigh
Other names: Flats

Citation No:
2022



Address: 13 Hughenden Road, St Kilda East

Category: Residential: Flats

Style: Interwar: Streamlined Moderne

Constructed: 1940

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Heritage Precinct: St Kilda East

Heritage Overlay: HO6

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

'Summerleigh', the flats constructed in 1940, at 13 Hughenden Road, St Kilda East are significant. It is a two storey block of flats in the interwar Streamlined Moderne style with a hipped roof with deep eaves, brick and smooth render walls and brick chimneys. The flats set well back from the street and placed in a symmetrical arrangement around a generous lawned central court. Details that are typical of the style include the location of steel framed windows at corners, the curved balconies, windows and building corners, and the horizontal banding in salmon coloured brickwork and render. The name 'Summerleigh' is in cursive script on the front wall of the west wing. The building is in fine and highly intact condition and is complemented by the mature Liquidambar, hedges and original low brick front fence.

Non-original alterations and additions are not significant.

How is it significant?

'Summerleigh' at 13 Hughenden Road, St Kilda East is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and intact block of flats in the Streamlined Moderne style with its curved corners windows and balconies, banding in salmon coloured brickwork and render and steel framed windows. It is also notable for its distinctive site planning, with the flats set well back from the street and placed in a

symmetrical arrangement around a generous lawned central court and complemented by mature trees and an original low brick fence. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

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

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

The building of flats accelerated during the 1920s:

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

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

It slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (O'Hanlon 1999:182, 196-198).

'Summerleigh', 13 Hughenden Road

'Summerleigh', a block of ten flats was built in 1940 for S. Allen. The builder was G. Farnsworth (BP). The architect is unknown.

References

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

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

St Kilda Council building permit (BP) no. 10467, issued 27 February 1940

Sands & McDougall Directories (SM) 1930-40

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

Description

'Summerleigh' is a two storey block of flats in the interwar Streamlined Moderne style with a hipped roof with deep eaves, brick and smooth render walls and brick chimneys. The flats set well back from the street and placed in a symmetrical arrangement around a generous lawned central court. Details that are typical of the style include the location of steel framed windows at corners, the curved balconies, windows and building corners, and the horizontal banding in salmon coloured brickwork and render. The name 'Summerleigh' is in cursive script on the front wall of the west wing. The building is in fine and highly intact condition and is complemented by the mature Liquidambar, hedges and original low brick front fence.

Comparative analysis

No information.

Assessment

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

Recommendations

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

Primary source

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

Other studies

Andrew Ward, *Port Phillip Heritage Review*, 1998

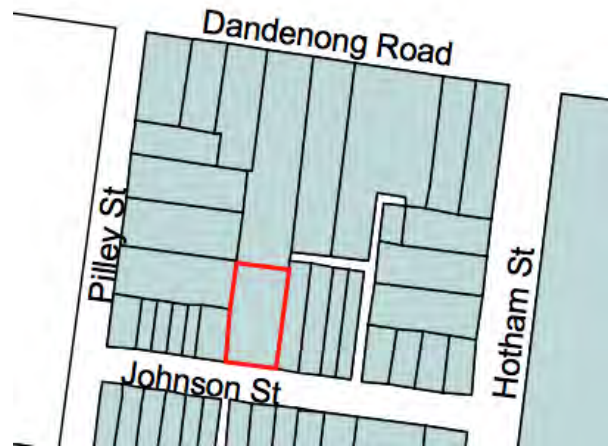
Other images



City of Port Phillip Heritage Review

Place name: Warwick Court
Other names: Flats

Citation No:
2041



Address: 17 Johnson Street, St Kilda East

Category: Residential: Flats

Style: Interwar: Old English, Moderne

Constructed: c.1935

Designer: Unknown

Amendment: C29, C112, C142

Comment: Revised citation

Heritage Precinct Overlay: St Kilda East

Heritage Overlay(s): HO6

Graded as: Significant

Victorian Heritage Register: No

Significance

'Warwick Court', constructed c.1935, at 17 Johnson Street, St Kilda East is a Significant place within the HO6 St Kilda East precinct.

'Warwick Court' is a two storey block of interwar flats with traces of Old English and Moderne styles. Walls are of clinker brick, windows are timber framed and the hipped roof is tiled and there are several brick chimneys. Balconies facing the entrance courtyard have curved corners in the Moderne style and 'Warwick Court' is spelt out in raised steel letters on the front elevation above the original garage doors. It is notable for its relatively high degree of intactness.

Later alterations and additions are not significant.

Thematic context

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History

Building Permit No.8987 was issued on 31 July 1935 to builder, H.D. Sherlock, for brick flats in Johnston Street. As there is no Johnston Street in St Kilda East, and this is the only identified building permit for flats prior to 1940 it is likely that the permit was for this block, known as 'Warwick Court' (SM).

References

St Kilda Building Permit (BP) No.8987, issued 31 July 1935

Description

A well preserved block of apartments with a somewhat foreboding street elevation that contrasts markedly with the pleasant landscaped entrance courtyard on the east side. This contrast is enhanced by the building's change in scale from three storeys to two storeys as the viewer moves from the street to the courtyard via a discrete side gateway. Walls are of clinker brick, windows are timber framed and the hipped roof is tiled and there are several brick chimneys. Balconies facing the entrance courtyard have curved corners in the Moderne style.

The original surviving garage doors and the play of balcony and chimney projections on the street elevation are notable features. 'Warwick Court' is spelt out in raised steel letters on the front elevation.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Include within the HO6 St Kilda East precinct as a Significant place, as part of the Johnson Street precinct extension.

Primary source

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

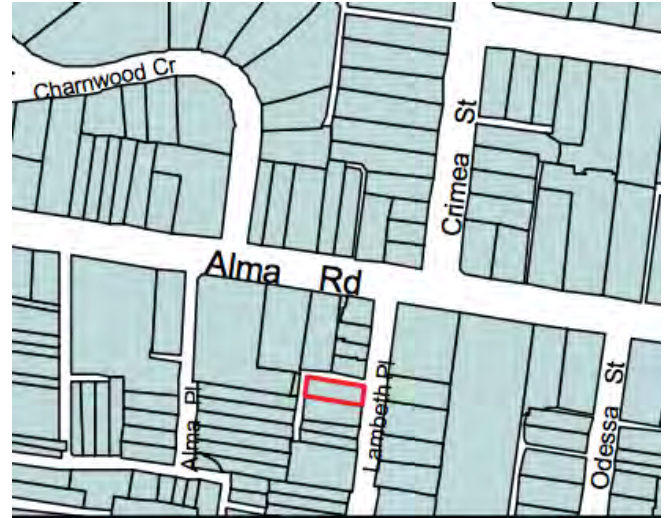
Other studies

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

City of Port Phillip Heritage Review

Place name: Oberon
Other names: House

Citation No:
340



Address: 5 Lambeth Place, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: House

Heritage Overlay: HO6

Style: Victorian prefabricated

Graded as: Significant

Constructed: c.1855

Victorian Heritage Register: Recommended

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

'Oberon', constructed c.1855 for Henry Jennings, at 5 Lambeth Place, St Kilda is significant. This two storey timber portable house has a low pitch gabled roof clad in terracotta tiles centred on the main rooms, extending down over the entry section. The house is constructed apparently of very large studs on a bottom plate and is clad in caulked, spruce, tongue and groove vertical boards. The walls have a textured coating and part of the western wall has been clad in sheets over the boards. Purlins are paired and exposed under the lining boards to the wide eaves. The front door sidelights have been glazed in frosted glass. There is a single storey addition at the rear of the main body and the old single storey rear wing housing the kitchen has been rearranged and extended in part for a garage. Evidently there are numerals painted on the ground floor joists. Internally the house is planned with two main rooms on the ground floor, one behind the other. The entry is to one side and contains the stair. Beneath the stair is a bathroom. The first floor contains three rooms over the ground floor main rooms, with two very small rooms around the stair. The wall between the two main ground floor rooms has been largely removed, and the front room is the only one with a 19th century cornice and architrave. Other architraves, skirtings and doors date from the early twentieth century, as does the stair balustrade. The species of timber used in the building indicates that it was manufactured in Europe (for species used, see below). The origin of the rear wing is not known, but various early materials suggest that it is early, if not original.

Non-original alterations and additions are not significant.

How is it significant?

'Oberon' at 5 Lambeth Place, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

Oberon is significant as a distinctive and important timber portable house from the 1850s. The planning and design is unlike any other portable building in Victoria and most probably Australia. The exterior exemplifies cottage design as illustrated in the pattern books of that time. The wide eaves and paired purlins are particularly characteristic. The angled head first floor windows are very unusual, as is the arrangement of the fine glazing bars within the sashes. Other features of note are the bracketed hoods to the ground floor front window and front door, the angled corners and the spruce vertical wall cladding. (Criteria A, B, D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

This building was constructed for Henry Jennings, Solicitor, in the 1850s (predating the first St. Kilda Rate Book). The house was built to rent and in 1859 the occupant was Robert Thomson (1). He was followed by Henry Trapp, a civil servant, around 1864 (3). When first rated, the building contained 8 rooms of wood and a stable (1). The annual value was £80 (1).

References

1. St Kilda rate books (RB) 1858/59 no. 705 Henry Jennings Solicitor, owner; Robert Thomson occupant; wood room and stable, £80 N. A. V.
2. RB: 1859/60 no. 794; 8 rooms wood and iron
3. RB: 1864/65 no. 1176; Henry Trapp, civil service, occupant
4. Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no. 1363

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

Description

This two storey timber portable house has a low pitch gabled roof clad in terracotta tiles centred on the main rooms, extending down over the entry section. The house is constructed apparently of very large studs on a bottom plate and is clad in caulked, spruce, tongue and groove vertical boards. The walls have a textured coating and part of the western wall has been clad in sheets over the boards. Purlins are paired and exposed under the lining boards to the wide eaves. The front door sidelights have been glazed in frosted glass. There is a single storey addition at the rear of the main body and the old single storey rear wing housing the kitchen and so on has been rearranged and extended in part for a garage. Evidently there are numerals painted on the ground floor joists.

Internally the house is planned with two main rooms on the ground floor, one behind the other. The entry is to one side and contains the stair. Beneath the stair is a bathroom. The first floor contains three rooms over the ground floor main rooms, with two very small rooms around the stair. The wall between the two main ground floor rooms has been largely removed, and the front room is the only one with a 19th century cornice and architrave. Other architraves, skirtings and doors date from the early twentieth century, as does the stair balustrade.

The species of timber used in the building indicates that it was manufactured in Europe (for species used, see below). The origin of the rear wing is not known, but various early materials suggest that it is early, if not original.

Timber species used:

- Bottom plate and windows – Baltic pine (*Pinus sylvestris*)
- Joists, vertical timber cladding and wall or floor boards – Norway Spruce (*Picea abies*)

(Note: this description is based on the information contained in the 1982 and 1984 heritage studies, which include an analysis by Mr Yugo Ilic of the C.S.I.R.O. of the timber species. The building was inspected externally in 2016, but no internal inspection was undertaken).

Comparative analysis

No information.

Assessment

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

Recommendations

2016:

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

Nominate to Heritage Victoria for inclusion on Victorian Heritage Register

Primary source

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

Other studies

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

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

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

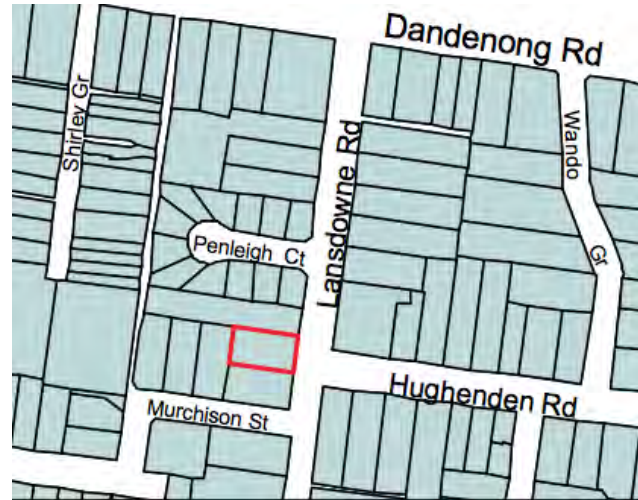
Other images



City of Port Phillip Heritage Review

Place name: Tecoma
Other names: House

Citation No:
2101



Address: 18 Lansdowne Road, St Kilda East

Heritage Precinct: St Kilda East: Murchison Street & Wavenhoe Avenue

Category: Residential: House

Heritage Overlay: HO39I

Style: Interwar: American Bungalow

Graded as: Significant

Constructed: 1924

Victorian Heritage Register: No

Designer: W. Dunkerly Pty Ltd

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

'Tecoma' at 18 Lansdowne Road, St. Kilda East, built in 1924 to the design of W. Dunkerly Pty. Ltd., architects and engineers, is significant. It is an unusual Bungalow residence enhanced by its unpainted stucco work and characterised by the sweeping Californian Bungalow tiled roof and massive piers to the unusual faceted flat roofed porch and pergola motif to the main room window. The appearance is relieved by clinker bricks and shingles to the side elevation window bay and central gablet with fixed louvre vents.

Non-original alterations and additions are not significant.

How is it significant?

'Tecoma' at 18 Lansdowne Road, St Kilda East is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as an interwar bungalow that is of note for the unpainted roughcast surfaces, thereby demonstrating a once commonplace but now rare aspect of the character of houses of the period. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

At Crown land sales, W. Green bought allotments 170A - B and 171A - B which comprised about 17 acres between Dandenong and Alma Roads. At the time of J.E.S. Vardy's survey of St Kilda in 1873, Lansdowne Road had not been formed. No.18 would later be built on part of lot 170A which at this time was vacant land owned by M. Benjamin.

Lansdowne Road was formed by 1890, however it remained relatively undeveloped at the turn of the century. The land on the west side of the road that is now no.18 remained vacant in 1920. It was owned by Charlotte Bride who sold it in 1922 to the Caulfield merchant, Kevin Tuomy. At the time, the block had a frontage of 68 feet and an NAV of 39 pounds. Tuomy built a brick house to the design of the architectural and engineering firm W. Dunkerley Pty Ltd for his residence on this site in 1924. The design was for a house, a garage and fence. When completed the house had six rooms and an NAV of 110 pounds.

Helen Fookes bought this property from Tuomy in 1927. By 1940, it had passed to Miss Winifred Fookes Barrow and by 1945, to Miss Freda Barrow who continued in residence in 1950. In 1963, Atlantic Steel Construction P/L owned the property and applied for a permit to make alterations to the house to convert it into two flats. The alterations carried out by the owner included moving the front door forward and glassing in the front verandah.

References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no.1410, dated 1900

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

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

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

St Kilda Council building permits (BP) nos. 5316 and 57/2849

St. Kilda Rate Books: 1920-30, 1940-41

Sands & McDougall Directories (SM) 1921, 1927, 1937, 1950

Description

An unusual Bungalow residence enhanced by its unpainted stucco work and characterised by the sweeping Californian Bungalow tiled roof and massive piers to the unusual faceted flat roofed porch and pergola motif to the main room window. The appearance is relieved by clinker bricks and shingles to the side elevation window bay and central gablet with fixed louvre vents.

Condition: Sound Integrity: High, including garage at rear.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in the HO as a Significant place, but transfer to the HO391 St Kilda East: Murchison Street & Wavenhoe Avenue precinct.

Primary source

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

Other studies

Andrew Ward, *Port Phillip Heritage Review*, 1998

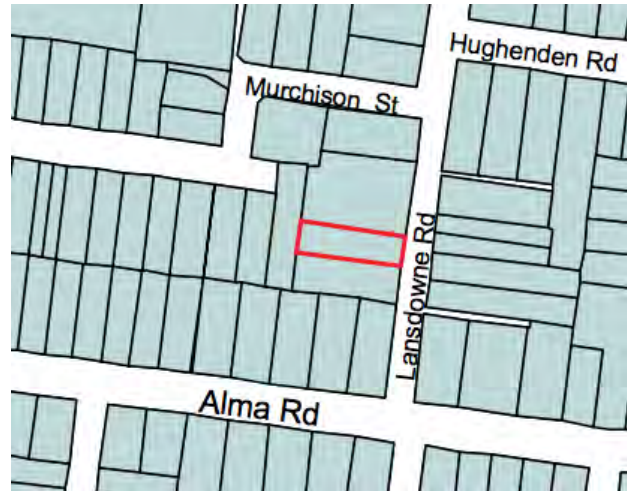
Other images

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City of Port Phillip Heritage Review

Place name: Flats
Other names: -

Citation No:
2102



Address: 26A Lansdowne Road, St Kilda East

Heritage Precinct: St Kilda East: Murchison Street & Wavenhoe Avenue

Category: Residential: Flats

Heritage Overlay: HO391

Style: Interwar: Old English

Graded as: Significant

Constructed: 1935

Victorian Heritage Register: No

Designer: Frank G. Richardson

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The flats, designed by Frank G. Richardson and constructed in 1935, at 26A Lansdowne Road, St Kilda East are significant. This is an English Domestic Revival flat development of the inter-war period having a prominent central projecting bay surmounting the street level garages with half timbering, rough cast and herring bone brickwork in the manner of the style. There is a terrace over the garages which are cut into the site, the approach driveway having retaining walls that are terminated as gate pillars to the fence and residential entry. The brickwork is generally clinkers with a red brick soldier course band, sills and window heads. The remainder of the complex is comparatively plain.

Non-original alterations and additions are not significant.

How is it significant?

The flats at 26A Lansdowne Road, St Kilda East are of local aesthetic significance to the City of Port Phillip.

Why is it significant?

This interest (Criterion E) rests on their treatment of the then popular English Domestic Revival style in a reasonably convincing manner which contributes to the Lansdowne Road streetscape.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

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

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

The building of flats accelerated during the 1920s:

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

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

Flats, 26 Lansdowne Road

At Crown land sales, W. Green bought allotments 170A - B and 171A - B which comprised about 17 acres between Dandenong and Alma Roads. At the time of J.E.S. Vardy's survey of St. Kilda in 1873, Lansdowne Road had not been formed. No.26 would later be built on part of lot 171A, which at this time was the Alma Road property of W.H. Brahe, subsequently owned by Sir Archibald Michie. By 1910, Dr. Thomas Bride had bought Michie's property, which at that time was known as "Treceare". During the next decade it was subdivided and Murchison Street was formed.

In 1922, Maurice David Moran, a contractor of Footscray bought the house that had been "Treceare". It would appear from the Rate Books that Moran initially converted this house into three flats and later demolished it. He built a house for his residence at no.22 in 1924 and two more houses at nos.24 and 26.

The land at no.26 was subsequently subdivided to form no.26a. The building permit (no.8990) was obtained on 2 August 1935 for the erection of a pair of flats to the design of architect Frank G. Richardson for Mrs. Hamilton at no.26a. They were brick with five rooms each and in 1936, were owned by Winifred Deborah Lee who lived on the premises at flat 1. Edward Dermody, an accountant lived in flat 2. At the time, the flats each had an NAV of 105 pounds. The property was in the hands of Lee's executors, c/o Union Trustees in 1950. The tenants then were Hilda Waite, a saleswoman at flat 1 and John Lindon Lee, a metallurgist at flat 2.

References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no. 1410, dated 1900

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

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

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

St Kilda Council building permits (BP) nos. 8990 issued 2 August 1935

St. Kilda Rate Books: 1920-41, 1950-51

Sands & McDougall Directories (SM) 1921, 1927, 1930, 1937, 1950

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

Description

An English Domestic Revival flat development of the inter-war period having a prominent central projecting bay surmounting the street level garages with half timbering, rough cast and herring bone brickwork in the manner of the style. There is a terrace over the garages which are cut into the site, the approach driveway having retaining walls that are terminated as gate pillars to the fence and residential entry. The brickwork is generally clinkers with a red brick soldier course band, sills and window heads. The remainder of the complex is comparatively plain.

Condition: Sound Integrity: High

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in the HO as a Significant place, but transfer to the HO391 St Kilda East: Murchison Street & Wavenhoe Avenue precinct.

Primary source

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

Other studies

Andrew Ward, *Port Phillip Heritage Review*, 1998

Other images

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City of Port Phillip Heritage Review

Place name: 'Tintern'
Other names: Flats

Citation No:
784



Address: 2 Redan Street, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: Flats

Heritage Overlay: HO6

Style: Interwar: Mediterranean

Graded as: Significant

Constructed: 1928-29

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

'Tintern' flats, constructed in 1928-29, at 2 Redan Street, St Kilda are significant. 'Tintern' is a two storey apartment block in the interwar Mediterranean style with brick and rendered walls and a hipped tile roof. There is a projecting double height balcony (now enclosed) with a hipped roof that is flanked by narrow windows with saltire pattern glazing, and the saltire pattern is repeated in the timber sash and casement windows in the side elevations. Shallow classical porches with Tuscan columns and an entablature punctuate the west elevation to the driveway and provide access to the two groups of eight apartments that comprise the complex. Above the porches are trabeated openings to the stairwells. There are four rendered chimneys along the west side. The low lava rock wall across the frontage appears to be original.

Non-original alterations and additions and the garages at the rear are not significant.

How is it significant?

'Tintern' flats, constructed in 1928-39, at 2 Redan Street, St Kilda are of local aesthetic and architectural significance to the City of Port Phillip.

Why is it significant?

It is significant as a simple, but well-detailed Mediterranean style apartment block compactly arranged on this long site. Details of note include the saltire pattern windows, and the classical style entry porches. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

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

It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats... Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahran Telegraph, 18 October 1919, p.4)

The building of flats accelerated during the 1920s:

In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. I, pp.34-5)

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164 blocks, the numbers boosted by large complexes such as 43-flat 'Ardoch Mansions' complex in Dandenong Road. The numbers of flats then almost doubled to 1,679 in over 300 blocks between 1925 and 1930 and by 1935, despite the slowing down of development during the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (O'Hanlon 1999:182, 196-198).

'Tintern' flats, 2 Redan Street

Redan Street was formed in the 1870s and by the early 1900s was lined with grand villas and mansion houses. The first flats in Redan Street were created in 1920 by the conversion of the two-storey mansion at no.8. Known as 'The Albany', this contained four large flats. Soon after, 'Tintern', the mansion situated at the north corner of Crimea Street was converted to eight flats in accordance with plans prepared by J.J. Meagher, architect, for the owner, E.H. Hunter. The electrification in 1926 of the tram route along Chapel Street was a stimulus to development and the first purpose built flats at 2 Redan Street were completed in 1929. Four more blocks of flats had been built, and two further houses converted to flats in Redan Street by the end of the 1930s (SM).

This block of eight flats was constructed by builders J. Brett & Sons in 1928-29 for the owner, E.H. Hunter, on part of 'Tintern' estate beside the mansion facing Redan Street. The flats adopted the name of the original mansion, which survived until the late 1950s when it was demolished and replaced by the present flats.

References

O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St Kilda Council building permit (BP) no. 7335 issued 2 November 1928

Sands & McDougall Directories (SM) 1925-1940

Sawyer, Terry, (1982) 'Residential flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne

Description

'Tintern' is a two storey apartment block in the interwar Mediterranean style with brick and rendered walls and a hipped tile roof. There is a projecting double height balcony (now enclosed) with a hipped roof that is flanked by narrow windows with saltire pattern glazing, and the saltire pattern is repeated in the timber sash and casement windows in the side elevations. Shallow classical porches with Tuscan columns and an entablature punctuate the west elevation to the driveway and provide access to the two groups of eight apartments that comprise the complex. Above the porches are trabeated openings to the stairwells. There are four rendered chimneys along the west side. The low lava rock wall across the frontage appears to be original.

The building is in good condition and has a relatively high degree of external intactness.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study Vol. 3*, 1992

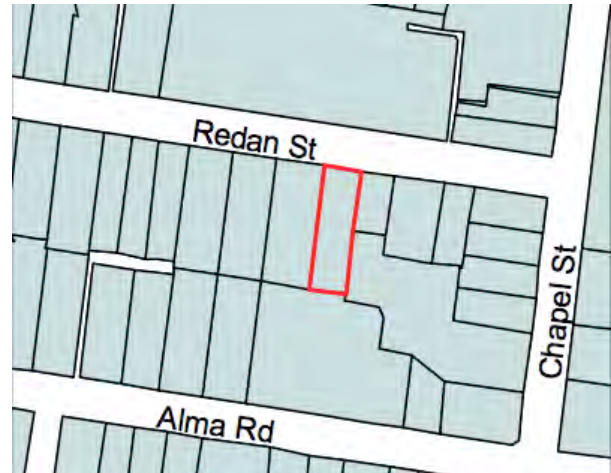
Other images



City of Port Phillip Heritage Review

Place name: House
Other names: Royston Manor, Royston Flats

Citation No:
786



Address: 27 Redan Street, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: House

Heritage Overlay: HO6

Style: Victorian: Italianate, Interwar

Graded as: Significant

Constructed: c.1887, c.1924

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: New citation

Significance

The house, which dates from 1887 and was extended and modified during the interwar period, at 27 Redan Street, St Kilda, is a Significant place within the HO6 St Kilda East precinct.

The significant parts of the house comprise the Victorian section, with original elements including the slate-clad hipped roof with rendered and corniced chimneys, remaining double-height verandah with fine quality decorative ironwork, and original windows to the ground and first floor facades highlighted by rendered mouldings, and the interwar extensions or additions include the single-storey rendered garage to the front property setback, of c.1923, with a stepped parapet with a name panel ('ROYSTON MANOR') and decorative detailing including urns; the projecting two-storey rendered bay to the east side of the building frontage, which replicates the garage parapet detailing and includes large tripartite timber-framed windows at ground and first floor levels; and the two-storey rendered bay to the east side of the dwelling, of the later interwar period, which is plainly detailed with a window form which complements the earlier projecting two-storey rendered bay.

Later alterations and additions are not significant.

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change; 5.3 The late nineteenth century boom, 5.4 Depression and recovery: the inter-war years

History

Redan Street was formed in the 1870s and by the early 1900s was lined with grand villas and mansion houses. The first flats in Redan Street were created in 1920 by the conversion of the two-storey mansion at no.8. Known as 'The Albany', this contained four large flats. Soon after, 'Tintern', the mansion situated at the north corner of Crimea Street was converted to eight flats in accordance with plans prepared by J.J. Meagher, architect, for the owner, E.H. Hunter. The electrification in 1926 of the tram route along Chapel Street was a stimulus to development and the first purpose built flats at 2 Redan Street were completed in 1929. Four more blocks of flats had been built, and two further houses converted to flats in Redan Street by the end of the 1930s (SM).

The house at 27 Redan Street, St Kilda was constructed in c.1887 and occupied by Phillip D. Phillips. Phillips occupied the dwelling for a period of more than 20 years until at least 1911. Mrs. Janet Phillips, presumably his wife, then occupied the dwelling for a further decade until 1922 (SM). As constructed, the residence was a large two-storey detached dwelling with a verandah extending across the full width of the front facade and a central entry (MMBW).

The residence was vacant for a time after Mrs Phillips' occupation, but was then taken up by Norman and Maria Dougall of Alma Street, St Kilda (SM). In 1924 the Dougalls obtained a building permit for 'brick additions' to convert the dwelling to flats, which included the projecting bay to the house, and the two storey addition on the east. It appears from the plans that the garage had already been built by then (BP).

By 1930 the building was listed as the 'Royston Flats' occupied by Norman & Maria Dougall, George Warner and Mrs. M. Tyler (SM).

In 1981 the building was converted back into a single residence (BP).

References

City of Port Phillip Heritage Review, Version 17, 2015

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1361, City of St Kilda, 1897

Property Service Plan (PSP) No. 20935, South East Water, 1923

St Kilda Council building permit (BP) no. 5631, issued 23 February 1924 (floor plans on file); no.8964, issued 17 December 1981

Sands and McDougall Directories (SM): 1885-1925

Description

This is a substantial albeit evolved two-storey rendered Victorian residence originally constructed in 1887, and extended and modified from the 1920s. The original building had a double-width frontage to Redan Street, with a double-height verandah. Original Victorian details include the slate-clad hipped roof with rendered and corniced chimneys; the double-height verandah with fine quality decorative ironwork; and original windows to the ground and first floor facades highlighted by rendered mouldings.

The first of the extensions or additions to the building is the single-storey rendered garage to the front property setback, on the east side, constructed c.1923. The garage incorporates a stepped parapet with a name panel ('ROYSTON MANOR'), and decorative detailing including urns. The garage door is modern. The next addition, believed to be of the interwar period, is the projecting two-storey rendered bay to the east side of the building frontage, the construction of which involved removal of the east side of the



verandah. This bay replicates the detailing of the garage parapet, and includes large tripartite timber-framed windows at ground and first floor levels, with distinctive timber- shingled canopies over.

A further addition is the two-storey rendered bay to the east side of the dwelling, set back behind the garage. This is believed to date from the later interwar period. This addition is plainly detailed, although the window form complements the earlier projecting two-storey rendered bay, including the timber-shingled canopies.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

2016: Add to the heritage overlay, as a Significant place within the HO6 precinct. No specific controls are required. The extent of the HO is to include the whole of the property as defined by the title boundaries.

Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2016

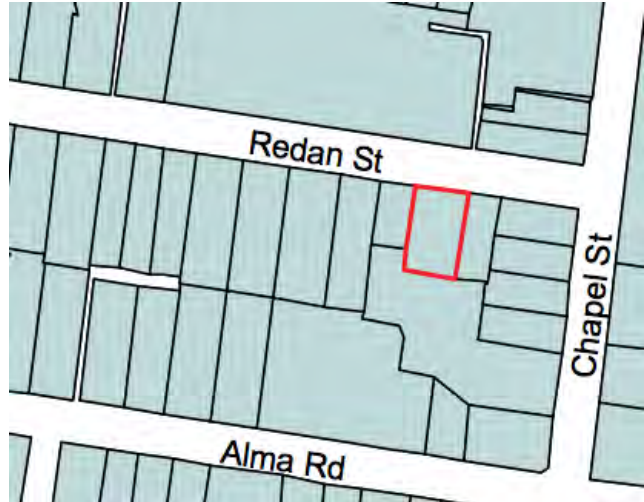
Other studies

Lovell Chen, *Heritage Review. Wellington, Crimea and Redan Streets, St Kilda*, October 2015

City of Port Phillip Heritage Review

Place name: **House**
Other names:

Citation No:
787



Address: 31 Redan Street, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: House

Heritage Overlay: HO6

Style: Edwardian: Arts & Crafts Bungalow

Graded as: Significant

Constructed: 1915

Victorian Heritage Register: No

Designer: Edwin J. Ruck

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The house, designed by Edwin J. Ruck for G.L. Blashki and constructed in 1915, at 31 Redan Street, St Kilda is significant. The house is an Arts & Crafts attic bungalow. The walls are of brick and roughcast and the dominating gabled roof, an inherent characteristic of this type, is clad in slate and has a shingled gable end with two multi-paned and leadlight windows, while the minor projecting gables to the front and side are half timbered. The front projecting gable contains a large box bay window, and there is another bow shaped bay window in the front wall below a tiled hood, which creates a floating gable. Entrance to the house is at the east side via the circular projecting entrance porch with its flat roof, which is below a series of dormers and sleep-out porches projecting from the side of the main roof. A rendered chimney is set at the apex of the main gable. The house is in good condition and appears to have a high degree of external integrity and intactness. A mature Canary Island Palm (*Phoenix canariensis*) is a feature of the front garden.

Non-original alterations and additions and the front fence are not significant.

How is it significant?

The house at 31 Redan Street, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and well-detailed example of an Arts & Crafts attic villa. The building is notable for the unusual side orientation with its series of dormers and sleep-out porch and main entrance both facing the large open space to the east of the house. The dominating roof form, an inherent characteristic of this type, is given additional distinction by the series of dormers and the smaller half-timbered gables which create a highly picturesque composition. The building materials usage is consistent and well-resolved and the circular projecting entrance porch with its flat roof is also of interest. The setting of the house is complemented by a splendid mature Canary Island Palm. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

Following the economic depression of the early 1890s there was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century St Kilda's grew rapidly and the number of residents almost doubled between 1901 and 1921 rising from 20,500 to 38,500.

Redan Street was created c.1867 and the first houses were constructed in the 1870s. By the late nineteenth century it was almost fully developed and lined with villas and mansions (MMBW). Until the early 1900s, this property was part of the grounds surrounding the 'Decomet' mansion. Subdivision of the property created building allotments along Redan Street and Chapel Street with the mansion retained on a reduced allotment.

This house at 31 Redan Street, St Kilda was constructed in 1914-15 for G.L. Blashki. The architect was Edwin J. Ruck (BP).

In 1920 the occupant was Louis Blashki and in 1925 it was J.M. Desmond (SM).

References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no. 1361, dated 1897

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St Kilda Council building permits (BP) nos. 2478 issued 28 October 1914

Sands & McDougall Directories (SM), 1910-1930

Description

The house at 31 Redan Street, St Kilda is an Arts & Crafts attic bungalow. The walls are of brick and roughcast and the dominating gabled roof, an inherent characteristic of this type, is clad in slate and has a shingled gable end with two multi-paned and leadlight windows, while the minor projecting gables to the front and side are half timbered. The front projecting gable contains a large box bay window, and there is another bow shaped bay window in the front wall below a tiled hood, which creates a floating gable. Entrance to the house is at the east side via the circular projecting entrance porch with its flat roof, which is below a series of dormers and sleep-out porches projecting from the side of the main roof. A rendered

chimney is set at the apex of the main gable. The house is in good condition and appears to have a high degree of external integrity and intactness.

The house is complemented by a mature Canary Island Palm (*Phoenix canariensis*), which is a typical Edwardian era garden planting.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study Vol. 3*, 1992

Other images

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City of Port Phillip Heritage Review

Place name: **Houses**
Other names: -

Citation No:
796



Address: 6 & 8 Robertson Avenue,
St Kilda

Heritage Precinct: St Kilda East

Category: Residential: Houses

Heritage Overlay: HO6

Style: Edwardian: Arts & Crafts
Bungalow

Graded as: Significant

Constructed: c.1915, 1922, 1927

Victorian Heritage Register: No

Designer: Joseph Plottel (1922), W.H.
Merritt (1927)

Amendment: C29, C142

Comment: Revised citation

Significance

The houses at 6 & 8 Robertson Avenue, St Kilda were constructed c.1915, while no.8 was extended in 1922 (to a design by Joseph Plottel) and again in 1927 (to a design by W.H. Merritt). The houses have terracotta tiled hip and gable roofs with ridge capping. The walls are of red brick with a roughcast render band under the eaves and at the gable end and there is decorative quoining to the openings and wall corners. No.6, at the right, has a projecting gable with jettied half-timbered gable end above a three-sided bay window with a tiled hood. No. 8 has a chimney in the end wall flanked by paired square windows and there is a long rectangular bay with multi-paned windows in the north wall, all of which is the result of the 1927 addition.

The houses at 6 & 8 Robertson Avenue, St Kilda are Significant places within the HO6 St Kilda East precinct. They are associated with the infill development that occurred during the Edwardian era and also contribute to the streetscape on the east side of Robertson Avenue.

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

There was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century St Kilda's grew rapidly and the number of residents almost doubled between 1901 and 1921 rising from 20,500 to 38,500. Whole new streets of neat brick cottages and villas appeared, mostly as infill on vacant land within the established residential areas.

Robertson Avenue, connecting Octavia Street to Wellington Street was created in the early twentieth century by the subdivision of land surrounding 'Nicholson House', which was constructed in the early 1850s. This property was sold in 1909 to William Marsh of Windsor, a contractor and this pair of houses was built c.1915. In 1920 the property was subdivided and the houses were sold to Michel Isaacson (no.6) and Stella Buckley (no.8) (LV).

In 1922 Mrs. Buckley added one room to no.8. Joseph Plottel, architect, prepared the plans (BP). Then in 1927 Mrs. Buckley made a further addition, which extended the house at the front and added the long bay window in the north side wall. W.H. Merritt was the architect for these additions (BP).

W.H. Merritt was an architect of some note who was active during the interwar period. Within Port Phillip, he is represented by several distinctive blocks of flats in a range of styles in St Kilda and Elwood. The best known is the Spanish Mission 'Belvedere' flats (1929) at 22 The Esplanade, St Kilda, which is included on the Victorian Heritage Register (H812). In that same year he designed the Old English 'Sur La Mer' at 25 The Esplanade just a few doors along from the Belvedere, while two years earlier he was responsible for the Georgian influenced 'Wyndham' at 20 Princes Street (Significant within HO5 precinct). His 'La Tourelle' flats (1935) at 47A Brighton Road (Significant within HO7 precinct) are in an eclectic style that has a similar corner tower element to 'Belvedere' and this year appears to have marked a turning point. That same year he designed another block of flats for the adjoining site to 'La Tourelle' in Dickens Street. Original building plans show this was intended to have similar form and detailing; however, the finished building, completed in 1936 and known as 'La Rochelle', was instead in the fashionable Streamlined Moderne style. This became his signature style for the buildings that followed, which included 'San Diego', 9A Princes Street and 'Valma' at 17 Victoria Street (both completed in 1936 and Significant within the HO5 precinct), while the new façade applied to the Victorian terrace houses at 367-368 Beaconsfield Parade when they were converted to flats in 1941 (Significant within HO444 precinct) was in a severe Functionalist style. His own residence in Mathoura Road, Toorak, constructed c.1940 was also in the Streamlined Moderne style.

References

Land Victoria (LV) Certificate of title Vol. 3383 Fol. 412

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St Kilda Council building permits (BP) No. 4820 issued May 1922 for one room rear wing addition to no.8 for Mrs Buckley by J. Plottel shows house plan; no. 6970 issued 24 September 1927, plans prepared by W.H. Merritt, Architect & Engineer, Oxford Chambers, 481 Bourke Street, Melbourne

Sands & McDougall Directories (SM) 1920, 1930

Description

These houses have terracotta tiled hip and gable roofs with ridge capping. The walls are of red brick with a roughcast render band under the eaves and at the gable end and there is decorative quoining to the openings and wall corners. No.6, at the right, has a projecting gable with jettied half-timbered gable end

above a three-sided bay window with a tiled hood. No. 8 has a chimney in the end wall flanked by paired square windows and there is a long rectangular bay with multi-paned windows in the north wall.

The houses are relatively intact. The most visible change has been the over-painting of no.8. The fences are not original.

Comparative analysis

Although these houses are not connected, they are sited very close together and give the appearance of a semi-detached pair. Single-storey semi-detached pairs of dwellings of the Edwardian and interwar periods fall into one of two distinct types. Most commonly, they were designed as symmetrical pair, each half forming a mirror-reversal of the other in its composition, fenestration and detailing. This can be seen in nearby Moodie Place. An alternative approach was to 'disguise' the building as a single dwelling – this includes both asymmetrical (e.g. 132 & 132A Alma Road) and symmetrical (e.g. 80-82 Chaucer Street) types. Less common were examples where a distinct architectural expression was adopted for each house (e.g. 20 & 22A Foam Street).

This pair of houses is somewhat of a hybrid. They share common materials and detailing, but at the same time they have quite distinct architectural expression, which more clearly expresses them as two residences. However, this is primarily due to the later additions, and not because of a deliberate design by the first designer/builder. Accordingly, while they are Significant within the precinct they do not satisfy the threshold of local significance.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study Vol. 3*, 1992

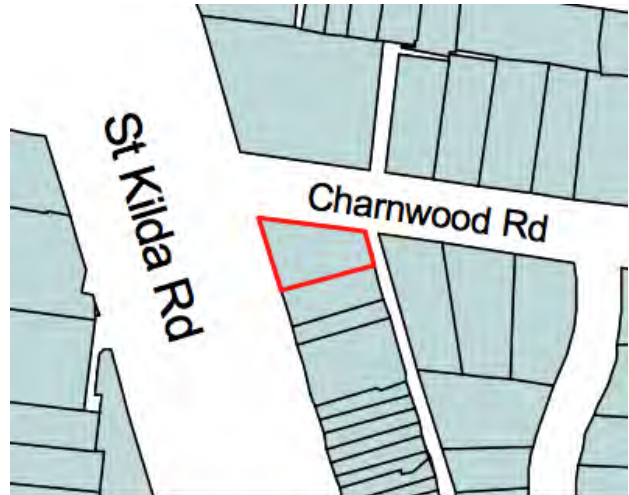
Other images



City of Port Phillip Heritage Review

Place name: Shops & residences
Other names: -

Citation No:
2105



Address: 70-76 St Kilda Road, St Kilda
Category: Commercial: Shop & residence
Style: Victorian: Italianate
Constructed: 1890
Designer: Unknown
Amendment: C29, C142
Comment: Revised citation

Heritage Precinct: St Kilda East
Heritage Overlay: HO6
Graded as: Significant
Victorian Heritage Register: No

Significance

What is significant?

The shops and residences, constructed in 1890 for W.W. Cabena, at 70-76 St Kilda Road, St Kilda are significant. This is a prominent two storeyed Italianate Boom Style corner development with corner splay and oriel bay window. The façade treatment is distinguished by a richly ornamented stucco work and by bluestone pilasters and base walls to the shop fronts. The upper level residences have aedicules to the windows, pilastered walls and a surmounting bracketed cornice with balustraded parapet and pediments to each shop. The Charnwood Road elevation is slightly more plainly treated, the blank walls between the windows and pilasters being treated as panels in the Roman manner. There is a residence with separate entry facing Charnwood Road. The timber shopfronts are intact.

Non-original alterations and additions are not significant.

How is it significant?

The shops and residences at 70-76 St Kilda Road, St Kilda are of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

They are historically important for their capacity to demonstrate the former importance of the High Street shopping centre last century and prior to the widening of this thoroughfare in 1970. (Criterion A)

They are aesthetically important as a prominent late Victorian commercial building distinguished by the oriel bay to the corner splay and by the amount of cast cement ornamentation which so effectively recalls the excesses of the late boom period. (Criterion E)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.3 Marketing and retailing

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.3 The late nineteenth century boom

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney (see Figure 1) shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). Kearney's plan also shows the beginnings of the commercial centre along Brighton Road with a cluster of shops close to the Junction, and another small group along the east side south of Alma Road. This shopping centre along the renamed High Street had developed by the 1870s. By 1873 there were almost continuous rows of shops on both sides between the Junction and Charnwood Road, another group on the east side extending from Alma Road to Argyle Street, as well as several hotels on corner sites including the 'Buck's Head' (later 'Post Office') at the northeast corner of Inkerman Street and the 'Queens Arms' at the northeast corner of Pakington Street. The growing importance of High Street as both the civic and retail heart of St Kilda was marked in 1876 when the new St Kilda Post Office was opened on the southeast corner of Inkerman Street.

The cable tram along High Street, opened in 1888, encouraged consolidation and expansion of the retail development along its length and by 1900 an almost continuous row of shops extended from the Junction as far as Carlisle Street. During this time many of the older shops were replaced by grander structures such as the terrace of four two storey shops at nos. 70-76, erected in 1890 for W.W. Cabena, and the landmark two and three storey building at the northeast corner of Alma Road (nos. 140-146), erected in 1886, that contained three smaller shops and five room residences and one larger corner shop, cellar and ten room residence.

The centre developed further during the early twentieth century. New buildings included 'The Gresham' laundry opened c.1920 to the south of the Post Office, while next door the Queens Arms Hotel was rebuilt in 1923-24 to designs prepared by architects Sydney Smith & Ogg. The Post Office Hotel further to north was remodelled in 1931. The construction of several motor garages including the one designed by Oakley & Parkes and erected in 1925 for the Canada Cycle & Motor Co. at the south corner of Charnwood Crescent demonstrated the growth of car ownership. Ironically, it was the increase in motor traffic that had by late 1920s led to the decline of High Street as a shopping centre because of the dangerous traffic conditions: only sixty feet wide, it had become the most notorious bottleneck in Melbourne. Competition from newer centres such as Acland Street and Carlisle Street was also a factor in its demise. The Mayor of St Kilda, Cr. Burnett Gray said in August 1934:

High-street as a shopping centre is now a memory and will never again be what it was before modern transport was introduced.

The decline of the centre continued during the late 1960s and early 1970s when the rebuilding of St Kilda Junction and widening of High Street/St Kilda Road resulted in the destruction of all the buildings along the west side between the Junction and Carlisle Street.

Shops & residences, 70-76 St Kilda Road

At the Crown land sales, Octavius Brown bought numerous lots of land north of Alma Road between Barkly Road and Chapel Street, which included the Charnwood Road area. By the time of Vardy's survey in 1873, the area had been subdivided but lot 182 on the south east corner of High Street (now St Kilda Road) and Charnwood Road was undeveloped and remained so until 1890 when W.W. Cabena bought it from local councillor J.S.S. Sundercombe. In that year, it had a frontage of 60 feet to High Street and an NAV of 150 pounds.

Cabena immediately set about building four brick shops on the site. They were completed by the end of 1890 and were described as having six rooms (nos. 72-76) and nine rooms (no.70). The shop at no.72 had already been let to the draper, Andrew Bray. In 1893, Cabena himself occupied the corner shop, Bray continued at no.72, Stephen John Taylor, a chemist leased no.74 and Roland Godfrey, a grocer leased no.76. The effects of the 1890s depression probably took their toll on Cabena's investment as in the following year two of the shops were vacant and in 1895, Gavin Gibson and Co. of Melbourne took over their ownership.

At the turn of the century, Gibson and Co. had tenants in all of the shops. The chemist, Taylor continued at no.74, and the other shops were occupied by Maggie Barr, a costumiere (no.70), Wolfe Glance, a tailor (no.72) and John Barclay, a fruiterer (no.76).

References

MMBW litho plan no.45, undated

Parish Plan, Prahran. SLV, 820 bje, St. Kilda and Elwood

'Plan of the Borough of St Kilda Surveyed and Compiled under the direction of the Borough Council by J.E.S. Vardy', 1873

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St. Kilda Rate Books: 1889-95, 1899-1900

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Description

A prominent two storeyed Italianate Boom Style corner development with corner splay and oriel bay window. The façade treatment is distinguished by a richly ornamented stucco work and by bluestone pilasters and base walls to the shop fronts. The upper level residences have aedicules to the windows, pilastrated walls and a surmounting bracketed cornice with balustraded parapet and pediments to each shop. The Charnwood Road elevation is slightly more plainly treated, the blank walls between the windows and pilasters being treated as panels in the Roman manner. There is a residence with separate entry facing Charnwood Road.

Condition: Sound. Integrity: High, shop fronts intact, verandahs removed (?)

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

2016: Retain in HO6 as a Significant place.

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Andrew Ward & Associates, *City of Port Phillip Heritage Review*, 1998

Other images

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City of Port Phillip Heritage Review

Place name: Shops & residences
Other names: Macadam's buildings

Citation No:
163



Address: 140-46 St Kilda Road, St Kilda

Heritage Precinct: St Kilda East

Category: Commercial: Shop & residence

Heritage Overlay: HO6

Style: Victorian: Italianate

Graded as: Significant

Constructed: 1886

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The shops and residences, constructed in 1886 for Alex Macadam, at 140-46 St Kilda Road, St Kilda are significant. The building features segmental arch headed windows with prominent surrounds and keystones and heavily decorated corner pilasters. The three storey corner premise features festoons while the surrounding building is two storey with a balustraded parapet, and paired consoles at first floor level continue around both facades. The rear of 146 St Kilda Road faces Alma Road with a simpler façade dominated by a pediment over a large entrance. The intact shop fronts feature timber frames with cable mouldings and cast iron friezes above the entrances.

Non-original alterations and additions are not significant.

How is it significant?

The shops and residences at 140-46 St Kilda Road, St Kilda are of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

They are historically important for their capacity to demonstrate the former importance of the High Street shopping centre last century and prior to the widening of this thoroughfare in 1970. (Criterion A)

They are aesthetically important as a landmark late Victorian commercial building of uncommon three storey scale. Of note are the original shop fronts with iron work friezes and bluestone paved entrances. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.3 Marketing and retailing

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.3 The late nineteenth century boom

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney (see Figure 1) shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). Kearney's plan also shows the beginnings of the commercial centre along Brighton Road with a cluster of shops close to the Junction, and another small group along the east side south of Alma Road. This shopping centre along the renamed High Street had developed by the 1870s. By 1873 there were almost continuous rows of shops on both sides between the Junction and Charnwood Road, another group on the east side extending from Alma Road to Argyle Street, as well as several hotels on corner sites including the 'Buck's Head' (later 'Post Office') at the northeast corner of Inkerman Street and the 'Queens Arms' at the northeast corner of Pakington Street. The growing importance of High Street as both the civic and retail heart of St Kilda was marked in 1876 when the new St Kilda Post Office was opened on the southeast corner of Inkerman Street.

The cable tram along High Street, opened in 1888, encouraged consolidation and expansion of the retail development along its length and by 1900 an almost continuous row of shops extended from the Junction as far as Carlisle Street. During this time many of the older shops were replaced by grander structures such as the terrace of four two storey shops at nos. 70-76, erected in 1890 for W.W. Cabena, and the landmark two and three storey building at the northeast corner of Alma Road (nos. 140-146), erected in 1886.

The centre developed further during the early twentieth century. New buildings included 'The Gresham' laundry opened c.1920 to the south of the Post Office, while next door the Queens Arms Hotel was rebuilt in 1923-24 to designs prepared by architects Sydney Smith & Ogg. The Post Office Hotel further to north was remodelled in 1931. The construction of several motor garages including the one designed by Oakley & Parkes and erected in 1925 for the Canada Cycle & Motor Co. at the south corner of Charnwood Crescent demonstrated the growth of car ownership. Ironically, it was the increase in motor traffic that had by late 1920s led to the decline of High Street as a shopping centre because of the dangerous traffic conditions: only sixty feet wide, it had become the most notorious bottleneck in Melbourne. Competition from newer centres such as Acland Street and Carlisle Street was also a factor in its demise. The Mayor of St Kilda, Cr. Burnett Gray said in August 1934:

High-street as a shopping centre is now a memory and will never again be what it was before modern transport was introduced.

The decline of the centre continued during the late 1960s and early 1970s when the rebuilding of St Kilda Junction and widening of High Street/St Kilda Road resulted in the destruction of all the buildings along the west side between the Junction and Carlisle Street.



Shops & residences, 140-46 St Kilda Road

The group of four commercial buildings at 140-146 St Kilda Road was erected in 1886 for Alex Macadam; three comprising a shop and five-roomed residence and the corner building a shop, cellar and ten-roomed residence (RB). The tenants in 1890 included Wm. Macadam, a grocer (SM). Macadam was still there in 1895 but all the other shops and residences were vacant, a reflection of the effects of the economic depression of the early 1890s. Two shops remained vacant in 1900, while Burton Grave, a draper occupied no.144, and Macadam remained at no.142 (SM).

References

'Plan of the Borough of St Kilda Surveyed and Compiled under the direction of the Borough Council by J.E.S. Vardy', 1873

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St. Kilda Rate Books (RB): 1886-1887

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Description

A prominent two and three storey Italianate Boom Style, originally comprising four shops with associated residences. The building features segmental arch headed windows with prominent surrounds and keystones and heavily decorated corner pilasters. The three storey corner premise features festoons while the surrounding building is two storey with a balustraded parapet, and paired consoles at first floor level continue around both facades. The rear of 146 St Kilda Road faces Alma Road with a simpler façade dominated by a pediment over a large entrance. The intact shop fronts feature timber frames with cable mouldings and cast iron friezes above the entrances.

The situation of the building on a prominent corner on the crest of a hill (close to the highest point in St Kilda) makes this building a landmark within the area.

The building is relatively intact. Changes include the removal of verandahs shown on MMBW plans and the balustrade to three-storey section, replacement of the first floors to no.144, and the replacement of one shop front (no.142). Visible additions have been made on the rooftop of the two-storey section facing Alma Road. These have been sympathetically designed and do not detract from the appearance of the building. The sky sign is an intrusive element.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

2016: Retain in HO6 as a Significant place.

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.



Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Andrew Ward & Associates, *City of Port Phillip Heritage Review*, 1998

Nigel Lewis & Associates, *St Kilda Conservation Study Area 1*, 1982

Other images



City of Port Phillip Heritage Review

Place name: Shop & residence
Other names: Arnott's Buildings

Citation No:
14



Address: 170-72 St Kilda Road, St Kilda

Category: Commercial: Shop & residence

Style: Victorian: Italianate

Constructed: 1867

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Heritage Precinct: None

Heritage Overlay: HO248

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The shop and residence, constructed in 1867 for William Arnott, at 170-72 St Kilda Road, St Kilda is significant. This is a polychrome brick two storeyed dwelling in terraced form with a single storeyed shop at the front. The parapet treatment to the dwelling includes a segmental brick pediment with some cast cement enrichment and a bracketed brick cornice. The end walls of the upper level verandah are of timber construction and there are presumably later turned timber posts. The shop front is original and consists of a central ingo with characteristic finely worked timber mullions enclosed by stuccoed pilasters.

Non-original alterations and additions are not significant.

How is it significant?

The shop and residence at 170-72 St Kilda Road, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is important as a rare surviving substantially intact shop and dwelling recalling the earliest phase in the development of High street as a commercial centre (Criteria A & B)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.3 Marketing and retailing

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.3 The late nineteenth century boom

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney (see Figure 1) shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). Kearney's plan also shows the beginnings of the commercial centre along Brighton Road with a cluster of shops close to the Junction, and another small group along the east side south of Alma Road. This shopping centre along the renamed High Street had developed by the 1870s. By 1873 there were almost continuous rows of shops on both sides between the Junction and Charnwood Road, another group on the east side extending from Alma Road to Argyle Street, as well as several hotels on corner sites including the 'Buck's Head' (later 'Post Office') at the northeast corner of Inkerman Street and the 'Queens Arms' at the northeast corner of Pakington Street. The growing importance of High Street as both the civic and retail heart of St Kilda was marked in 1876 when the new St Kilda Post Office was opened on the southeast corner of Inkerman Street.

The cable tram along High Street, opened in 1888, encouraged consolidation and expansion of the retail development along its length and by 1900 an almost continuous row of shops extended from the Junction as far as Carlisle Street. During this time many of the older shops were replaced by grander structures such as the terrace of four two storey shops at nos. 70-76, erected in 1890 for W.W. Cabena, and the landmark two and three storey building at the northeast corner of Alma Road (nos. 140-146), erected in 1886.

The centre developed further during the early twentieth century. New buildings included 'The Gresham' laundry opened c.1920 to the south of the Post Office, while next door the Queens Arms Hotel was rebuilt in 1923-24 to designs prepared by architects Sydney Smith & Ogg. The Post Office Hotel further to north was remodelled in 1931. The construction of several motor garages including the one designed by Oakley & Parkes and erected in 1925 for the Canada Cycle & Motor Co. at the south corner of Charnwood Crescent demonstrated the growth of car ownership. Ironically, it was the increase in motor traffic that had by late 1920s led to the decline of High Street as a shopping centre because of the dangerous traffic conditions: only sixty feet wide, it had become the most notorious bottleneck in Melbourne. Competition from newer centres such as Acland Street and Carlisle Street was also a factor in its demise. The Mayor of St Kilda, Cr. Burnett Gray said in August 1934:

High-street as a shopping centre is now a memory and will never again be what it was before modern transport was introduced.

The decline of the centre continued during the late 1960s and early 1970s when the rebuilding of St Kilda Junction and widening of High Street/St Kilda Road resulted in the destruction of all the buildings along the west side between the Junction and Carlisle Street.

Shops & residences, 140-46 St Kilda Road

In 1855 (Kearney Map) the Brighton Road between Alma Road and Argyle Street included a number of shops. By 1866 (Cox's Map) it was occupied completely by retail premises and constituted the core of the shopping strip on this side of the road. In 1866, William Arnott, a stationer, owned one of the few remaining vacant lots on the east side of High Street (now St. Kilda Road) between Alma Road and Argyle Street. The land had a frontage of 60 feet. A strip of shops had been built along this section of road and in 1867, Arnott followed suit and erected this brick shop and dwelling with five rooms. He sold stationary and books.

By 1870, the shop had an NAV of 115 pounds. Business must have progressed well for Arnott built a second shop next door in 1882. It was of brick and had five rooms. It seems that Arnott moved into the new premises and leased his original shop to John Earl, a draper. Earl was leasing the property in 1890, at which time Arnott continued as owner.

By the turn of the century, the freehold of the shops had passed to Mrs. Arnott. The original shop at no.170-72 was leased to Evan Brown, a furniture dealer. At the time, the shop was described as "brick, 10 rooms, NAV 50 pounds".

References

'Plan of the Borough of St Kilda Surveyed and Compiled under the direction of the Borough Council by J.E.S. Vardy', 1873

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St. Kilda Rate Books (RB): 1866-70, 1875, 1879-86, 1890-91, 1899-1900, VPRS 2335, PROV

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Description

A polychrome brick two storeyed dwelling in terraced form with a single storeyed shop at the front. The parapet treatment to the dwelling includes a segmental brick pediment with some cast cement enrichment and a bracketed brick cornice. The end walls of the upper level verandah are of timber construction and there are presumably later turned timber posts. The shop front is original and consists of a central ingo with characteristic finely worked timber mullions enclosed by stuccoed pilasters.

Condition: Sound. Integrity: Fair. The verandah has been removed and there is a recent balustrade to the shop parapet.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

2016: Retain in HO248 as a Significant place.

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.



Primary source

Helms, David, *H06 St Kilda East Precinct heritage review*, 2016

Other studies

Andrew Ward & Associates, *City of Port Phillip Heritage Review*, 1998

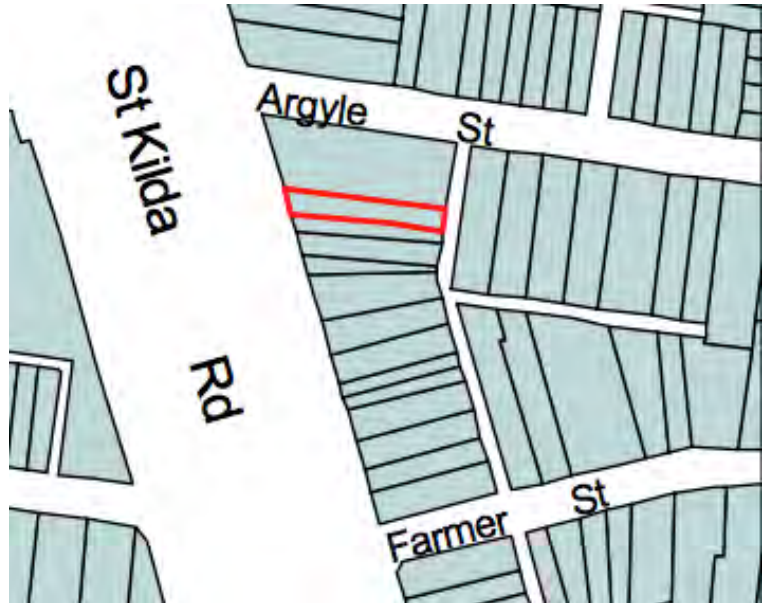
Other images

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City of Port Phillip Heritage Review

Place name: **Shop & residence**
Other names: -

Citation No:
15



Address: **228 St Kilda Road, St Kilda**

Heritage Precinct: None

Category: **Commercial: Shop & residence**

Heritage Overlay: HO249

Style: **Victorian: Italianate**

Graded as: Significant

Constructed: **1886**

Victorian Heritage Register: No

Designer: **Unknown**

Amendment: **C29, C142**

Comment: **Revised citation**

Significance

What is significant?

The shop and residence, constructed in 1886 for Timothy Kelly, at 228 St Kilda Road, St Kilda is significant. An imposing two storeyed pilastrated shop and dwelling in the late Victorian boom style with segmentally pedimented upper level windows, bracketed cornice and parapet with orb finials. At street level, the original window frames have been replaced but the Tuscan order pilasters separating each window are intact. There is a corner splay and a presumed former residential entry, now built in, alongside.

Non-original alterations and additions are not significant.

How is it significant?

The shop and residence at 228 St Kilda Road, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is important as a rare surviving substantially intact shop and dwelling in its immediate locality, recalling the consolidation of High Street as a commercial centre during the late Victorian period. (Criteria A & B)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.3 Marketing and retailing

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.3 The late nineteenth century boom

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney (see Figure 1) shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). Kearney's plan also shows the beginnings of the commercial centre along Brighton Road with a cluster of shops close to the Junction, and another small group along the east side south of Alma Road. This shopping centre along the renamed High Street had developed by the 1870s. By 1873 there were almost continuous rows of shops on both sides between the Junction and Charnwood Road, another group on the east side extending from Alma Road to Argyle Street, as well as several hotels on corner sites including the 'Buck's Head' (later 'Post Office') at the northeast corner of Inkerman Street and the 'Queens Arms' at the northeast corner of Pakington Street. The growing importance of High Street as both the civic and retail heart of St Kilda was marked in 1876 when the new St Kilda Post Office was opened on the southeast corner of Inkerman Street.

The cable tram along High Street, opened in 1888, encouraged consolidation and expansion of the retail development along its length and by 1900 an almost continuous row of shops extended from the Junction as far as Carlisle Street. During this time many of the older shops were replaced by grander structures such as the terrace of four two storey shops at nos. 70-76, erected in 1890 for W.W. Cabena, and the landmark two and three storey building at the northeast corner of Alma Road (nos. 140-146), erected in 1886.

The centre developed further during the early twentieth century. New buildings included 'The Gresham' laundry opened c.1920 to the south of the Post Office, while next door the Queens Arms Hotel was rebuilt in 1923-24 to designs prepared by architects Sydney Smith & Ogg. The Post Office Hotel further to north was remodelled in 1931. The construction of several motor garages including the one designed by Oakley & Parkes and erected in 1925 for the Canada Cycle & Motor Co. at the south corner of Charnwood Crescent demonstrated the growth of car ownership. Ironically, it was the increase in motor traffic that had by late 1920s led to the decline of High Street as a shopping centre because of the dangerous traffic conditions: only sixty feet wide, it had become the most notorious bottleneck in Melbourne. Competition from newer centres such as Acland Street and Carlisle Street was also a factor in its demise. The Mayor of St Kilda, Cr. Burnett Gray said in August 1934:

High-street as a shopping centre is now a memory and will never again be what it was before modern transport was introduced.

The decline of the centre continued during the late 1960s and early 1970s when the rebuilding of St Kilda Junction and widening of High Street/St Kilda Road resulted in the destruction of all the buildings along the west side between the Junction and Carlisle Street.

Shop & residence, 228 St Kilda Road

At the Crown land sales, J. Farmer purchased section 69F bounded on the east side by St. Kilda Road between Argyle and Inkerman Streets and comprised of about 3.5 acres. By 1873, Farmer Street had been formed and the land had been subdivided and partly developed. Farmer however still retained most of the area.

By 1886, Timothy Kelly, a real estate agent, had purchased land between Argyle and Farmer Streets on which he erected two brick buildings; one was a shop with three rooms and the other (no.228) was an office and dwelling with five rooms. Kelly ran his business from the office.

From 1896, Kelly's place was described as brick, 10 rooms. The NAV did not increase so it is likely the property was extended or altered rather than redeveloped. In 1900, Kelly continued to occupy no.228 however between 1898 and 1900, ownership of both shops passed to the Mutual Provident Society.

References

'Plan of the Borough of St Kilda Surveyed and Compiled under the direction of the Borough Council by J.E.S. Vardy', 1873

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St. Kilda Rate Books (RB): 1886-88, 1890-91, 1895-1900, VPRS 2335, PROV

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Description

An imposing two storeyed pilastrated shop and dwelling in the late Victorian boom style with segmentally pedimented upper level windows, bracketed cornice and parapet with orb finials. At street level, the original window frames have been replaced but the Tuscan order pilasters separating each window are intact. There is a corner splay and a presumed former residential entry, now built in, alongside.

Condition: Sound. Integrity: Fair. The verandah has been removed.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

2016: Retain in HO249 as a Significant place.

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016



Other studies

Andrew Ward & Associates, *City of Port Phillip Heritage Review*, 1998

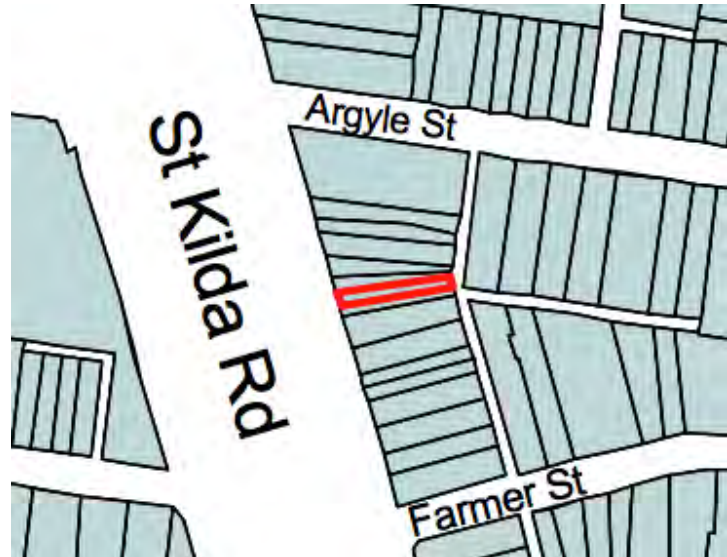
Other images

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City of Port Phillip Heritage Review

Place name: Linton
Other names: G. Vale Linton Auctioneer & Estate Agent, Shop & residence

Citation No:
164



Address: 238 St Kilda Road, St Kilda

Category: Commercial: Shop & residence

Style: Victorian: Italianate

Constructed: 1883

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Heritage Precinct: None

Heritage Overlay: HO250

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

'Linton', the shop and residence constructed in 1883 for G. Vale Linton, at 238 St Kilda Road, St Kilda is significant. The symmetrical two-storey façade is heavily decorated at first floor level with four fluted Corinthian pilasters separating arch headed windows. The outer windows have balconettes with cast iron balustrades resting on consoles. There are bracketed cornices and the parapet contains both balustrading and circular motifs and behind a steep sided slate roof is partly concealed. The name 'Linton' is incorporated in relief lettering on the parapet. The cement render remains unpainted.

The reconstructed verandah is sympathetic, but not original.

Non-original alterations and additions are not significant.

How is it significant?

The shop and residence at 238 St Kilda Road, St Kilda is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

It is of aesthetic significance and a finely detailed and early example of late Victorian boom style commercial building that is notable for the extravagant detailing to the first floor façade, which is so characteristic of the style. The relative intactness of the first floor façade, which retains the original unpainted render finish, enhances the significance of the place. (Criterion E)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.3 Marketing and retailing

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.3 The late nineteenth century boom

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney (see Figure 1) shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). Kearney's plan also shows the beginnings of the commercial centre along Brighton Road with a cluster of shops close to the Junction, and another small group along the east side south of Alma Road. This shopping centre along the renamed High Street had developed by the 1870s. By 1873 there were almost continuous rows of shops on both sides between the Junction and Charnwood Road, another group on the east side extending from Alma Road to Argyle Street, as well as several hotels on corner sites including the 'Buck's Head' (later 'Post Office') at the northeast corner of Inkerman Street and the 'Queens Arms' at the northeast corner of Pakington Street. The growing importance of High Street as both the civic and retail heart of St Kilda was marked in 1876 when the new St Kilda Post Office was opened on the southeast corner of Inkerman Street.

The cable tram along High Street, opened in 1888, encouraged consolidation and expansion of the retail development along its length and by 1900 an almost continuous row of shops extended from the Junction as far as Carlisle Street. During this time many of the older shops were replaced by grander structures such as the terrace of four two storey shops at nos. 70-76, erected in 1890 for W.W. Cabena, and the landmark two and three storey building at the northeast corner of Alma Road (nos. 140-146), erected in 1886.

The centre developed further during the early twentieth century. New buildings included 'The Gresham' laundry opened c.1920 to the south of the Post Office, while next door the Queens Arms Hotel was rebuilt in 1923-24 to designs prepared by architects Sydney Smith & Ogg. The Post Office Hotel further to north was remodelled in 1931. The construction of several motor garages including the one designed by Oakley & Parkes and erected in 1925 for the Canada Cycle & Motor Co. at the south corner of Charnwood Crescent demonstrated the growth of car ownership. Ironically, it was the increase in motor traffic that had by late 1920s led to the decline of High Street as a shopping centre because of the dangerous traffic conditions: only sixty feet wide, it had become the most notorious bottleneck in Melbourne. Competition from newer centres such as Acland Street and Carlisle Street was also a factor in its demise. The Mayor of St Kilda, Cr. Burnett Gray said in August 1934:

High-street as a shopping centre is now a memory and will never again be what it was before modern transport was introduced.

The decline of the centre continued during the late 1960s and early 1970s when the rebuilding of St Kilda Junction and widening of High Street/St Kilda Road resulted in the destruction of all the buildings along the west side between the Junction and Carlisle Street.

Shop & residence, 228 St Kilda Road

The business premises at 238 High Street, St Kilda were erected for the auctioneer and estate agent G. Vale Linton in 1883, and his business remained there until 1895 when he moved to Carlisle Street.

References

'Plan of the Borough of St Kilda Surveyed and Compiled under the direction of the Borough Council by J.E.S. Vardy', 1873

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St. Kilda Rate Books (RB): 1883

Sands & McDougall Directories (SM): 1880-1900

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Description

'Linton' is a two storey late Victorian Italianate style shop and residence. The symmetrical two-storey façade is heavily decorated at first floor level with four fluted Corinthian pilasters separating arch headed windows. The outer windows have balconettes with cast iron balustrades resting on consoles. There are bracketed cornices and the parapet contains both balustrading and circular motifs and behind a steep sided slate roof is partly concealed. The name 'Linton' is incorporated in relief lettering on the parapet. The cement render remains unpainted.

While the upper part of the facade is intact and original (apart from the presumed removal of urns or orbs from the balustrade piers), below the original verandah and shopfront were removed in the twentieth century. The present shopfront and verandah are sympathetic reconstructions.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

2016: Retain in HO250 as a Significant place.

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016



Other studies

Andrew Ward & Associates, *City of Port Phillip Heritage Review*, 1998

Nigel Lewis & Associates, *St Kilda Conservation Study Area 1*, 1982

Other images

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City of Port Phillip Heritage Review

Place name: St Kilda Post Office
(former)

Citation No:
165

Other names: -



Address: 306A St Kilda Road & 105
Inkerman Street, St Kilda

Heritage Precinct: St Kilda East

Category: Post Office

Heritage Overlay: HO6

Style: Victorian: Italianate

Graded as: Significant

Constructed: 1876

Victorian Heritage Register: No

Designer: Public Works Department

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The former St Kilda Post Office, constructed in 1876 to a design of the Public Works Department, at 306A St Kilda Road & 105 Inkerman Street, St Kilda is significant. It is a two storey building in the Italianate style. Restrained in appearance, the building originally had arcaded loggias at both ground and first floor levels. The windows, arched at ground floor and rectangular above, have moulded surrounds. The roof is hipped with bracketed eaves and clad in slate and there are rendered chimneys with moulded cement decoration.

Non-original alterations and additions are not significant.

How is it significant?

The former St Kilda Post Office is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

The place is a reminder that High Street (now St Kilda Road) area was the former centre of the suburb, and that High Street itself was St Kilda's principal business street until World War II (Criterion A).

The building, of two storeys and built in a restrained Italianate style, reflects the principal characteristics of a post office built in Victoria during the 1870s. (Criterion D) Located on a prominent intersection, the place is an important landmark. (Criterion E)

Thematic context

Victoria's framework of historical themes

3. Connecting Victorians by transport and communications: 3.7 Establishing and maintaining communications

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.3 The late nineteenth century boom

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney (see Figure 1) shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). Kearney's plan also shows the beginnings of the commercial centre along Brighton Road with a cluster of shops close to the Junction, and another small group along the east side south of Alma Road. This shopping centre along the renamed High Street had developed by the 1870s. By 1873 there were almost continuous rows of shops on both sides between the Junction and Charnwood Road, another group on the east side extending from Alma Road to Argyle Street, as well as several hotels on corner sites including the 'Buck's Head' (later 'Post Office') at the northeast corner of Inkerman Street and the 'Queens Arms' at the northeast corner of Pakington Street. The growing importance of High Street as both the civic and retail heart of St Kilda was marked in 1876 when the new St Kilda Post Office was opened on the southeast corner of Inkerman Street.

The cable tram along High Street, opened in 1888, encouraged consolidation and expansion of the retail development along its length and by 1900 an almost continuous row of shops extended from the Junction as far as Carlisle Street. During this time many of the older shops were replaced by grander structures such as the terrace of four two storey shops at nos. 70-76, erected in 1890 for W.W. Cabena, and the landmark two and three storey building at the northeast corner of Alma Road (nos. 140-146), erected in 1886.

The centre developed further during the early twentieth century. New buildings included 'The Gresham' laundry opened c.1920 to the south of the Post Office, while next door the Queens Arms Hotel was rebuilt in 1923-24 to designs prepared by architects Sydney Smith & Ogg. The Post Office Hotel further to north was remodelled in 1931. The construction of several motor garages including the one designed by Oakley & Parkes and erected in 1925 for the Canada Cycle & Motor Co. at the south corner of Charnwood Crescent demonstrated the growth of car ownership. Ironically, it was the increase in motor traffic that had by late 1920s led to the decline of High Street as a shopping centre because of the dangerous traffic conditions: only sixty feet wide, it had become the most notorious bottleneck in Melbourne. Competition from newer centres such as Acland Street and Carlisle Street was also a factor in its demise. The Mayor of St Kilda, Cr. Burnett Gray said in August 1934:

High-street as a shopping centre is now a memory and will never again be what it was before modern transport was introduced.

The decline of the centre continued during the late 1960s and early 1970s when the rebuilding of St Kilda Junction and widening of High Street/St Kilda Road resulted in the destruction of all the buildings along the west side between the Junction and Carlisle Street.

St Kilda Post Office (former), 306A St Kilda Road

The St Kilda Post Office was completed on 24 January 1876 by the contractors Walker and Halliday and opened in March of that year. The building comprised a post and telegraph office, with the original arcading being flanked by two lobbies and a residence in the rear one storey wing and also on the floor above the post office. The post office was one of several built throughout Victoria in the 1870s that were designed by the Victorian Public Works Department under Chief Architect, William Wilkinson Wardell.

By the early 1900s the arcade at ground level had been taken over for internal use and by 1920 the main entrance had been moved. The single storey rear wing was lengthened by two bays some time after 1931 and post office boxes were incorporated into the original bay.

The post office was closed in the late 1990s and has been converted to apartments.

References

Cooper, J.B., 1931, *The History of St Kilda. From its settlement to a city and after. 1840 to 1930*, Volume 2, pp. 109-114

'Plan of the Borough of St Kilda Surveyed and Compiled under the direction of the Borough Council by J.E.S. Vardy', 1873

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Description

The former St Kilda Post Office is a two storey building in the Italianate style. Restrained in appearance, the building originally had arcaded loggias at both ground and first floor levels. The windows, arched at ground floor and rectangular above, have moulded surrounds. The roof is hipped with bracketed eaves and clad in slate and there are rendered chimneys with moulded cement decoration.

The ground floor loggia has been enclosed and the rear single storey wing has been demolished. The building has been converted to apartments and buildings have been added at the side and rear.

Comparative analysis

The Italianate style and plan was commonly used for post offices in Victoria during the nineteenth century, although more elaborate versions began to be built a little later. Comparable examples include Warrnambool (1875-77), Port Fairy (1881), Stawell (1862-82), Carlton (1883), Fitzroy, (1893), and Colac (1888).

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

2016: Retain in HO6 St Kilda East precinct as a Significant place.

1998: Include in the schedule to the Heritage Overlay in the Port Phillip Planning Scheme.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Andrew Ward & Associates, *City of Port Phillip Heritage Review*, 1998

Nigel Lewis & Associates, *St Kilda Conservation Study Area 1*, 1982

Other images

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City of Port Phillip Heritage Review

Place name: Queen's Arms Hotel
(former)

Citation No:
927

Other names: -



Address: 336-40 St Kilda Road,
St Kilda

Heritage Precinct: St Kilda East

Category: Commercial: Hotel

Heritage Overlay: HO6

Style: Interwar: Stripped
Classical (Greek
Revival)

Graded as: Significant

Victorian Heritage Register: No

Constructed: 1924

Designer: Sydney Smith, Ogg &
Serpell

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The former Queen's Arms Hotel, rebuilt in 1924 to a design by Sydney Smith, Ogg & Serpell, at 336-40 St Kilda Road, St Kilda is significant. The former Queens Arms Hotel is a two-storey interwar hotel in the Greek Revival style. The walls are of face brick with stucco embellishment around the six over six timber sash windows that are set between pilasters, while above other windows is a frieze with a circle pattern. The parapet has a deep cornice with triangular pediments and stepped square parapets above the entrances with shields. The symmetrical Pakington Street elevation has a central entrance marked by an arched awning supported by large consoles. A notable feature above is the octagonal corner tower, which is jettied on corbels above the traditional splayed corner entry and surmounted by a cupola supported by eight square columns.

Non-original alterations and additions are not significant.

How is it significant?

The former Queen's Arms Hotel at 336-40 St Kilda Road, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is of architectural significance as a well detailed example of an interwar Hotel in the Greek Revival style by the prominent hotel architects Sydney Smith, Ogg & Serpell. The prominent corner tower, which is a distinguishing feature of the hotels by Sydney Smith, Ogg & Serpell, makes the building a local landmark. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.6 Entertaining and socialising

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). Kearney's plan also shows the beginnings of the commercial centre along Brighton Road with a cluster of shops close to the Junction, and another small group along the east side south of Alma Road. This shopping centre along the renamed High Street had developed by the 1870s. By 1873 there were almost continuous rows of shops on both sides between the Junction and Charnwood Road, another group on the east side extending from Alma Road to Argyle Street, as well as several hotels on corner sites including the 'Buck's Head' (later 'Post Office') at the northeast corner of Inkerman Street and the 'Queens Arms' at the northeast corner of Pakington Street. The growing importance of High Street as both the civic and retail heart of St Kilda was marked in 1876 when the new St Kilda Post Office was opened on the southeast corner of Inkerman Street.

The cable tram along High Street, opened in 1888, encouraged consolidation and expansion of the retail development along its length and by 1900 an almost continuous row of shops extended from the Junction as far as Carlisle Street. During this time many of the older shops were replaced by grander structures such as the terrace of four two storey shops at nos. 70-76, erected in 1890 for W.W. Cabena, and the landmark two and three storey building at the northeast corner of Alma Road (nos. 140-146), erected in 1886.

The centre developed further during the early twentieth century. New buildings included 'The Gresham' laundry opened c.1920 to the south of the Post Office, while next door the Queens Arms Hotel was rebuilt in 1923-24 to designs prepared by architects Sydney Smith & Ogg. The Post Office Hotel further to north was remodelled in 1931. The construction of several motor garages including the one designed by Oakley & Parkes and erected in 1925 for the Canada Cycle & Motor Co. at the south corner of Charnwood Crescent demonstrated the growth of car ownership. Ironically, it was the increase in motor traffic that had by late 1920s led to the decline of High Street as a shopping centre because of the dangerous traffic conditions: only sixty feet wide, it had become the most notorious bottleneck in Melbourne. Competition from newer centres such as Acland Street and Carlisle Street was also a factor in its demise. The Mayor of St Kilda, Cr. Burnett Gray said in August 1934:

High-street as a shopping centre is now a memory and will never again be what it was before modern transport was introduced.

The decline of the centre continued during the late 1960s and early 1970s when the rebuilding of St Kilda Junction and widening of High Street/St Kilda Road resulted in the destruction of all the buildings along the west side between the Junction and Carlisle Street.

Queen's Arms Hotel

The Queen's Arms Hotel was first licensed by John Farrell in 1866 and in 1890 additions were made to designs by architects Powell & Whittaker (Aizen 2004).

In 1906, the Victorian government established a Licensing Reduction Board with set ratios, different for rural and urban Victoria, for the closing of hotels. The Board investigated one licensing district after another and recommended closure of hotels, principally those older and smaller establishments typical of the inner suburbs and the older mining towns. Those older hotels that did survive often did so purely through extending the building or adding second or third storeys of accommodation (McConville).

Consequently, the Queen's Arms was one of several hotels in St Kilda that were substantially upgraded or rebuilt during the interwar period. In 1924 the hotel was substantially remodelled (or completely rebuilt) to a design prepared by Sydney Smith & Ogg.

The hotel was closed in the late 1990s and has been converted to apartments.

Sydney Smith & Ogg

Sydney Smith & Ogg Architect Sydney Wigham Smith (1868-1933) formed a partnership with Charles Alfred Ogg (1867-1932) in 1889. In 1921, the firm became Sydney Smith, Ogg & Serpell after C.E. Serpell joined as partner. The firm was prolific through the late nineteenth and early twentieth century, designing a diverse range of houses, commercial buildings, hotels, breweries and several branches of the State Savings Bank. Early in their career Smith and Ogg drew on the Arts and Crafts and Art Nouveau styles of England. Of particular note are two private hospitals - Eastbourne Terrace, East Melbourne and Milton House, Flinders Lane.

In 1911 Sydney Smith & Ogg evidently developed an arrangement with Carlton & United Breweries (CUB) and subsequently designed its hotels for many years as the giant brewery purchased more and more hotels from owners who themselves lacked the necessary capital to make the improvements demanded by the licensing authorities (Raworth & Lovell Chen 1992:33). From 1911 to 1916 Sydney Smith & Ogg produced a series of innovative Federation Freestyle hotel designs, including the Bendigo Hotel, Collingwood (1911). Architect Robert Haddon is also credited with playing a significant role in both as a design consultant to the firm during this time. The relationship with CUB continued into the 1920s resulting in a series of Greek Revival inspired hotels designs.

From the 1920s, Sydney Smith, Ogg & Serpell designed some of Melbourne's largest commercial buildings, most notably the imposing Beaux Arts inspired Port of Melbourne Authority Building, Market Street (1929-31). Sydney Smith and Charles Ogg both died in the early 1930s.

References

Aizen, Becky, 'Pots, punks & punters. A history of the hotels of St Kilda and South Melbourne', St Kilda Historical Society, 2004, viewed on line at <http://skhs.org.au/hotels.htm> on 21 May 2016

Chris McConville & Associates, 'Hotels in Victoria thematic typology', prepared for Historic Building Council, n.d.

'Plan of the Borough of St Kilda Surveyed and Compiled under the direction of the Borough Council by J.E.S. Vardy', 1873

Port Phillip Heritage Review (PPHR) Volume I, Version 17, September 2015



Raworth, Bryce & Allom Lovell & Associates Pty Ltd, 'Inner Metropolitan Hotels. Preliminary assessment and comparative analysis of significant hotels in Collingwood, Fitzroy, Port Melbourne, Richmond, South Melbourne and Williamstown', prepared for the Historic Buildings Council, January 1992

St. Kilda Rate Books (RB): 1883

Sands & McDougall Directories (SM): 1880-1900

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Description

The former Queens Arms Hotel is a two-storey interwar hotel in the Greek Revival style. The walls are of face brick with stucco embellishment around the six over six timber sash windows that are set between pilasters, while above other windows is a frieze with a circle pattern. The parapet has a deep cornice with triangular pediments and stepped square parapets above the entrances with shields. The symmetrical Pakington Street elevation has a central entrance marked by an arched awning supported by large consoles. A notable feature above is the octagonal corner tower, which is jettied on corbels above the traditional splayed corner entry and surmounted by a cupola supported by eight square columns. The situation of the building on a prominent makes it a landmark within St Kilda Road.

While the upper part of the facade is mostly intact the ground floor has been altered include new and modified openings and removal of tiles. Additions have been made on the north and east sides and on the rooftop.

Comparative analysis

As noted above, Sydney Smith & Ogg designed several hotels for the Carlton & United Breweries (CUB) in the early to mid twentieth century. Those designed prior to World War I were in the Federation Freestyle, while the interwar hotels of the early interwar period were usually in the Greek Revival style. According to one study prepared for the former Historic Buildings Council:

The ongoing architect-client between the firm of Sydney Smith & Ogg and Carlton and United Breweries has left a legacy of a substantial number of Sydney Smith & Ogg-designed hotels in the metropolitan area ... so many of which display features typical of the firm's design work, are reminders of increasing brewery ownership of metropolitan hotels and the work of one of the most significant architectural practices in Melbourne. (Raworth & Allom Lovell 1992:33).

The former Queen's Arm Hotel is a fine example of the Greek Revival style hotels that dominated the early interwar period. According to one study this was 'essentially an in-house style, as most hotels by this time were owned by the CUB' and the two-storey hotels followed a format that comprised:

... square rather than chamfer or rounded corner, tiles to the ground floor, first floor piano nobile with balcony (generally part of a colonnade), parapet with antifixae or a broad low stylized pediment, and a profusion of decorative detail of mixed Greek, Roman and exotic origin. The classicism was essential Greek Revival in detail but was occasionally tempered by mildly abstracted forms of modern Beaux Arts stylism. (Raworth & Allom Lovell 1992:96)

The Queen's Arms Hotel is a fine example of the Greek Revival style. While the ground floor has been altered, the first floor with its low stylized parapet and pediments and classical details remains largely intact. It is notable for the landmark corner tower, which is a distinguishing feature of the hotels designed by Sydney Smith & Ogg for CUB.

This is one of at least three Greek Revival style hotels in Port Phillip designed by Sydney Smith & Ogg. The others are both in South Melbourne: O'Connell's Centenary Hotel at 195 Montague Street, and the former Cricket Club Hotel at 435 Clarendon Street. Both are Significant within the HO440 precinct; the former

was remodeled in 1926 and the latter in 1925 (*Record*, 6 March 1926, p.6, 13 March 1926, p.6). It is possible that Sydney Smith & Ogg were also responsible for the nearby George Hotel (139 Cecil Street) and Rising Sun Hotel (2 Raglan Street), also in the Greek Revival style. Of all of these examples, the Queens Arms is the only one to possess a corner tower.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

2016: Retain in HO6 St Kilda East precinct as a Significant place.

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Andrew Ward & Associates, *City of Port Phillip Heritage Review*, 1998

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, 1992

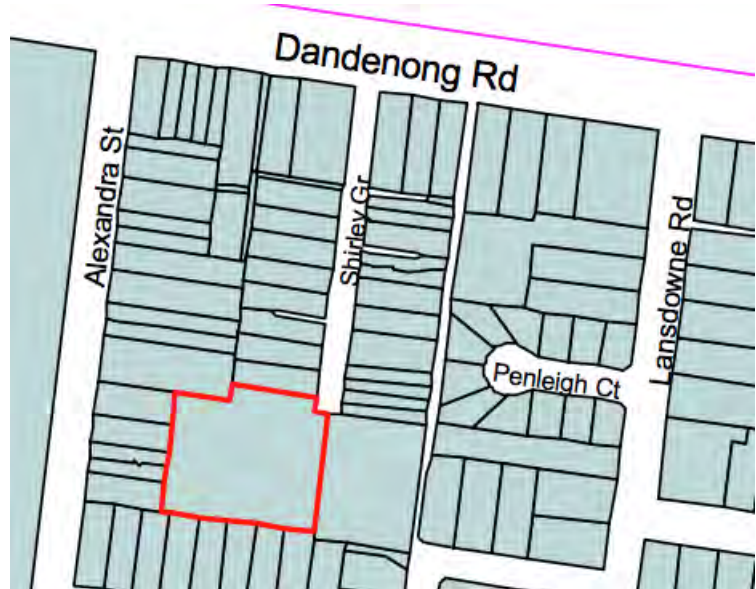
David Bick, *St Kilda Conservation Study Area 2*, 1985

Other images

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Place name: Shirley Court
Other names: Flats

Citation No:
919



Address: 20 Shirley Grove, St
Kilda East

Heritage Precinct: None

Category: Residential: Flats

Heritage Overlay: HO399

Style: Mid twentieth century
International

Graded as: Significant

Constructed: c.1956-1960

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

Shirley Court, constructed c.1956 to 1960, at 20 Shirley Grove, St Kilda East is significant. Shirley Court comprises three blocks of flats arranged in a U-shape around a central garden courtyard. All the blocks are constructed of cream brick and have hipped roofs (Block 1 clad in metal and blocks 2 and 3 clad in tile), large steel-framed windows and balconies supported by metal poles with metal balustrades. The metalwork and timber trims are painted white. Block 1 is two-storeys, while blocks 2 and 3 are three-storeys. A notable feature of Block 1 is the curved stairwell at the north end, which has a semi-circular steel-framed window wall. There is a concrete driveway and parking areas along the north boundary and at the rear of Block 3. A feature of the complex is the generous garden courtyard between the flats, which now contains many mature exotic deciduous and evergreen trees including Liquidambers and conifers, and garden beds edged in lava rock and bluestone.

Non-original alterations and additions are not significant.

How is it significant?

Shirley Court at 20 Shirley Grove, St Kilda East is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

Shirley Court is significant as a fine and intact example of a post-war flat complex. The design and materials are representative of the better flat developments of the post-war era, while the curved enclosure to the access stair is of note as a feature that demonstrates the influence of the post-war International style. It is significant less for the individual buildings that comprise the complex than for the planning concept of flats arranged around a large garden courtyard. This design approach is more typical of interwar flat developments and Shirley Court stands out among post-war flat complexes for its generous provision of open space. The mature gardens, while reportedly developed in an ad-hoc manner, are now fundamental to the character of the complex. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.5 Post war development

History

Higher density living in St Kilda and Elwood

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol. I, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats... Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Pahran Telegraph, 18 October 1919, p.4)

The building of flats accelerated during the 1920s:

In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and

progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

Another boom in flat-building began in the mid-1950s. This was fuelled by population growth and a housing shortage after World War II, changes to building codes and the introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units. The scale of flats grew larger; While the nine-level 'Stanhill' flats in Queens Road, designed by Frederick Romberg in 1942 but only completed in 1950, was perhaps the first true 'high-rise' apartment building in Port Phillip (and, at the time, the tallest in Melbourne), the thirteen-storey 'Edgewater Towers', opened in 1961, is credited with popularising the concept of luxury high-rise living in Port Phillip. Between 1961 and 1971 flats increased from 38% to 62% of all dwellings in St Kilda. The boom in flat building saw St Kilda's population increase by 10,000 people at a time when the populations of other inner-city suburbs were declining.

Shirley Court, 20 Shirley Grove

Shirley Grove takes its name from a nineteenth century mansion once located on the land now occupied by Shirley Court. The grounds were subdivided c.1895 with the original carriage drive from Dandenong Road becoming Shirley Grove, which by 1900 contained several houses (MMBW). The mansion remained on a reduced allotment at no.20 until the late 1950s when it was demolished to make way for the Shirley Court Flats.

Shirley Court comprises three blocks of flats that were built in stages from c.1956 to 1960. Then owner, L.E. Riddell submitted a 'preliminary report' for 52 flats as early as 1949, but it was not until December 1955 that a building permit was issued for a two-storey building containing 33 flats with an estimated cost of £69,000. E. Vogelhut was listed as the owner and builder (BP).

The mansion was demolished in 1957 and in 1960 permits were issued for an additional 18 flats, as well as carports. The estimated cost was £38,741. By then, the owner was a Mr. Allen, and H.H. Davey & Son of Cheltenham was the builder (BP). Reputedly, in the original concept it was planned to take advantage of the natural slope to provide parking concealed under the garden. However, this did not proceed and parking was instead provided at grade along the north boundary (Trethowan et al, 1992).

References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1410, dated 1900

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

St Kilda Council building permit (BP) nos. U784, issued 10 November 1949, U2539 (8 December 1955), 57/1122 (carports - 3 February 1960), and 57/1359 (flats - 15 June 1960)

Description

Shirley Court comprises three blocks of flats arranged in a U shape around a central garden courtyard. All the blocks are constructed of cream brick and have hipped roofs (Block 1 clad in metal and blocks 2 and 3 clad in tile), large steel-framed windows and balconies supported by metal poles with metal balustrades. The metalwork and timber trims are painted white. Block 1 is two-storeys, while blocks 2 and 3 are three-storeys. A notable feature of Block 1 is the curved stairwell at the north end, which has a semi-circular steel-framed window wall. There is a concrete driveway and parking areas along the north boundary and at the rear of Block 3.

A feature of the complex is the generous garden courtyard between the flats, which now contains many mature exotic deciduous and evergreen trees including Liquidambers and conifers, and garden beds edged in lava rock and bluestone.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

Recommendations

2018: Retain in HO399, as a Significant place.

2004: Include in the Schedule to the Heritage Overlay in the Port Phillip Planning Scheme

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

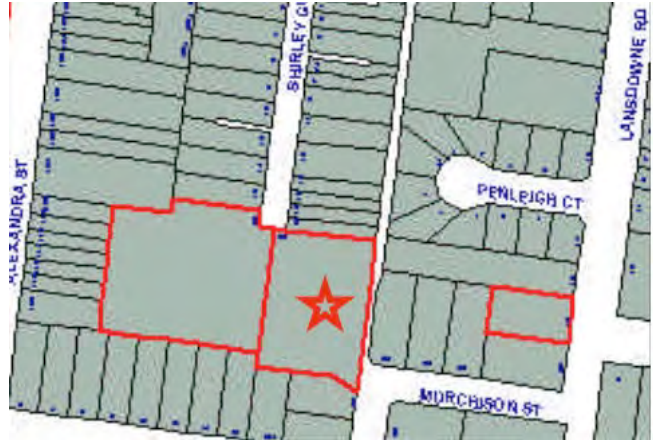
Heritage Alliance, *East St Kilda Heritage Study*, 2004

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

City of Port Phillip Heritage Review

Place name: Pine Nook
Other names: House

Citation No:
2308



Address: 22 Shirley Grove, St Kilda East

Category: Residential: House

Style: Federation: Queen Anne

Constructed: 1902

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Heritage Precinct: None

Heritage Overlay: HO400

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

'Pine Nook', at 22 Shirley Grove, St Kilda East, erected in 1902 for wealthy Melbourne sharebroker Frank C. Luxton and his wife Adele is significant. 'Pine Nook' is a large double-storey rough-cast rendered brick and weatherboard Queen Anne style villa. Asymmetrical in plan, it has a steeply pitched red terracotta-tiled pyramidal roof with projecting gables and dormers in a typically picturesque arrangement. The roof extends to form a verandah with turned timber posts and a simple ladder frieze with an unusual projecting hipped bay at the south end. Other typical details include the strapped half-timbered gable-ends, 'fish-scale' weatherboard cladding to the main dormer, prominent chimneys with rendered caps and terracotta pots. The verandah floor, which is pale pink and green terrazzo, and etched glass panels beside the front door, appear to date from the 1930s. The house, which faces west, is set within a large garden. Notable mature trees include four Canary Island Date Palms (*Phoenix canariensis*), a large Moreton Bay Fig (*Ficus macrophylla*) adjacent to the west boundary, and a Monterey Cypress (*Cupressus macrocarpa*) in the southwest corner. The original street entrance, to Shirley Grove, retains its iron gateway.

Non-original alterations and additions made after 1945 including the tower are not significant.

How is it significant?

'Pine Nook' at 22 Shirley Grove, St Kilda East is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

The house provides evidence of a somewhat under-represented phase of settlement in St Kilda East between the Boom period of the 1880s and the residential subdivisions of the 1910s and 1920s. (Criterion A)

Aesthetically, it is a fine example of a house in the Queen Anne or Federation style, notable for its strong pyramidal massing, picturesque roofline and typical details such as the roughcast render walls, tall brick chimneys with rendered caps and terracotta post and the half timbered gable ends. The significance of the house is enhanced by the siting on a large allotment with curved gravel driveway, mature gardens (including specimens of *Phoenix canariensis*) and intact gateway to Shirley Grove. The mature trees are landmarks within the local area. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the interwar years

History

St Kilda East

By the end of the development boom of the late nineteenth century suburban development in St Kilda East had advanced as far as Hotham Street. However, land to the east of Hotham Street on either side of Alma Road remained sparsely settled and contained only a handful of villas and mansions on large allotments. On the north side of Alma Road between Alexandra Street and Lansdowne Road there was 'Shirley' and 'Treceare', while on the south side between Hotham Street and Alexandra Road there was 'Yanakie' and 'Holmwood'.

The economic depression of the 1890s halted development and there was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century St Kilda began to grow rapidly and whole new streets of neat brick cottages and villas appeared as the population almost doubled between 1901 and 1921 rising from 20,500 to 38,500. In St Kilda East closer settlement and suburban development was encouraged by the opening in 1911 of the electric tramway along Dandenong Road.

Pine Nook, 22 Shirley Grove

Shirley Grove takes its name from a nineteenth century mansion once located on the land now occupied by 'Shirley Court' flats at 20 Shirley Grove. The grounds were subdivided c.1895 with the original carriage drive from Dandenong Road becoming Shirley Grove, which by 1900 contained several houses (MMBW). The 'Shirley' mansion remained on a reduced allotment at no.20 until the late 1950s when it was demolished to make way for the 'Shirley Court' flats.

In 1900 this property was a vacant allotment at the south end of Shirley Grove adjacent to the 'Shirley' mansion and it appears that R.L. Tripp (a contractor, joiner and cabinetmaker of High Street, Prahran) built this house in 1902 for Frank C. Luxton and his wife Adele (MMBW, BP). Frank married Adele Maude Joliffe in May 1902 and the house was complete by the time they returned from their 'wedding tour' in June 1902. The wedding reception was held next door at 'Shirley', which at the time was the residence of Adele's parents, Mr and Mrs Charles Easton Joliffe (*Leader*, 3 May 1902, p.38, *Punch*, 5 June 1902, p.20).

This house first appears in the Sands & McDougall Directory for 1903, identified as 'Pine Nook', and a c.1905 MMBW plan shows the house on the original allotment, which extended through to Murchison Street. Further subdivision in the late 1930s, which created new allotments along the north side of Murchison Street, reduced the property to the present size.

Frank Carlyle Luxton was born in Kangaroo Flat (Bendigo) in 1875. Described in electoral rolls as a sharebroker, Luxton was in fact a member of the Melbourne Stock Exchange. He and his wife Adele had two children: Adele Joan (born 1903) and Easton Colley (born 1905, died in infancy) whilst residing at 'Pine Nook'. The family remained living there until c.1915.

Subsequent occupants of this large and prominent house included William Benjamin and Charles Easton Joliffe. From the mid-1920s until the early 1950s, the house was occupied by Athelstone Dobson, described as a clerk, and his wife, Ellen.

References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1410, dated 1900, and Plan No.46 (c.1903)

St Kilda Council building permit (BP) no.62, not dated, but c.1900

Sands & McDougall Directory: 1900 onwards

Weekly Times, 3 August 1907, p.29 (portrait of F.C. Luxton of the Melbourne Stock Exchange)

Description

Sited on a large allotment with only narrow frontages to Murchison Street and Shirley Grove, 'Pine Nook' is a large double-storey rough-cast rendered brick and weatherboard Queen Anne style villa. Asymmetrical in plan, it has a steeply pitched red terracotta-tiled pyramidal roof with projecting gables and dormers in a typically picturesque arrangement. The roof extends to form a verandah with turned timber posts and a simple ladder frieze with an unusual projecting hipped bay at the south end. Other typical details include the strapped half-timbered gable-ends, 'fish-scale' weatherboard cladding to the main dormer, and prominent chimneys with rendered caps and terracotta pots. The verandah floor, which is pale pink and green terrazzo, and etched glass panels beside the front door, appear to date from the 1930s.

Large additions were made to the house in the late twentieth century (c.1990s). Carried out in a style that imitated the original Queen Anne these include the large hipped roof section facing east and the corner tower, now partially visible from Shirley Grove. Other alterations include the replacement of the window to the main projecting gabled bay.

The house, which faces west, is set within a large garden. Notable mature trees include three Canary Island Date Palms (*Phoenix canariensis*), a large Moreton Bay Fig (*Ficus macrophylla*) adjacent to the west boundary, and a Monterey Cypress (*Cupressus macrocarpa*) in the southwest corner. The original street entrance, to Shirley Grove, retains its iron gateway.

Comparative analysis

There are relatively few examples in the City of Port Phillip of large detached double-storey houses in the Queen Anne Revival or Federation idiom, and these tend to be located in Albert Park, Port Melbourne and St Kilda West. Most of the examples that have been previously identified are in a somewhat transitional style, combining Victorian forms (such as the double-storey terrace house) with Queen Anne materials and detailing. These include those houses at 121 Beaconsfield Parade, Albert Park (1900), 139 Bridge Street, Port Melbourne (c.1900), 165 Station Street, Port Melbourne (1901) and 324 Beaconsfield Parade, St Kilda (1913).

Amongst the more mature and resolved expressions of the Queen Anne Revival style in Port Phillip are the houses at 203 Canterbury Road, St Kilda and 57 Blessington Street, St Kilda, both built in 1910, being somewhat later in date than Pine Nook. Both have unusual massing of elements and complex roof forms punctuated by tower-like elements. The example in Blessington Street, moreover, is enhanced by a setting that includes a pair of Canary Island Date Palms, as at 'Pine Nook'.

'Pine Nook' stands out from these other examples largely due to its setting; those cited above are sited on ordinary suburban blocks with a prominent street presence, while 'Pine Nook' is set well back from the street on a large allotment of its own, creating an effect more akin to a nineteenth century mansion estate. In this regard, Pine Nook is only really comparable to the house at 572 St Kilda Road (1896), a large Queen Anne house designed by architect John Beswicke, set back on a large corner allotment in a landscaped setting including a Canary Island Date Palm.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

Recommendations

2018: Retain in HO400, as a Significant place.

2004: Include in the Schedule to the Heritage Overlay in the Port Phillip Planning Scheme

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Heritage Alliance, *East St Kilda Heritage Study*, 2004

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

City of Port Phillip Heritage Review

Place name: **House**
Other names: -

Citation No:
953



Address: 19 Wavenhoe Avenue, St Kilda East

Heritage Precinct: St Kilda East: Murchison Street & Wavenhoe Avenue

Category: Residential: House

Heritage Overlay: HO391

Style: Interwar: Bungalow

Graded as: Significant

Constructed: 1929

Victorian Heritage Register: No

Designer: William Anstee

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The house, constructed by William Anstee in 1929, at 19 Wavenhoe Avenue, St Kilda East is significant. It is a gable fronted bungalow with jerkinhead terracotta-tiled roofs to the house, projecting gable and porch. The arched porch is supported by heavy buttressed piers and has a balustrade with a central opening. The walls are of roughcast render with face brick used for the lower walls and as decorative quoining to the wall corners, around the openings and the porch arch, and as diaper work to the gable end, along the eaves, balustrade and rendered front fence, and there is timber strapping to the gable end. Windows are timber sash, arranged in banks of three to the front elevations with leadlights to the upper sash. There are two square brick chimneys.

Non-original alterations and additions are not significant.

How is it significant?

The house at 19 Wavenhoe Avenue, St Kilda East is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

This modest 1920s brick bungalow showcases one of the best examples of the decorative brickwork characteristic of its period. The corbelled window sills and decorative gable vent are of particular note, but

all the brickwork on the facade, sides, and front fence displays imaginative flair and skilful execution. (Criterion E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

Wavenhoe Avenue was created in two stages in 1922 and 1927 on land forming part of two nineteenth century mansion estates 'Wavenhoe' (former 'Yanakie') and 'Fairholm' (former 'Holmwood'). The first subdivision in 1922 of land surrounding the 'Wavenhoe' mansion created the east-west section leading off Hotham Street, and in 1927 the subdivision of the 'Fairholm' estate created the north-south section connecting to Alma Road (LV). The first three houses in Wavenhoe Avenue were built in 1922 and by 1929 only one lot remained vacant. By this time the 'Wavenhoe' mansion had been converted to flats. The final house at no.5 was constructed in 1932. Most of the houses were bungalows designed by the builders who constructed them. An exception was the house at 1 Wavenhoe Avenue, built in 1924, which was designed by the prominent architect, Marcus Martin (BP, SM).

In 1929 William Anstee, a builder of Queen Street, Melbourne purchased four of the allotments on the east side of Wavenhoe Avenue including this property and he obtained a building permit to build four brick houses early in the same year (BP, LV). This first occupant of this house at no.19 was J.W. Sykes (SM).

References

Land Victoria (LV) certificates of title Vol. 5460 Fol. 879 (1927), Vol. 5529 Fol. 618 (1929)

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St Kilda Building Permit (BP) No. 7397 issued 22 January 1929

Description

The house, at 19 Wavenhoe Avenue, St Kilda East is a gable fronted bungalow with jerkinhead terracotta-tiled roofs to the house, projecting gable and porch. The arched porch is supported by heavy buttressed piers and has a balustrade with a central opening. The walls are of roughcast render with face brick used for the lower walls and as decorative quoining to the wall corners, around the openings and the porch arch, and as diaper work to the gable end, along the eaves, balustrade and the original rendered front fence, and there is timber strapping to the gable end. Windows are timber sash, arranged in banks of three to the front elevations with leadlights to the upper sash. There are two square brick chimneys.

The house and front fence are very intact. The roughcast rendered surfaces and some other decorative features have been painted over (in a fairly sympathetic colour), but most of the decorative brickwork remains in its original state.

Comparative analysis

While this house is generally typical of the interwar bungalow style it is notable for the fine quality of the brickwork detailing and its relatively high degree of intactness. Mr Anstee also constructed the houses at nos. 7 and 13 Wavenhoe Avenue. The former is a more conventional gable-fronted bungalow with some brick details, but not to the degree expressed at no.19, while the latter has similar form and details (jerkinhead roof, buttressed piers to porch, evidence of brick diaper patterns) as no.19 but has been altered (windows replaced or added, decorative brick overpainted).

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

Retain as a Significant place, and transfer to HO391 St Kilda East: Murchison Street and Wavenhoe Avenue precinct.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Other images



City of Port Phillip Heritage Review

Place name: Taj Mahal
Other names: Flats

Citation No:
955



Address: 22 Wellington Street, St Kilda

Heritage Precinct: None

Category: Residential: Flats

Heritage Overlay: HO363

Style: Interwar: Arts & Crafts

Graded as: Significant

Constructed: 1920

Victorian Heritage Register: No

Designer: Hugh Philp

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

'Taj Mahal', the flats constructed in 1920, at 22 Wellington Street, St Kilda are significant. An Arts and Crafts influenced two storeyed apartment block having cement tiled roofs in the Californian Bungalow mode and consisting of intersection gable ends to the front with strapwork over cement sheet and a Dutch gabled treatment to the protruding balcony, now glazed in, and entrance porch beneath. This dominant protruding section has white tuck pointed clinker brick piers and front spandrel with defaced cartouche (that once contained 'Taj Mahal' in raised letters') and red white tuck pointed brick walls elsewhere. There are cement facings to the lintels and sills, the stuccoed mullions having a triangular section echoing Gothic Revival forms. There are decorative wrought iron screens and gates to the porch and a diminutive lead lit window, characteristic of the style. The symmetry of the façade is deliberately upset by a hip roofed extension to the porch and also by a circular two storeyed bay window with flat roof and radiating joists. The approach steps are in bluestone with a fan shaped brick pavement, the bricks being identified by Roman numerals. The brick fence has tall piers with pyramidal caps.

Non-original alterations and additions are not significant.

How is it significant?

'Taj Mahal' at 22 Wellington Street, St Kilda is of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historic significance as an early block of flats in St Kilda and the first to be constructed in Wellington Street. (Criterion A)

It is of aesthetic significance as highly picturesque apartments in the Arts and Crafts mode, and are distinguished by the manner in which the corner circular window bay and porch treatment offset the otherwise symmetrical arrangement of the façade, this device, in conjunction with gable ends and brickwork being characteristic of the Bungalow type and well demonstrated in this example. (Criterion E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

Flat development in St Kilda

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

It was held to be no longer necessary to labour with a house and all the domestic drudgery that entailed when by borrowing Continental ideas, people who could afford it could live in flats... Land has become so valuable the villa of the Victorian days, in a crowded thoroughfare, no longer shows anything like an adequate return of interest on the land's present capital value. It is more profitable to pull the house erected thereon down, and to erect flats. When the flat became popular in England the experiment was made in St Kilda, and it did not take long to discover there was a genuine demand for flats (Prahran Telegraph, 18 October 1919, p.4)

The building of flats accelerated during the 1920s:

In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The

transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164 blocks, the numbers boosted by large complexes such as 43-flat 'Ardoch Mansions' complex in Dandenong Road. The numbers of flats then almost doubled to 1,679 in over 300 blocks between 1925 and 1930 and by 1935, despite the slowing down of development during the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (O'Hanlon 1999:182, 196-198).

'Taj Mahal', 22 Wellington Street

St Kilda East was a popular location for flats, because it was close to public transport and shopping, and was noted for its historic character and elevated position with views to Alma Park and the surrounding district. Popular locations for flats included Alma Road, particularly the section opposite Alma Park, the 'Charnwood' estate and surrounding streets, and areas close to the tram routes along Chapel Street, Dandenong Road and Wellington Street.

This property was occupied by a single house until early in the twentieth century. In 1920 the owner, Mrs. Lush obtained a permit for flats. Hugh Philp was the architect (BP). They were listed in the Sands and McDougall directory of 1925 as the 'Taj Mahal Flats' for the first time. The two occupants listed were Mrs A. Williamson and Madam Marick. The building, which was the first block of flats built in Wellington Street, continued to be listed under the name 'Taj Mahal' in 1973 (SM).

References

O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St Kilda Building Permit (BP) No. 4211 issued 22 June 1920

Sands & McDougall Directory (SM), 1920-1973

Sawyer, Terry, 'Residential Flats in Melbourne', Melbourne University Faculty of Architecture Research Report 1982

Description

An Arts and Crafts influenced two storeyed apartment block having cement tiled roofs in the Californian Bungalow mode and consisting of intersection gable ends to the front with strapwork over cement sheet and a Dutch gabled treatment to the protruding balcony, now glazed in, and entrance porch beneath. This dominant protruding section has white tuck pointed clinker brick piers and front spandrel with defaced cartouche (that once contained 'Taj Mahal' in raised letters) and red white tuck pointed brick walls elsewhere. There are cement facings to the lintels and sills, the stuccoed mullions having a triangular section echoing Gothic Revival forms. There are decorative wrought iron screens and gates to the porch and a diminutive lead lit window, characteristic of the style. The symmetry of the façade is deliberately upset by a hip roofed extension to the porch and also by a circular two storeyed bay window with flat roof and radiating joists. The approach steps are in bluestone with a fan shaped brick pavement, the bricks being identified by Roman numerals. The brick fence has tall piers with pyramidal caps.

Intactness: This block of flats is substantially intact.

Comparative analysis

The first purpose-built flats in Victoria were the 'Melbourne Mansions' constructed in 1906 in Collins Street, Melbourne (they were demolished in the 1950s). 'Fawkner Mansions', built in 1910 at the southeast corner of Commercial and Punt roads in Prahran, was the first purpose-built flats outside of the city and is now the oldest surviving block of flats in Melbourne.

In Port Phillip, the 'Majestic Mansions', opened in 1913 in Fitzroy Street, St Kilda was the first new building to contain self-contained flats. This was followed soon afterward by 'The Canterbury', built in two stages in 1914 and 1919, at 236 Canterbury Road, St Kilda. The latter is sometimes referred to as the first true purpose-built residential flats in Port Phillip, as the 'Majestic' mostly contained rooms that shared amenities such as bathrooms and kitchens in the manner of a boarding house or residential hotel. Either way, these two buildings represent the beginning of the boom in flat development that was to occur in St Kilda and, later, in Elwood during the interwar period.

Stylistically, early flats in Port Phillip (c.1915 to c.1925) broadly fit into one of two styles: Arts & Crafts Bungalows, and Edwardian Freestyle (which incorporated elements of various styles such as Queen Anne).

The Arts & Crafts and California Bungalow styles, which originated from single-storey, single-family homes ('bungalows'), are characterized by features including the use of contrasting textures and materials on facades (such as facebrick, roughcast render, timber shingles and brackets to gables); entrance porches beneath the main roof supported on heavy battered piers or paired timber posts or columns resting on low piers; simple, geometric decoration created by projecting bricks or small voids (e.g., hit and miss brick walls); box windows (with timber frames that project from the wall, resting on timber or brick corbels) and semi-circular windows and openings.

There are several examples of Arts & Crafts style flats in St Kilda, several of which were designed by the prominent designer/builder Howard R. Lawson such as 'Wimmera' (1917) at 11 Wimmera Place, while 'Biltmore' (1922-23) at 36 Eildon Road is another fine Arts & Crafts design with Oriental influences.

'Taj Mahal' is a particularly evocative example of the Arts and Crafts style because of its corner round tower motif, in the form of an oriel window. St Kilda is known nationally for its inter-war flat development and this is an important contributor to the stylistic richness of the type within the City.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

2016: Retain as a Significant place in HO363.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Robert Peck von Hartel Trehowan, *St Kilda 20th century architectural study*, Volume 3, 1992



City of Port Phillip Heritage Review

Place name: House
Other names: -

Citation No:
2165



Address: 67 Wellington Street, St Kilda

Heritage Precinct: None

Category: Residential: House

Heritage Overlay: HO364

Style: Victorian: Italianate

Graded as: Significant

Constructed: c.1886

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The house, constructed c.1886 or earlier, at 67 Wellington Street, St Kilda is significant. This is a richly decorated Boom style villa with hipped slate roof and ball cast verandah terminated by an end wall at the east end and returning around the west elevation on the seaward side. The stuccoed surfaces have vermiculated panels to the bracketed frieze, fluted pilasters and unusual intaglio work with vermiculated banding and rosettes.

Non-original alterations and additions are not significant.

How is it significant?

The house at 67 Wellington Street, St Kilda is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant for the exceptionally decorative treatment of the stuccoed surfaces and especially the intaglio work which is of interest in itself and which adds diversity to the surviving villas of similar age on Wellington Street, recalling the period when this was an important thoroughfare commencing at the St. Kilda Junction. (Criterion E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.3 The late nineteenth century boom

History

Contextual history

Wellington Street is one of the oldest in St Kilda and already contained several houses by the 1850s (Kearney Plan). Further houses were built during the 1870s but most development occurred during the 1880s boom when St Kilda's population rose from 12,000 in 1881 to 19,000 to 1891. By the end of the nineteenth century Wellington Street was almost fully built up (MMBW).

House, 67 Wellington Street

The plan of this area surveyed by Commander Cox in 1866 showed places facing Wellington and Nelson Streets between Punt and Upton Roads whereas today the pattern is for most properties to face the former and extend through to the latter as with no.67.

The Rate Books entries for this property are unclear as it was rated in 1871 to St. David Street (now Upton Road) and was listed as being "wood" at a time when it would appear to have been "brick". Nevertheless in the early 1870's, there was a six roomed wood house on this site owned by Robert Brown and occupied by the wool merchant William Brown. In 1874, ownership was with William Brown and the property was described as "no.43, wood house and land, 11 rooms, NAV 106 pounds". A year later, the description was identical except the building materials had been modified to "brick and wood". The main part of the house may stem from this period.

By 1885, ownership had passed to Mary Ann Brown who leased the property to the trainer Henry Tibballs. In 1886, Brown assumed occupancy. Around the same time the house description was changed to "brick with 11 rooms"; "stables" were listed and some of the land on both sides of the house was sold. It may be that the timber section had been rebuilt in brick or that the house as it stands today was built at this time. In the year following Brown disposed of her Wellington Street holdings, selling no.43 to David McLean. At the turn of the century, the house was owned and occupied by Sophia McLean. It was described as "no.67, brick, eight rooms, sewerred, NAV 66 pounds".

References

Cooper, J.B., 1931, *The History of St Kilda. From its settlement to a city and after. 1840 to 1930*, Volume 2

Melbourne & Metropolitan Board of Works (MMBW), Detail Plans no. 968, 969, 1358, 1360 (c.1897)

Prahran Rate Books: 1870-77, 1884-88, 1890-91, 1899-1900, VPRS 2344/PI, PROV

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Description

This is a richly decorated Boom style villa with hipped slate roof and ball cast verandah terminated by an end wall at the east end and returning around the west elevation on the seaward side. The stuccoed

surfaces have vermiculated panels to the bracketed frieze, fluted pilasters and unusual intaglio work with vermiculated banding and rosettes.

Condition: Sound. Integrity: High, context compromised by high building to immediate west.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

Recommendations

2016: Retain in HO359 as a Significant place.

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Andrew Ward, *City of Port Phillip Heritage Review*, 1998

Other images

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City of Port Phillip Heritage Review

Place name: McIntosh House
Other names: -

Citation No:
2265



Address: 99 Wellington Street, St Kilda

Heritage Precinct: None

Category: Residential: House

Heritage Overlay: HO359

Style: Victorian: Italianate

Graded as: Significant

Constructed: 1886

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The McIntosh House, constructed in 1886, at 99 Wellington Street, St Kilda is significant. This is a Victorian-era ornate, Italianate style double-fronted stuccoed villa, with slate hipped roof, bracketed ornamental chimney shafts and cornices, a recessed doorway with ornate four-panel door and top and side lights, cast-iron verandah details (1888 fan pattern) set in panels, and an encaustic tile and stone verandah floor. Remnants of an iron palisade fence are at the front but the distinctive aspect of the house are the incised patterns in the cement work along the front walls, providing a Germanic character to the design which compares with Vahland designs in Bendigo. The detailing is set in panels and in friezes across the façade.

Non-original alterations and additions are not significant.

How is it significant?

The McIntosh House at 99 Wellington Street, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine example of a Victorian-era Boom-style house in the Italianate manner, with its slate clad roof, bracketed ornamental chimney shafts and cornices, recessed doorway with ornate four-panel door and top and side lights, cast-iron verandah details set in panels, and an encaustic tile and stone

verandah floor as ornament applied in multiple layers and media. It is notable distinctive and elaborate incised stucco work which is rare across the metropolitan area. (Criteria B, D & E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.3 The late nineteenth century boom

History

Contextual history

Wellington Street is one of the oldest in St Kilda and already contained several houses by the 1850s (Kearney Plan). Further houses were built during the 1870s but most development occurred during the 1880s boom when St Kilda's population rose from 12,000 in 1881 to 19,000 to 1891. By the end of the nineteenth century Wellington Street was almost fully built up (MMBW).

McIntosh House, 99 Wellington Street

The first rate record of this houses was in 1886-7 for a 6 room brick house owned by George McIntosh and occupied by Margaret Robertson. Samuel T. Jacobs an agent lived there in the mid 1890s and Mrs Bernice Fink was there later in that decade. Zoe Solomon, another agent, lived there in the Edwardian-era.

From c.1909 the house was owned by Annie M. McLeod and later Miss M.A. McLeod but a longer tenure was that of John O'Neill (agent) until 1926-7. During that period the house was converted to flats in c.1921-2, being two three-bedroom flats and one two-bedroom. Long-term tenants in the 1920s included William Smith, pastry cook, Fred Brostom and Mollie O'Dea. The building returned to being a single dwelling in c.1930 under owner-occupier Victor Barwick, a commercial traveller.

References

Cooper, J.B., 1931, *The History of St Kilda. From its settlement to a city and after. 1840 to 1930*, Volume 2

Melbourne & Metropolitan Board of Works (MMBW), Detail Plans no. 968, 969, 1358, 1360 (c.1897)

Prahran Rate Books: 1884-88, VPRS 2344/PI, PROV

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown (referred to as the 'Kearney Plan')

Description

This is a Victorian-era ornate, Italianate style double-fronted stuccoed villa, with slate hipped roof, bracketed ornamental chimney shafts and cornices, a recessed doorway with ornate four-panel door and top and side lights, cast-iron verandah details (1888 fan pattern) set in panels, and an encaustic tile and stone verandah floor. Remnants of an iron palisade fence are at the front but the distinctive aspect of the house are the incised patterns in the cement work along the front walls, providing a Germanic character to the design which compares with Vahland designs in Bendigo. The detailing is set in panels and in friezes across the façade.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

Recommendations

2016: Retain in HO359 as a Significant place.

2001: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review, 2016*

Other studies

G. Butler, *City of Port Phillip Heritage Review, Version 3, 2001*

Other images

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City of Port Phillip Heritage Review

Place name: Tramway Engine House
(former)

Citation No:
2266

Other names: Windsor Motors Ltd Garage



Address: 105 Wellington Street, St Kilda

Heritage Precinct: None

Category: Tramway: Engine House,
Garage

Heritage Overlay: HO360

Style: Interwar Stripped Classical

Graded as: Significant

Constructed: 1890, c.1925

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The former Tramway Engine House (later Windsor Motors Ltd Garage), constructed in 1890 and altered c.1925, at 105 Wellington Street, St Kilda is significant. This is a large Victorian and Edwardian-era brick and stucco factory which is from sequential construction. The façade is set on a basalt rusticated plinth from the 1890s, with central double entry doors, and metal framed show windows to either side from the Stillwell tenure of the 1920s. The façade upper level has bracketed prism shaped windows set under a cemented main cornice and over each of the two side entry doors, presumably as a supervisory window for tramway traffic. A string mould at an intermediate level forms a shallow hood over the ground level openings. The parapet entablature is divided into piers with a raised but single central section, with inset name panel. The side walls are of English bond red brick. A lower level parapeted wing is to the east of the main building: this has cavity brick side walls and a band of brickwork as a parapet frieze set between pylon-like piers. Non-original alterations and additions are not significant.

How is it significant?

The former Tramway Engine House at 105 Wellington Street, St Kilda is of local historic significance to the City of Port Phillip.

Why is it significant?

It is significant as tangible evidence of an era of expansion in the tramway system in the City which in turn was a key factor to the development of the recreational capacity along the City's beaches, and as a rare building type associated with Melbourne's cable tram network. It is associated with the noted Melbourne Tramway & Omnibus Company Limited as part of a rare and valuable group of cable tram engine houses built for the company throughout the inner metropolitan area (Criteria A, B & H). It is also significant for its later use, which provides evidence of the change to motored vehicle transport during the 1920s. (Criterion A)

Thematic context

Victoria's framework of historical themes

3. Connecting Victorians by transport and communications: 3.4 Linking Victorians by road in the twentieth century, 3.5 Travelling by tram

Port Phillip thematic environmental history

3. Transport: 3.2 The first tramways

History

Cable trams in Melbourne

The Melbourne Omnibus Company was established in 1869 by Francis Boardman Clapp, William McCulloch and Henry Hoyt. It initially operated 11 horse-drawn buses from Flinders Street and Spencer Street stations via Bourke Street to Fitzroy. The three-penny fare was cheaper than a cab ride and so business expanded with services to Richmond, Carlton and North Melbourne. With the potential recognised for other traction forms, the company was reformed as the Melbourne Tramway and Omnibus Co Ltd (MT&OC) in 1877. The MT&OC extended its operations to other suburbs and by 1882 it had 470 employees and 1600 horses and 178 horse buses running on fifteen routes (Vines 2012:37-8).

The MT&OC introduced the cable operated tram system to Melbourne: after years of lobbying by the MT&OC the Victorian colonial government passed the *Melbourne Tramway and Omnibus Act* in 1883 citing the cable trams "... would be of great public and local advantage" (Vines 2012:41).

The first line to be completed was the Spencer Street-Richmond line, along Flinders Street, Wellington Parade and Bridge Road to the Hawthorn Bridge. It opened on 11 November 1885 and by 1891 the system grew to about 75 km of double track and 1200 cars and trailers, on 17 routes, which radiated from the centre of Melbourne to what are now inner and middle suburbs. Twelve engine houses and about sixteen tram barns were erected at key locations to power and store the cable cars. It was one of, if not the largest cable car systems in the world, comparable with the San Francisco and Chicago cable car networks (Vines 2012:42).

In Port Phillip, the first cable tram route along St Kilda Road and Brighton Road opened on 11 October 1888. This was followed in 1890 by the route to South Melbourne (via Clarendon, Park, Montague and Victoria streets), which opened on 17 June and the Port Melbourne service via City Road and Bay Street. Both services crossed the Yarra on the new Queens Bridge, built in 1889. The last service established by the MT&OC was the Windsor to St Kilda Esplanade service via Wellington and Fitzroy streets, The Esplanade to the terminus in Acland Street, which opened on 17 October 1891 (Vines 2012).

The Melbourne Tramway and Omnibus Company operated the system from 1885 to 1916, when the newly formed Tramways Board took it over for the Victorian Government. On the expiry of its lease on 30 June 1916, the MT&OC surrendered its authority to operate the city's cable network and the Royal Park horse

tramway to the Tramways Board, the forerunner of the MMTB. The MT&OC ceased to function as a passenger carrier from 1 July 1916 and was ultimately de-registered in 1922. From the 1920s the cable tram lines were progressively converted to electric traction and bus operation with the last Melbourne cable tram operating on 26 October 1940 (Vines 2012:42).

Windsor Tramway engine house

This tramway engine house was built in association with the route from Windsor to St Kilda, which opened on 17 October 1891. The rate entry 1890-1 for this property was land with an 80 feet frontage but pencilled in was the new owner, the 'Tramway Co'. By November 1891 the description 'Tramway Engine House', had been entered in the rate book, owned by the Melbourne Tramways & Omnibus Co Ltd. The annual rateable value had risen from £80 to £400 (RB).

Through the period 1896-9 the annual rate valuation was crossed out in rate books but by 1899-1900 it had increased to a massive £1245. The description was always brick engine house but by 1907-8 extra data showed that it had 4 rooms and in the 1909-10 book it was called a power house; the valuation had dropped to £604 by 1905-6 and remained so for many years. By c.1916-17 the proprietor had changed to the Melbourne & Metropolitan Tramways Board and, as part of the program of converting cable tramways to electric traction, the Windsor-St Kilda cable tram was closed on 29 August 1925 and re-opened on 27 December 1925 (RB, Yarra Trams).

Consequently, the engine house was no longer required and the MMTB ownership gave way to that of Bertram S. Stillwell in 1925-6 and the engine house had become the Windsor Motors Ltd motor garage. While still in the Stillwell tenure the building was occupied by Thomas B. Scott, a grocer, during the inter-war period. The Sun Electric factory was there in the 1950s and the building is now occupied by St Michael's Grammar School (RB).

References

Cooper, J.B., 1931, *The History of St Kilda. From its settlement to a city and after. 1840 to 1930*, Volume 2

Prahran Rate Book (RB) Windsor Ward, PROV VPRS 7244/P2

Vines, Gary, *Melbourne Metropolitan Tramway Heritage Study*, 2012

Yarra Trams, 'Our history: Tramway milestones; Between the wars' <http://www.yarratrams.com.au/about-us/our-history/tramway-milestones/between-the-wars/> [viewed 25 April 2016]

Description

This is a large Victorian and Edwardian-era brick and stucco factory which is from sequential construction. The façade is set on a basalt rusticated plinth from the 1890s, with central double entry doors, and metal framed show windows to either side from the Stillwell tenure of the 1920s. The façade upper level has bracketed prism shaped windows set under a cemented main cornice and over each of the two side entry doors, presumably as a supervisory window for tramway traffic. A string mould at an intermediate level forms a shallow hood over the ground level openings. The parapet entablature is divided into piers with a raised but single central section, with inset name panel. The side walls are of English bond red brick.

A lower level parapeted wing is to the east of the main building: this has cavity brick side walls and a band of brickwork as a parapet frieze set between pylon-like piers.

Comparative analysis

This is one of two surviving cable tram engine houses in Port Phillip. The other is at 357-361 City Road, South Melbourne (PPHR citation 1157, Significant within HO4 South Melbourne City Road Industrial



precinct). Erected c.1890 to service the Port Melbourne and South Melbourne routes, this building was significantly damaged by fire c.1995 and only the ornate façade remains.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

Recommendations

2016: Retain in HO360 as a Significant place.

2001: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

G. Butler, *City of Port Phillip Heritage Review*, Version 3, 2001

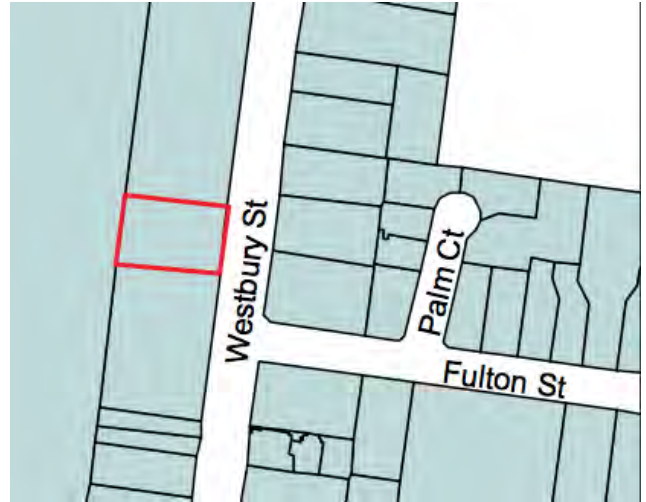
Other images

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City of Port Phillip Heritage Review

Place name: House
Other names: -

Citation No:
956



Address: 29 Westbury Street, St Kilda East

Heritage Precinct: St Kilda East

Category: Residential: House

Heritage Overlay: HO6

Style: Federation: Arts & Crafts Attic bungalow

Graded as: Significant

Constructed: 1913

Victorian Heritage Register: No

Designer: Leonard J. Flannagan

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The house, designed by Leonard J. Flannagan and constructed in 1913, at 29 Westbury Street, St Kilda East is significant. It is a Federation era Arts & Crafts Attic-storey bungalow. The walls are finished in roughcast render, a very popular material for Arts & Crafts houses, as textures and 'handmade' materials were favoured for this style, and the complex gabled roof dominated by a widely spreading front gable, accented by a narrower projecting gabled bay at the centre is also a characteristic feature. The central gabled bay contains a shallow bow window with a balcony above. The eaves are wide with exposed purlin ends and a 'floating gable' is created on one side by the return verandah, which has the low masonry piers and paired timber posts that would become common during the 1920s. Entry is via a recessed porch off the verandah. Windows are timber sash, some multi-paned, and include a box bay in the side gable. The tall chimneys are tapered, indicating a Voysey-esque influence

Non-original alterations and additions, the front fence and other buildings are not significant.

How is it significant?

The house at 29 Westbury Street, St Kilda East is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine example of an Arts and Crafts attic style bungalow with interesting details such as tapered chimneys, a slate roof that dips down to the front of the verandah and an unusual composition of balcony and bay window on the street elevation. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

There was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century St Kilda's population grew rapidly and almost doubled between 1901 and 1921 rising from 20,500 to 38,500. Whole new streets of neat brick cottages and villas appeared, however, in St Kilda East this largely remained a period of consolidation and infill on vacant land within the established residential areas, rather than expansion into the undeveloped areas east of Hotham Street.

Westbury Street (originally known as Bull Street) is one of St Kilda's early streets. It was formed in the 1850s and contained several houses by the time that Kearney's map was prepared in 1855. By the end of the nineteenth century the west side of the section adjoining Alma Park contained several large villas, including two on very large allotments that occupied the whole of the southern half of the block (MMBW).

This property was created in the early twentieth century by the excision of part of the northern garden of one of these properties and the house was erected in 1913 for Mrs. G.O.J. Waite. Leonard J. Flannagan was the architect and W.A. Attenborough the builder (BP).

In 1968 the house was purchased by Christian Brothers' College to become the caretaker's residence (Kane 1972:258, 263).

Leonard J. Flannagan

Leonard J. Flannagan (1864-1945) took over the practice of his father, the architect John Flannagan, in 1881 (*The Argus*, 10 November 1945, p.19). While much of his work was residential, he also designed several churches and convents, shops, warehouses and schools, as well as several buildings for the Prahran and Malvern Tramways Trust for whom he was chief architect. He was also, for many years, one of three architects for the Melbourne & Metropolitan Board of Works.

Flannagan designed in a range of style progressing from Gothic to Italianate, then Queen Anne, Arts & Crafts and bungalows. He was an early adopter of innovative building techniques and materials, such as cavity exterior walls, fibrous plaster and reinforced concrete and also employed open planning principles – that is, an informal plan in which rooms opened onto each other rather than via a passage – from the early twentieth century. An active member of the Victorian Institute of Architects (which became the Royal Victorian Institute of Architects in 1888), he was elected as an associate in 1881, and a full member in 1887. In 1891 he was elected a Fellow of the RVIA and was appointed Assistant Honorary Secretary from 1897.

At the time of his retirement he was the oldest practicing architect in Melbourne (*The Argus*, 10 November 1945, p.19). Several of his buildings are now included on the Victorian Heritage Register including 'Darnlee', a grand Queen Anne house of 1899 (H1024), the former Hawthorn Tramways Trust Depot (H876),

Malvern Tram Depot (H910), and tram shelters in Caulfield North (H230, H174), Kew (H173) and Armadale (H175).

References

Kane, Kathleen Dunlop, *The history of Christian Brothers' College, East St Kilda*, CBC, 1972

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No.1406, dated 1897

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St Kilda Building Permit (BP) No. 1946 issued 26 June 1913

Victoria. Surveyor-General (1855) Melbourne and its suburbs [cartographic material] compiled by James Kearney, draughtsman; engraved by David Tulloch and James R. Brown

Description

The house at 29 Westbury Street, St Kilda East is a Federation era Arts & Crafts Attic-storey bungalow. The walls are finished in roughcast render, a very popular material for Arts & Crafts houses, as textures and 'handmade' materials were favoured for this style, and the complex gabled roof dominated by a widely spreading front gable, accented by a narrower projecting gabled bay at the centre is also a characteristic feature. The central gabled bay contains a shallow bow window with a balcony above. The eaves are wide with exposed purlin ends and a 'floating gable' is created on one side by the return verandah, which has the low masonry piers and paired timber posts that would become common during the 1920s. Entry is via a recessed porch off the verandah. Windows are timber sash, some multi-paned, and include a box bay in the side gable. The tall chimneys are tapered, indicating a Voysey-esque influence.

The house is in good condition and is relatively intact. The main visible change has been the enclosure of the attic balcony and the painting of the rendered walls.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

2016: Retain in the HO6 St Kilda East Precinct as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

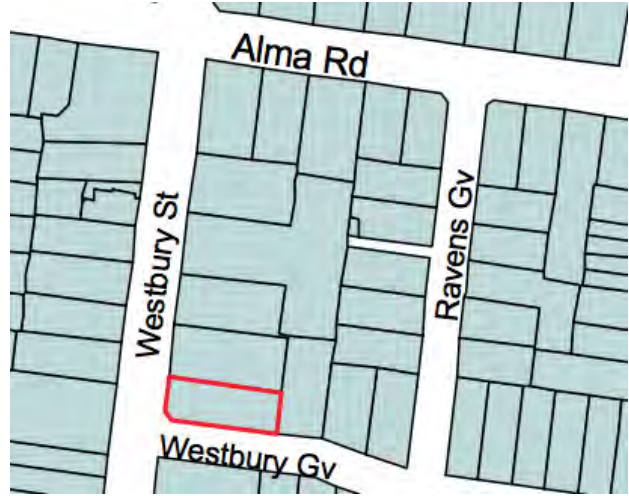
Other images



City of Port Phillip Heritage Review

Place name: **House**
Other names: -

Citation No:
957



Address: 48 Westbury Street, St Kilda East

Heritage Precinct: None

Category: Residential: House

Heritage Overlay: HO277

Style: Postwar: Waterfall

Graded as: Significant

Constructed: 1947

Victorian Heritage Register: No

Designer: Modern Plans

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The house, designed by Modern Plans and constructed in 1947, at 48 Westbury Street, St Kilda East is significant. This is a single storey detached brick bungalow of the post-war period constructed of brick with a hipped tile roof. Asymmetrical in plan, the façade features sheer walls of cream brick with two bands of dark coloured band along the parapet, which partially conceals the hipped tile roof and feature both rounded and square corners. On the south side this parapet wall terminates at the first of two dark brick stepped chimneys, which have 'waterfall' sides. Windows are steel framed and include two curved examples at the corners of the main façade walls, and narrow vertical windows, one beside the entrance (which has a curved flat roofed canopy) and the other in the projecting bay. The house is complemented by the original low brick fence constructed of cream bricks with contrasting dark brick bands that match the parapet wall details of the house.

Non-original alterations and additions to the house and fence are not significant.

How is it significant?

The house at 48 Westbury Street, St Kilda East is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and intact example of a post-war house. The façade with its sheer parapeted walls with square and round corners clearly demonstrates the influence of the International style through its pure functional form stripped of most detail, while the banded brickwork detail, curved wall corners and windows, and curved sides to the chimneys all demonstrate the Waterfall style. The house is notable for its high degree of intactness and is complemented by the original front fence. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

McWilliam Bros. constructed this house in 1947 for Mr. S. Hoden. 'Modern Plans' of 11 Wicklow Street, Ormond prepared the design.

References

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St Kilda Council building permit (BP) No. U.384 issued 31 July 1947

Description

This is a single storey detached brick bungalow of the post-war period constructed of brick with a hipped tile roof. Asymmetrical in plan, the façade features sheer walls of cream brick with two bands of dark coloured band along the parapet, which partially conceals the hipped tile roof and feature both rounded and square corners. On the south side this wall terminates at the first of two dark brick stepped chimneys, which have 'waterfall' sides. Windows are steel framed and included two curved examples at the corners of the main façade walls, and narrow vertical windows, one beside the entrance (which has a curved flat roofed canopy) and the other in the projecting bay.

The house is complemented by the original low brick fence constructed of cream bricks with contrasting dark brick bands that match the parapet wall details of the house. Timber pickets have been added to the fence and the original mild steel gate has been replaced with a timber gate.

Comparative analysis

This house is an example of the 'Waterfall Front' style described by Cuffley (2007:118), where features of the International or Functionalist style have been applied to the façade of an otherwise conventional brick villa:

There was no understanding of the notion of designing 'in the round' which was essential to a truly functional building in the International style. The use of a traditional hipped roof with Marseilles tiles suited the builders and their clients who wanted something seen to be modern, but also comfortably solid.

Accordingly to Cuffley (2007:118) 'substantial brick houses were the outstanding examples of the Waterfall style in the suburbs'. The form and detailing of these houses followed on from the Streamlined Moderne

houses of the interwar period that have a strong horizontal emphasis coupled with vertical features to balance the composition. Typical details to emphasise the theme of horizontality included the use of bands of coloured stucco or dark-coloured bricks and the use of horizontal glazing bars in windows both curved and flat, while the 'waterfall' idea is derived from the use of descending curves in chimneys, fence pillars and other vertical elements.

This is a fine and intact example of this style. The façade with its sheer parapeted walls with square and round corners clearly demonstrates the influence of the International style through its pure functional form stripped of most detail, while the banded brickwork detail, curved wall corners and windows, and curved sides to the chimneys all demonstrate the Waterfall style. The house is notable for its high degree of intactness. The only significant visible change has been the addition of timber pickets along the top of the original brick front fence and the replacement of the original mild steel gate. Despite these changes, the original fence, constructed of cream brick with contrasting dark brick bands that match the parapet walls of the house is still clearly evident.

There are few examples of this style in Port Phillip. A comparable example in St Kilda is the house at 6A Dickens Street, which is a much later example, constructed in 1954.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance (The Burra Charter) 2013*, using the Hercon criteria.

Recommendations

2016: Retain in HO277 as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Robert Peck von Hartel Trehowan, *St Kilda 20th century architectural study*, Volume 3, 1992

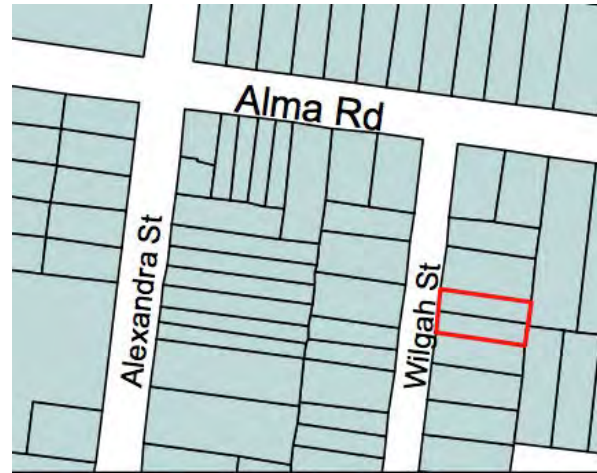
Other images

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City of Port Phillip Heritage Review

Place name: Houses, garages & front fence
Other names: -

Citation No:
909



Address: 54 & 56 Wilgah Street, St Kilda East

Heritage Precinct: None

Category: Residential: House, garage

Heritage Overlay: HO279

Style: Interwar Arts & Crafts

Graded as: Significant

Constructed: 1926

Victorian Heritage Register: No

Designer: Homes Pty Ltd

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The houses, designed by Homes Pty Ltd and constructed in 1926, at 54 & 56 Wilgah Street, St Kilda East are significant. This is a pair of identical (mirror-image) two storey houses built side by side. Each house is asymmetrical in plan and built to the side boundary with red brick walls and a tiled roof. Elevated above the street, access is via cement steps with low curved brick and render balustrades to a porch with arched openings. Above the porch is a balcony with rendered balustrades and shingled hoods. Adjacent to the balcony is a projecting bay window supported on timber struts and with a shingled hood and below this a tripartite window with leadlights. Both houses have clinker brick diaper work, and some individuality is imparted by a soldier course of clinker bricks to no.54 at mid-wall height, whilst no.56 has a rendered band. At the front of each house is a garage, which have highly detailed piers in red and clinker brick with rendered bands and details, and projecting rafters above the doors. Between the garages is an elaborate, highly intact clinker brick front fence. The fence is comprised of brick piers with flat rendered caps separated by brick balustrades with scalloped rendered capping. Heavy ornamental chains are draped between the fence piers, and taller piers supporting a timber pergola mark the entrance, which has mild steel ornamental gates.

Non-original alterations and additions are not significant.

How is it significant?

The houses at 54 & 56 Wilgah Street, St Kilda East are of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine, well-detailed, and very intact pair of interwar houses with original garages and front fence. It is notable for the variety of strong, simply modelled Arts & Crafts style elements, which have been deployed to form a rich and complex composition and how this detailing has been extended to the garages and front fence to create a cohesive, highly picturesque and integrated complex. Also of interest is the unusual siting of the houses with side boundary walls and a shared entrance with no dividing central fence (Criteria D & E)

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and recovery: the inter-war years

History

Contextual history

There was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century St Kilda's population grew rapidly and almost doubled between 1901 and 1921 rising from 20,500 to 38,500. Whole new streets of neat brick cottages and villas appeared, however, in St Kilda East until 1910 this largely remained a period of consolidation and infill on vacant land within the established residential areas, rather than expansion into the largely undeveloped areas east of Hotham Street.

Suburban development east of Hotham Street eventually began in earnest following the opening in 1911 by the Prahran and Malvern Tramways Trust of the electric tram to Windsor along Dandenong Road, and by 1918 houses were being built as far to the east as Orrong Road.

Houses, 54-56 Wilgah Street

At the end of the nineteenth century, the south side of Alma Road between Alexandra Street and Pine Hill Grove (now the south end of Lansdowne Road) contained two large estates; the former 'Cumloden' mansion (by then converted to a private school) and 'Hereford' (MMBW). As demand for housing grew both properties were subdivided in the early twentieth century. Wilgah Street was created out of the 'Cumloden' property.

The south end of Wilgah Street was created first as part of a 1914 subdivision that also created Kalyrna Street and Kurrajong Avenue. Wilgah Street first appeared in the Sands & McDougall Directory around 1915 and was quickly built up: by 1920 it was almost fully developed between Inkerman Street and Kurrajong Avenue. Development of the northern section began following the demolition of the 'Cumloden' mansion in the early 1920s and by 1925 most of the lots on the east side had been built on.

This pair of houses, at nos. 54 and 56, was constructed in 1926 for Messrs. Dunn and Nicholls. The builder (and likely designer) was 'Homes Pty Ltd' (BP). Ernest Dunn moved into no. 54 and was still resident in 1930 when Albert N. Bilston was the occupant of no.56 (SM).

References

Melbourne & Metropolitan Board of Works Detail Plan No. 1419, dated 1900

Port Phillip Heritage Review (PPHR) Volume 1, Version 17, September 2015

St Kilda Building Permit (BP) No. 6472 issued 1926

Sands & McDougall Directory, 1915-1930

Description

This is a pair of identical (mirror-image) two storey houses built side by side. Each house is asymmetrical in plan and built to the side boundary with red brick walls and a tiled roof. Elevated above the street, access is via cement steps with low curved brick and render balustrades to a porch with arched openings. Above the porch is a balcony with rendered balustrades and shingled hoods. Adjacent to the balcony is a projecting bay window supported on timber struts and with a shingled hood and below this a tripartite window with leadlights. Both houses have clinker brick diaper work, and some individuality is imparted by a soldier course of clinker bricks to no.54 at mid-wall height, whilst no.56 has a rendered band.

At the front of each house is a garage, which have highly detailed piers in red and clinker brick with rendered bands and details, and projecting rafters above the doors. Between the garages is an elaborate, highly intact clinker brick front fence. The fence is comprised of brick piers with flat rendered caps separated by brick balustrades with scalloped rendered capping. Heavy ornamental chains are draped between the fence piers, and taller piers supporting a timber pergola mark the entrance, which has mild steel ornamental gates. The gateway is surmounted by a splendid tangle of climbing plants.

Overall, the houses, garages and fences have a high degree of external intactness. Visible external alterations include enclosure of the balconies with windows, and replacement of the garage doors.

Comparative analysis

No information.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* (The Burra Charter) 2013, using the Hercon criteria.

Recommendations

2016: Retain in HO279 as a Significant place.

Primary source

Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study* Volume 3, 1992

Other images



APPENDIX C – PLACE BY PLACE FINDINGS & RECOMMENDATIONS

Table 1 – Additions to the HO6 & HO391 precincts

Street no.	Street	Description	Recommendation	Rationale	Proposed HO Number	Current Grading	Proposed Grading
2	Alma Grove	House	Add to HO6 and update grading	Victorian house. Altered (verandah removed, parapet changed) but comparable integrity to Contributory houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Contributory
3	Alma Grove	House	Add to HO6 and update grading	Victorian house. Altered (verandah removed, parapet changed, new windows), but comparable integrity to Contributory houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Contributory
4	Alma Grove	House	Add to HO6 and update grading	Victorian house. Relatively intact - comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant
5	Alma Grove	House	Add to HO6 and update grading	Victorian house. Relatively intact - comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant
6	Alma Grove	House	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant
7	Alma Grove	House	Add to HO6 and update grading	Victorian house. Altered during Edwardian/interwar period and relatively intact to that renovation. Comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant
8	Alma Grove	House	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant
9	Alma Grove	House	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant

Street no.	Street	Description	Recommendation	Rationale	Proposed HO Number	Current Grading	Proposed Grading
10	Alma Grove	House	Add to HO6 and update grading	Interwar house with original front fence. Relatively intact - comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant
11	Alma Grove	House	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant
12	Alma Grove	House	Add to HO6 and update grading	Interwar duplex designed by architect Joseph Plottel with interesting details. Similar to Nos. 16-18. Relatively intact - comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant
13	Alma Grove	House	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant
14	Alma Grove	House	Add to HO6 and update grading	Interwar duplex designed by architect Joseph Plottel with interesting details. Similar to Nos. 16-18. Relatively intact - comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant
15	Alma Grove	House	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant
16	Alma Grove	House	Add to HO6 and update grading	Interwar duplex designed by architect Joseph Plottel with interesting details. Similar to Nos. 12-14. Relatively intact - comparable integrity to similar houses graded Significant within HO6 and forms part of Alma Road extension.	HO6	Contributory outside HO	Significant
17	Alma Grove	House	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable to similar houses graded Significant within HO6 and forms part of Alma Grove extension.	HO6	Contributory outside HO	Significant
18	Alma Grove	House	Add to HO6 and update grading	Interwar duplex designed by architect Joseph Plottel with interesting details. Similar to Nos. 12-14. Relatively intact - comparable integrity to Significant	HO6	Contributory outside HO	Significant

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Street no.	Street	Description	Recommendation	Rationale	Proposed HO Number	Current Grading	Proposed Grading
				houses within HO6 and part of Alma Grove extension.			
19	Alma Grove	House	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant
20	Alma Grove	House	Add to HO6 and update grading	Interwar duplex. Altered (visible rear addition and carport), comparable integrity to Contributory houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Contributory
21	Alma Grove	House	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant
22	Alma Grove	House	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant
23	Alma Grove	House	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant
24	Alma Grove	House	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable to similar houses graded Significant within HO6 and forms part of Alma Grove extension.	HO6	Contributory outside HO	Significant
25	Alma Grove	House	Add to HO6 and update grading	1960s Flats. Include as Nil-grade to manage future development	HO6	Nil	Nil
26	Alma Grove	House	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant
27	Alma Grove	House	Add to HO6 and update grading	1960s Flats. Include as Nil-grade to manage future development	HO6	Nil	Nil
28	Alma Grove	House	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant

Street no.	Street	Description	Recommendation	Rationale	Proposed HO Number	Current Grading	Proposed Grading
29	Alma Grove	House	Add to HO6 and update grading	1960s Flats. Include as Nil-grade to manage future development	HO6	Nil	Nil
30	Alma Grove	House	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant
32	Alma Grove	Flats	Add to HO6 and update grading	Interwar flats. Relatively intact - comparable integrity to Significant flats within HO6 and part of Alma Grove extension.	HO6	Contributory outside HO	Significant
52	Alma Road	Flats	Add to HO6 and update grading	1960s Flats. Include as Nil-grade to manage future development, as part of Crimea Street extension.	HO6	Nil	Nil
58	Alma Road	Flats	Add to HO6 and update grading	1960s Flats. Include as Nil-grade to manage future development, as part of Crimea Street extension.	HO6	Nil	Nil
119	Alma Road	Flats	Add to HO6 and update grading	Interwar flats. Relatively intact - comparable integrity to Significant flats within HO6 and part of Alma Road extension.	HO6	Contributory outside HO	Significant
119a	Alma Road	Flats	Add to HO6 and update grading	Interwar flats. Relatively intact - comparable integrity to Significant flats within HO6 and part of Alma Road extension.	HO6	Contributory outside HO	Significant
121	Alma Road	Flats	Add to HO6 and update grading	Interwar flats. Relatively intact - comparable integrity to Significant flats within HO6 and part of Alma Road extension.	HO6190 al	Contributory outside HO	Significant
123	Alma Road	Flats	Add to HO6 and update grading	Interwar flats. Relatively intact - comparable integrity to Significant flats within HO6 and part of Alma Road extension.	HO6	Contributory outside HO	Significant
16	Charnwood Crescent	Flats	Add to HO6	1960s Flats. Include as Nil-grade to manage future development as part of Charnwood Crescent extension.	HO6	Nil	Nil
18	Charnwood Crescent	Flats	Add to HO6	1960s Flats. Include as Nil-grade to manage future development as part of Charnwood Crescent extension.	HO6	Nil	Nil
20-22	Charnwood Crescent	Flats	Add to HO6 and update grading	Late interwar apartment block, designed by prominent local architect Harry R. Johnson. Apart	HO6	Nil	Significant

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Street no.	Street	Description	Recommendation	Rationale	Proposed HO Number	Current Grading	Proposed Grading
				from over-painting of the face brickwork it is relatively intact. Historically associated with the interwar flat development that is characteristic of the precinct and contributes to the diverse streetscape of Charnwood Crescent			
23-25	Charnwood Road	Flats	Add to HO6 and update grading	Late interwar apartment block on a large garden allotment, which remains relatively intact. It is recommended for inclusion as a Significant place, as it is historically associated with the interwar flat development that is characteristic of the precinct and contributes to the diverse streetscape of Charnwood Road that includes three other interwar flat blocks, as well as three flat conversions	HO6	Nil	Significant
27, 29, 31, 33	Charnwood Road	Flats	Add to HO6	1960s Flats. Include as Nil-grade to manage future development as part of Charnwood Road extension	HO6	Nil	Nil
35-39	Charnwood Road	Chipton Park	Add to HO6	Reserve. Include as Nil-grade to manage future development as part of Charnwood Road extension.	HO6	Contributory outside HO	Nil
20	Crimea Street	Flats	Add to HO6 and update grading	1960s Flats. Include as Nil-grade to manage future development as part of Crimea Street extension.	HO6	Nil	Nil
21	Crimea Street	Flats	Add to HO6 and update grading	Interwar flats. Relatively intact - comparable integrity to Significant flats within HO6 and forms part of Crimea Street extension.	HO6	Contributory outside HO	Significant
22	Crimea Street	Flats	Add to HO6	1960s Flats. Include as Nil-grade to manage future development as part of Crimea Street extension.	HO6	Nil	Nil
22A	Crimea Street	Flats	Add to HO6 and update grading	1960s Flats. Include as Nil-grade to manage future development as part of Crimea Street extension.	HO6	Nil	Nil

Street no.	Street	Description	Recommendation	Rationale	Proposed HO Number	Current Grading	Proposed Grading
22B	Crimea Street	Flats	Add to HO6 and update grading	Flats. Designed by architect Norman Brendel and of superior quality when compared to other examples. Relatively intact - comparable integrity to Significant flats within HO6 and forms part of the Crimea Street extension.	HO6	Nil	Significant
23	Crimea Street	Flats	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant flats within HO6 and part of the Crimea Street extension.	HO6	Contributory outside HO	Significant
24	Crimea Street	Flats	Add to HO6 and update grading	c.2000 flats that replaced an Edwardian house. Include as Nil-grade to manage future development as part of Crimea Street extension.	HO6	Contributory outside HO	Nil
25	Crimea Street	Flats	Add to HO6 and update grading	Contemporary flats. Include as Nil-grade to manage future development	HO6	Contributory outside HO	Nil
26 & 26A	Crimea Street	House	Add to HO6	Much altered Victorian house. All detail removed or changed and only hipped roof form remains. Include as Nil-graded to manage future development as part of Crimea Street extension.	HO6	Nil	Nil
27	Crimea Street	House	Add to HO6 and update grading	Victorian house. Relatively intact - comparable integrity to Significant houses within HO6 and part of the Crimea Street extension.	HO6	Contributory outside HO	Significant
28	Crimea Street	House	Add to HO6 and update grading	Victorian house with interwar additions. Comparable integrity to similar houses and flats (Victorian origins with interwar additions) within HO6 and part of the Crimea Street extension.	HO6	Contributory outside HO	Significant
29	Crimea Street	House	Add to HO6 and update grading	Interwar attic bungalow. Relatively intact - comparable integrity to Significant houses within HO6 and part of the Crimea Street extension.	HO6	Contributory outside HO	Significant
30	Crimea Street	House	Add to HO6 and update grading	Victorian house. Relatively intact - comparable integrity to Significant houses within HO6 and part of the Crimea Street extension	HO6	Contributory outside HO	Significant

PORT PHILLIP HO6 PRECINCT REVIEW

Street no.	Street	Description	Recommendation	Rationale	Proposed HO Number	Current Grading	Proposed Grading
31	Crimea Street	House	Add to HO6 and update grading	Victorian villa. Some alterations (verandah removed, rendering), but comparable integrity to Significant houses within HO6 and part of the Crimea Street extension.	HO6	Contributory outside HO	Significant
32	Crimea Street	Flats	Add to HO6	1960s Flats. Include as Nil-grade to manage future development as part of Crimea Street extension	HO6	Nil	Nil
33	Crimea Street	House	Add to HO6 and update grading	A recently constructed house in a faux period style. Include as Nil-graded to manage future development	HO6	Contributory outside HO	Nil
34	Crimea Street	Flats	Add to HO6	1960s Flats. Include as Nil-grade to manage future development as part of Crimea Street extension	HO6	Nil	Nil
35	Crimea Street	House	Add to HO6 and update grading	Victorian house with Federation additions. Relatively intact to Federation era - comparable integrity to Significant houses within HO6 and part of the Crimea Street extension.	HO6	Contributory outside HO	Significant
37	Crimea Street	Flats	Add to HO6 and update grading	1960s Flats. Include as Nil-grade to manage future development as part of Crimea Street extension	HO6	Nil	Nil
39	Crimea Street	House	Add to HO6 and update grading	Victorian house. Relatively intact - comparable integrity to similar Significant houses within HO6 and part of the Crimea Street extension.	HO6	Contributory outside HO	Significant
41	Crimea Street	House	Add to HO6 and update grading	Intact Federation/Edwardian brick house. One of three identical houses at nos. 41-45. Relatively intact - comparable to similar Significant houses within HO6 and part of the Crimea Street extension.	HO6	Contributory outside HO	Significant
43	Crimea Street	House	Add to HO6 and update grading	Intact Federation/Edwardian brick house. One of three identical houses at nos. 41-45. Relatively intact - comparable to similar Significant houses within HO6 and part of the Crimea Street extension.	HO6	Contributory outside HO	Significant
45	Crimea Street	House	Add to HO6 and update grading	Intact Federation/Edwardian brick house. One of three identical houses at nos. 41-45. Relatively intact - comparable to similar Significant houses within HO6 and part of the Crimea Street extension.	HO6	Contributory outside HO	Significant

Street no.	Street	Description	Recommendation	Rationale	Proposed HO Number	Current Grading	Proposed Grading
214	Dandenong Road	Fence	Add to HO6 and update grading	Interwar fence associated with St Mary's Primary School. A contributory element within the St Mary's church and school complex in Dandenong Road and Westbury Street.	HO6	Nil	Contributory
1	Fulton Street	Flats	Add to HO6 and update grading	Interwar flats (Carolina Court). Built in stages. but comparable integrity to Significant flats within HO6 and part of a related group within the Fulton/Westbury extension. Note: this property also contains the Non-contributory house at 24 Westbury Street.	HO6	Contributory outside HO	Significant
3	Fulton Street	Flats	Add to HO6 and update grading	Interwar flats. Relatively intact - comparable integrity to Significant flats within HO6 and forms part of a related group within the Fulton/Westbury extension.	HO6	Contributory outside HO	Significant
9	Hotham Street	House	Add to HO6 and update grading	Postwar house, adjacent to Significant Victorian house at 24 Johnson. Include as Nil-graded to manage future development as part of Johnson Street extension.	HO6	Nil	Nil
38	Hotham Street	House	Add to HO391 and update grading	Interwar bungalow. Relatively intact - comparable integrity to Significant houses within HO6 or HO391 (for example 36 Hotham) and part of the Hotham Street extension.	HO391	Contributory outside HO	Significant
40	Hotham Street	House	Add to HO391 and update grading	Interwar bungalow. Relatively intact - comparable integrity to Significant houses within HO6 or HO391 (for example 36 Hotham) and part of the Hotham Street extension.	HO391	Contributory outside HO	Significant
44	Hotham Street	House	Add to HO391 and update grading	Interwar bungalow. Relatively intact - comparable integrity to similar Significant houses within HO6 or HO391 (for example no.36 Hotham) and part of the Hotham Street extension.	HO391	Contributory outside HO	Significant
1	Johnson Street	House	Add to HO6 and update grading	1960s house. Include as Nil-graded to manage future development as part of Johnson Street extension.	HO6	Nil	Nil
2	Johnson Street	House	Add to HO6 and update grading	Edwardian duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of	HO6	Contributory outside HO	Significant

PORT PHILLIP HO6 PRECINCT REVIEW

Street no.	Street	Description	Recommendation	Rationale	Proposed HO Number	Current Grading	Proposed Grading
				Johnson Street extension.			
3	Johnson Street	House	Add to HO6 and update grading	Victorian house. Some alterations (overpainted face bricks, verandah details altered), but comparable integrity to Significant houses within HO6 and forms part of Johnson Street extension.	HO6	Contributory outside HO	Significant
4	Johnson Street	House	Add to HO6 and update grading	Edwardian duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Johnson Street extension.	HO6	Contributory outside HO	Significant
5	Johnson Street	House	Add to HO6 and update grading	Victorian house. Some alterations (overpainted face bricks, verandah details altered), but comparable integrity to Significant houses within HO6 and forms part of Johnson Street extension.	HO6	Contributory outside HO	Significant
6	Johnson Street	House	Add to HO6 and update grading	Edwardian duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Johnson Street extension.	HO6	Contributory outside HO	Significant
7	Johnson Street	House	Add to HO6 and update grading	Victorian house. Altered (verandah removed), but comparable integrity to Contributory houses within HO6 and forms part of Johnson Street extension.	HO6	Contributory outside HO	Contributory
8	Johnson Street	House	Add to HO6 and update grading	Edwardian duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Johnson Street extension.	HO6	Contributory outside HO	Significant
9	Johnson Street	House	Add to HO6 and update grading	Postwar house. Include as Nil-graded to manage future development as part of Johnson Street extension.	HO6	Nil	Nil
10	Johnson Street	House	Add to HO6 and update grading	Victorian house. Altered (Verandah replaced, new roof materials, chimneys removed), but comparable integrity to Contributory houses within HO6 and forms part of Johnson Street extension.	HO6	Contributory outside HO	Contributory
11	Johnson Street	House	Add to HO6 and update grading	1960s house. Include as Nil-graded to manage future development as part of Johnson Street extension.	HO6	Nil	Nil
12	Johnson Street	House	Add to HO6 and update grading	Victorian house. Some alterations, but comparable to Significant houses within HO6 and forms part of Johnson Street extension.	HO6	Contributory outside HO	Significant

Street no.	Street	Description	Recommendation	Rationale	Proposed HO Number	Current Grading	Proposed Grading
14	Johnson Street	Duplex	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Johnson Street extension.	HO6	Contributory outside HO	Significant
16	Johnson Street	Duplex	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Johnson Street extension.	HO6	Contributory outside HO	Significant
17	Johnson Street	Flats	Add to HO6 and update grading	Intact late interwar flats. Comparable to similar Significant flats within HO6 and forms part of Johnson Street extension.	HO6	Contributory outside HO	Significant
18	Johnson Street	Duplex	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Johnson Street extension.	HO6	Contributory outside HO	Significant
19	Johnson Street	Duplex	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Johnson Street extension.	HO6	Contributory outside HO	Significant
20	Johnson Street	Duplex	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Johnson Street extension.	HO6	Contributory outside HO	Significant
21	Johnson Street	Duplex	Add to HO6 and update grading	Interwar duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Johnson Street extension.	HO6	Contributory outside HO	Significant
22	Johnson Street	House	Add to HO6 and update grading	1960s house. Include as Nil-graded to manage future development as part of Johnson Street extension.	HO6	Nil	Nil
23	Johnson Street	House	Add to HO6 and update grading	Recent infill townhouse. Include as Nil-grade to manage future development as part of Johnson Street extension.	HO6	Nil	Nil
24	Johnson Street	House	Add to HO6 and update grading	Victorian house. Historically notable due to c.1870s construction date and comparable integrity to similar houses, and part of Johnson Street extension.	HO6	Contributory outside HO	Significant
25	Johnson Street	House	Add to HO6 and update grading	Victorian house. Relatively intact - comparable integrity to Significant houses within HO6 and part of Johnson Street extension.	HO6	Contributory outside HO	Significant

PORT PHILLIP HO6 PRECINCT REVIEW

Street no.	Street	Description	Recommendation	Rationale	Proposed HO Number	Current Grading	Proposed Grading
27	Johnson Street	House	Add to HO6 and update grading	Edwardian duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Johnson Street extension.	HO6	Contributory outside HO	Significant
29	Johnson Street	House	Add to HO6 and update grading	Edwardian duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Johnson Street extension.	HO6	Contributory outside HO	Significant
31	Johnson Street	House	Add to HO6 and update grading	Edwardian duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Johnson Street extension.	HO6	Contributory outside HO	Significant
33	Johnson Street	House	Add to HO6 and update grading	Edwardian duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Johnson Street extension.	HO6	Contributory outside HO	Significant
19	Lambeth Place	House	Add to HO6 and update grading	Edwardian house. Altered, but comparable integrity to Contributory houses within HO6 and part of Lambeth Place extension.	HO6	Contributory outside HO	Contributory
21	Lambeth Place	House	Add to HO6 and update grading	Edwardian house. Altered, but comparable integrity to Contributory houses within HO6 and part of Lambeth Place extension.	HO6	Contributory outside HO	Contributory
2	Mooltan Avenue	House	Add to HO391 and update grading	Interwar duplex with original front fence. Relatively intact - comparable integrity to Significant houses within HO391 and part of Mooltan Avenue extension.	HO391	Contributory outside HO	Significant
4	Mooltan Avenue	House	Add to HO391 and update grading	Interwar duplex with original front fence. Relatively intact - comparable integrity to Significant houses within HO6 and part of Mooltan Avenue extension.	HO391	Contributory outside HO	Significant
15	Odessa Street	House	Add to HO6 and update grading	Victorian house with interwar bungalow façade. Relatively intact to 1930s addition - comparable integrity to Significant houses within HO6 and part of Odessa Street extension.	HO6	Contributory outside HO	Significant
17	Odessa Street	House	Add to HO6 and update grading	Victorian house. Altered (rendered, windows replaced, verandah altered, visible roller door), but comparable integrity to Contributory houses within HO6 and part of Odessa Street extension.	HO6	Contributory outside HO	Contributory

Street no.	Street	Description	Recommendation	Rationale	Proposed HO Number	Current Grading	Proposed Grading
19	Odessa Street	House	Add to HO6 and update grading	Victorian house. Altered (rendered, windows replaced, verandah removed), but comparable integrity to Contributory houses within HO6 and part of Odessa Street extension.	HO6	Contributory outside HO	Contributory
21	Odessa Street	House	Add to HO6 and update grading	Victorian house. Altered (rendered windows replaced, verandah altered), but comparable integrity to Contributory houses within HO6 and part of Odessa Street extension.	HO6	Contributory outside HO	Contributory
23	Odessa Street	House	Add to HO6 and update grading	Interwar bungalow with original front fence. Relatively intact - comparable integrity to Significant houses within HO6 and part of Odessa Street extension.	HO6	Contributory outside HO	Significant
341	Orrong Road	House	Add to HO6 and update grading	Edwardian house, part of group of three that also includes 337 & 339 within HO6 and of similar integrity	HO6	Contributory outside HO	Significant
1/343	Orrong Road	House	Add to HO6 and update grading	Edwardian house. Altered, but comparable integrity to Contributory houses within HO6 and part of Orrong Road extension. Note: units at rear are Not significant.	HO6	Nil	Contributory
1	Redan Street	House	Add to HO6 and update grading	Victorian house converted to Mediterranean style flats during interwar period. Relatively intact - comparable integrity to Significant flat conversions within HO6 and part of Redan Street extension.	HO6	Contributory outside HO	Significant
27	Redan Street	House	Add to HO6 and update grading	Very altered interwar bungalow with dominating addition. Degree of alteration is such that the contributory value of this building is significantly diminished. Include as Nil grade to manage future development.	HO6	Contributory outside HO	Nil
29	Redan Street	House	Add to HO6 and update grading	Victorian house with Edwardian additions. Relatively intact - comparable integrity to Significant houses within HO6 and part of Redan Street extension. Assessed by Lovell Chen Study to be of local significance and citation prepared.	HO6	Contributory outside HO	Significant

PORT PHILLIP HO6 PRECINCT REVIEW

Street no.	Street	Description	Recommendation	Rationale	Proposed HO Number	Current Grading	Proposed Grading
1	Shirley Grove	House	Add to HO6 and update grading	Edwardian duplex. Relatively intact (high front fence) - comparable to similar Significant places within HO6 and part of Shirley Grove extension.	HO6	Contributory outside HO	Significant
2	Shirley Grove	Flats	Add to HO6 and update grading	1960s Flats. Include as Nil-grade to manage future development as part of Shirley Grove extension.	HO6	Nil	Nil
3	Shirley Grove	House	Add to HO6 and update grading	Edwardian duplex. Relatively intact (high front fence) - comparable integrity to Significant places within HO6 and part of Shirley Grove extension.	HO6	Contributory outside HO	Significant
4	Shirley Grove	House	Add to HO6 and update grading	Edwardian house. Relatively intact - comparable integrity to Significant houses within HO6 and part of Shirley Grove extension.	HO6	Contributory outside HO	Significant
5	Shirley Grove	Flats	Add to HO6 and update grading	1960s Flats. Include as Nil-grade to manage future development as part of Shirley Grove extension.	HO6	Nil	Nil
6	Shirley Grove	House	Add to HO6 and update grading	Edwardian house. Relatively intact - comparable integrity to Significant houses within HO6 and part of Shirley Grove extension.	HO6	Contributory outside HO	Significant
7	Shirley Grove	House	Add to HO6 and update grading	Victorian house. Altered (verandah altered, new slate roof), but comparable integrity to Significant houses within HO6 and part of Shirley Grove extension.	HO6	Contributory outside HO	Significant
8	Shirley Grove	Flats	Add to HO6 and update grading	1960s Flats. Include as Nil-grade to manage future development as part of Shirley Grove extension.	HO6	Nil	Nil
9	Shirley Grove	House	Add to HO6 and update grading	Edwardian timber house with early front fence. Relatively intact - comparable integrity to Significant houses within HO6 and part of Shirley Grove extension.	HO6	Contributory outside HO	Significant
10	Shirley Grove	House	Add to HO6 and update grading	Victorian house with interwar façade and front fence. Relatively intact to 1930s additions - comparable integrity to Significant places within HO6 and part of Shirley Grove extension.	HO6	Contributory outside HO	Significant
11	Shirley Grove	House	Add to HO6 and update grading	Edwardian house. Relatively intact - comparable integrity to similar Significant houses within HO6 and part of Shirley Grove extension.	HO6	Contributory outside HO	Significant

Street no.	Street	Description	Recommendation	Rationale	Proposed HO Number	Current Grading	Proposed Grading
12	Shirley Grove	House	Add to HO6 and update grading	Interwar house with original front fence. Relatively intact - comparable integrity to Significant houses within HO6 and part of Shirley Grove extension.	HO6	Contributory outside HO	Significant
13	Shirley Grove	House	Add to HO6 and update grading	Victorian house. Relatively intact - comparable integrity to Significant houses within HO6 and part of Shirley Grove extension.	HO6	Contributory outside HO	Significant
14	Shirley Grove	House	Add to HO6 and update grading	Edwardian house (attic bungalow). Relatively intact - comparable integrity to Significant houses within HO6 and part of Shirley Grove extension.	HO6	Contributory outside HO	Significant
15	Shirley Grove	House	Add to HO6 and update grading	Edwardian duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Shirley Grove extension.	HO6	Contributory outside HO	Significant
17	Shirley Grove	House	Add to HO6 and update grading	Edwardian duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Shirley Grove extension.	HO6	Contributory outside HO	Significant
18	Shirley Grove	House	Add to HO6 and update grading	Victorian house. Relatively intact (overpainted or rendered walls?) - comparable integrity to Significant houses within HO6 and part of Shirley Grove extension.	HO6	Contributory outside HO	Significant
19	Shirley Grove	House	Add to HO6 and update grading	Edwardian duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Shirley Grove extension.	HO6	Contributory outside HO	Significant
21	Shirley Grove	House	Add to HO6 and update grading	Edwardian duplex. Relatively intact - comparable integrity to Significant houses within HO6 and part of Shirley Grove extension.	HO6	Contributory outside HO	Significant
18	Westbury Street	Flats	Add to HO6 and update grading	Interwar flats. Relatively intact - comparable integrity to Significant flats within HO6 and forms part of a related group within the Fulton/Westbury extension.	HO6	Contributory outside HO	Significant
22	Westbury Street	Flats	Add to HO6 and update grading	Postwar flats. Designed by noted architect Mordecai Benshemesh and of superior quality when compared to other examples. Relatively intact - comparable integrity to Significant flats within HO6 and forms part of a related group within the Fulton/Westbury	HO6	Nil	Significant

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Street no.	Street	Description	Recommendation	Rationale	Proposed HO Number	Current Grading	Proposed Grading
				extension.			
24	Westbury Street	House	Add to HO6 and update grading	While this much altered house is not significant, it is located on the same property (single certificate of title) as the Interwar flats ('Carolina Court') at 1 Fulton Street, which are graded Significant. Because of this, a Significant grading is applied to the whole site.	HO6	Contributory outside HO	Significant
49	Westbury Street	Flats	Add to HO6 and update grading	Interwar flats. Relatively intact - comparable integrity to Significant flats within HO6 and part of Alma Road extension.	HO6	Contributory outside HO	Significant

Table 2 – Changes to the heritage grading of places within the existing HO6 and HO391 precincts

Street no.	Street	Description	HO #	Citation #	Rationale	Current grading	Proposed grading
71	Alexandra Street	House	HO6	Precinct	Interwar bungalow. Relatively intact (porch enclosed) - comparable integrity to Significant houses within HO6.	Contributory	Significant
77	Alexandra Street	House	HO6	Precinct	Interwar house with original front fence. Relatively intact - comparable integrity to Significant houses (for example nos. 69, 73, 75 Alexandra) within HO6.	Contributory	Significant
40	Alma Road	Mansion & flats	HO6	Precinct	An 1868 mansion (Shirley) with 1960s flats built at the front. Of individual significance. The side and rear elevations of the mansion are visible from Charnwood Crescent.	Nil	Significant
151	Alma Road	House	HO6	Precinct	Interwar house in the less common interwar Mediterranean/Spanish Mission style. Relatively intact - comparable integrity to Significant houses within HO6.	Contributory	Significant
155	Alma Road	House	HO6	Precinct	Interwar house. Part of a related group of interwar buildings at nos. 147-155. Relatively intact - comparable integrity to Significant houses within HO6.	Nil	Significant
190	Alma Road	Flats	HO391	Precinct	Formerly a tennis court associated with one of the adjoining Significant grade houses at either 188 Alma Rd or 28 Lansdowne Road. Has been redeveloped for flats.	Significant	Nil
193A	Alma Road	House	HO391	Precinct	Part of an Edwardian duplex designed to look like a single dwelling (or may be a subdivided single house). The west section (no.193) remains relatively intact and is graded Significant. This half has been significantly altered, but retains the original roof forms (Including a projecting gable bay to the side) and materials. Because it forms part of a single dwelling a Contributory grading is appropriate to manage future development.	Nil	Contributory
205	Alma Road	Flats	HO391	Precinct	Interwar flats. Relatively intact - comparable integrity to Significant flats within HO6 or HO391 precinct.	Contributory	Significant
37	Chapel Street	House	HO6	Precinct	Interwar house with original front fence. One of an intact interwar house group at nos. 33-39. Relatively intact - comparable integrity to Significant houses within HO6.	Contributory	Significant
6	Charlotte Place	House	HO6	Precinct	Victorian house has been demolished and replaced with townhouses	Contributory	Nil

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Street no.	Street	Description	HO #	Citation #	Rationale	Current grading	Proposed grading
12	Charlotte Place	Flats	HO6	Precinct	Interwar flats. Relatively intact - comparable integrity to Significant flats within HO6 precinct.	Contributory	Significant
13	Charnwood Crescent	House	HO6	Precinct	A c.1870 house with 1920 additions designed by noted architects, Blackett & Forster. Intact to the 1920 renovation and comparable integrity to Significant places within HO6.	Contributory	Significant
15	Charnwood Crescent	House	HO6	Precinct	A c.1870 house. Altered (bay window altered) - but comparable integrity to Significant houses within HO6.	Nil	Significant
20	Charnwood Crescent	Flats	HO6	Precinct	Interwar flats designed by local architect Harry Johnson. Relatively intact - comparable integrity to Significant flats within HO6.	Nil	Significant
5, 7, 11 & 13	Charnwood Grove	Flats	HO6	869	This property contains the block of flats and a converted house that form part of the individually significant complex described in Citation 869. Both buildings have not changed since the citation was prepared.	Contributory	Significant
17	Charnwood Road	Flats	HO6	Precinct	A pair of c.1880s terrace houses (shown on the 1897 MMBW plan) that were converted to flats in the interwar period. Although altered since then, comparable integrity to Contributory places within HO6.	Nil	Contributory
20	Charnwood Road	Flats	HO6	Precinct	Interwar flats. Relatively intact - comparable integrity to Significant interwar flats within HO6 precinct.	Contributory	Significant
14	Crimea Street	Flats	HO6	Precinct	Modern townhouses/flats, may have replaced a Contributory building	Contributory	Nil
214	Dandenong Road	St Mary's School	HO6	889	Interwar front fence is significant as part of the original St Mary's Girls' School and forms part of the St Mary's Church and school complex (see PPHR 889)	Nil	Contributory
260-288	Dandenong Road	St Kilda Cemetery	HO455	320	St Kilda Cemetery is included on the Victorian Heritage Register.	Nil	Significant
354	Dandenong Road	House	HO6	Precinct	Interwar house with original front fence. Minor alterations (balcony enclosed), but comparable integrity to Significant houses within HO6.	Contributory	Significant
18	Fulton Street	Flats	HO6	Precinct	Interwar flats. Relatively intact - comparable integrity to Significant interwar flats within HO6.	Contributory	Significant
19	Hotham Street	Flats	HO6	Precinct	Interwar flats that may incorporate part of the c.1854 mansion 'Waitara' constructed for Archibald Michie. Site also contains a very old Norfolk Island Pine that is likely a remnant of the 'Waitara' gardens. Of historic significance for its associations with 'Waitara' and comparable to Significant 'conversion' flats within HO6.	Contributory outside HO	Significant
15	Hughenden Road	House	HO6	Precinct	Interwar house with original front fence. Relatively intact - comparable integrity to Significant houses within HO6.	Contributory	Significant

Street no.	Street	Description	HO #	Citation #	Rationale	Current grading	Proposed grading
2	Marlton Crescent	Flats	HO6	Precinct	Interwar flats. Relatively intact - comparable integrity to Significant interwar flats within HO6.	Contributory	Significant
9	Marlton Crescent	Flat	HO6	Precinct	Interwar flats. Relatively intact - comparable integrity to Significant interwar flats within HO6.	Contributory	Significant
21	Marlton Crescent	House	HO6	Precinct	Victorian house. Relatively intact - comparable integrity to similar Significant houses (for example nos. 17, 19 Marlton Cres) within HO6.	Contributory	Significant
34	Marlton Crescent	House	HO6	Precinct	Victorian house altered in the interwar period. Intact to the interwar alteration and comparable integrity to similar Significant houses within HO6.	Contributory	Significant
1	Murchison Street	House	HO391	Precinct	House- either much altered interwar dwelling or new infill. No longer contributes to the precinct.	Contributory	Nil
16a	Murchison Street	Duplex	HO391	Precinct	Interwar flats/duplex with original front fence. Relatively intact - comparable integrity to Significant flats within HO6 or HO391.	Contributory	Significant
18	Murchison Street	Duplex	HO391	Precinct	Interwar flats/duplex with original front fence. Relatively intact - comparable integrity to Significant flats within HO6 or HO391.	Nil	Significant
49	Octavia Street	House	HO6	Precinct	A c.1870s Victorian cottage renovated during the early interwar period. Intact to the interwar additions and comparable to similar houses within HO6.	Contributory	Significant
52	Octavia Street	House	HO6	Precinct	Federation/Edwardian house. Relatively intact - comparable integrity to Significant houses (for example 54, 56 Octavia St) within HO6.	Contributory	Significant
76	Octavia Street	Flats	HO6	Precinct	A Federation/Edwardian outbuilding, later converted to flats and used for a time as a private hospital. Relatively intact - comparable to Significant places within HO6.	Nil	Significant
6	Odessa Street	House	HO6	Precinct	Victorian house. Altered (overpainting of brick walls, tiled roof), but comparable integrity to Significant places within HO6.	Contributory	Significant
16	Odessa Street	House	HO6	Precinct	Victorian house. Altered, but comparable integrity to Significant places within HO6.	Contributory	Significant
10	Pilley Street	Flats	HO6	Precinct	Interwar flats with original front fence. Relatively intact - comparable integrity to Significant flats within HO6 graded.	Contributory	Significant
12	Pilley Street	Flats	HO6	Precinct	Interwar flats with original front fence. Relatively intact - comparable integrity to Significant flats within HO6.	Contributory	Significant
11	Redan Street	Flats	HO6	Precinct	Postwar flats	Significant	Nil
33	Redan Street	Flats	HO6	Precinct	Interwar flats with original front fence. Relatively intact - comparable	Contributory	Significant

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Street no.	Street	Description	HO #	Citation #	Rationale	Current grading	Proposed grading
					integrity to Significant flats within HO6.		
8	Robertson Street	House	HO6	796	Federation/Edwardian house. Relatively intact and has an individual citation no. 796.	Contributory	Significant
78-80	St Kilda Road	Shop	HO6	Precinct	Postwar building. Incorrectly shown as Significant	Significant	Nil
84	St Kilda Road	Shop	HO6	Precinct	Victorian shop. Relatively intact (altered shop front) - comparable integrity to Significant places within HO6	Nil	Significant
86-88	St Kilda Road	Shop	HO6	Precinct	Victorian shop. Relatively intact (altered shop front, reconstructed verandah) - comparable integrity to Significant places within HO6	Nil	Significant
90	St Kilda Road	Shop	HO6	Precinct	Victorian shop. Relatively intact (altered shop front, reconstructed verandah) - comparable integrity to Significant places within HO6	Nil	Significant
94	St Kilda Road	Shop	HO6	Precinct	Victorian shop. Very intact (original shop front) - comparable integrity to Significant places within HO6	Nil	Significant
96	St Kilda Road	Shop	HO6	Precinct	Victorian shop. Very intact (original shop front) - comparable integrity to Significant places within HO6	Nil	Significant
98	St Kilda Road	Shop	HO6	Precinct	Victorian shop. Very intact (original shop front) - comparable integrity to Significant places within HO6	Nil	Significant
110	St Kilda Road	Shop	HO6	Precinct	Post-war building, identical to 112, which is Nil-graded. Incorrectly shown as Significant	Significant	Nil
322-332	St Kilda Road	Former High Street shopping complex incl. The Gresham	HO6	Precinct	Originally five single storey Edwardian shops consolidated and redeveloped in 1985/86, but retaining three original parapets, one with notable Art Nouveau detailing, and some internal fabric of interest. Altered and redeveloped at front and rear. Comparable integrity to Significant places within HO6.	Nil	Significant
1	Wavenhoe Avenue	House	HO6	Precinct	Interwar house in the interwar Georgian Revival style designed by noted architect, Marcus Martin. The only visible change is the overpainting.	Contributory	Significant
2	Wavenhoe Avenue	House	HO6	Precinct	1960s house built on part of 'Wavenhoe' mansion allotment. Nil grade is appropriate	Significant	Nil
3	Wavenhoe Avenue	House	HO6	Precinct	Interwar bungalow. Alterations (porch enclosed) but comparable integrity to Significant houses within HO6.	Contributory	Significant
6	Wavenhoe Avenue	House	HO6	Precinct	Interwar bungalow. Alterations (windows changed, rendered), but comparable integrity to Contributory houses within HO6.	Nil	Contributory

Street no.	Street	Description	HO #	Citation #	Rationale	Current grading	Proposed grading
12	Wavenhoe Avenue	House	HO6	Precinct	Interwar bungalow. Alterations (windows replaced/added, porch enclosed), but comparable integrity to Contributory houses within HO6.	Nil	Contributory
13	Wavenhoe Avenue	House	HO6	Precinct	Interwar bungalow. Alterations (windows replaced), but comparable integrity to Significant houses within HO6.	Contributory	Significant
17	Wavenhoe Avenue	House	HO6	Precinct	Interwar house? However, completely altered to the point that little remains of the original character. The front fence is original and for this reason the property should retain a Contributory grading	Significant	Contributory
76	Wellington Street	House	HO6	Precinct	Victorian house. Altered (interwar verandah, rendered?), but comparable integrity to Significant places within HO6.	Contributory	Significant
82	Wellington Street	House	HO6	Precinct	Victorian house. Altered (verandah removed, windows replaced), but notable double bay form and parapet detailing make this Significant.	Contributory	Significant
84	Wellington Street	House	HO6	Precinct	Victorian house. Altered (verandah replaced, rendered?), but comparable integrity to Significant places within HO6.	Contributory	Significant
86	Wellington Street	House	HO6	Precinct	Victorian house with original front fence. Altered (window to front bay replaced, verandah altered), but notable details (entry porch) and comparable integrity to Significant houses within HO6.	Contributory	Significant
88	Wellington Street	Flats	HO6	Precinct	Interwar flats. Relatively intact - comparable to Significant flats within HO6.	Contributory	Significant
39	Westbury Street	House	HO6	Precinct	Edwardian duplex. One of a pair, the other (no.41) is graded Significant. Comparable integrity.	Nil	Significant
47	Westbury Street	Flats	HO6	Precinct	Early post-war Modernist style flats. Similar details to 'Park View' flats, which are graded Significant. Comparable integrity to Significant flats within HO6	Nil	Significant

Table 3 – Places transferred to HO391

Street no.	Street	Description	Existing HO #	Citation #	Rationale
57	Alexandra St	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
69	Alexandra St	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
71	Alexandra St	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
73	Alexandra St	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
75	Alexandra St	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
77	Alexandra St	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
157	Alma Road	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
159	Alma Road	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
161	Alma Road	House (Yanakie)	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
28	Hotham St	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
30	Hotham St	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
32	Hotham St	Flats	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
34	Hotham St	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
36	Hotham St	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
42	Hotham St	House	HO397	2015	Forms part of the Murchison Street & Wavenhoe Avenue precinct - No need for individual HO control as the schedule controls are the same as the HO391 precinct.

Street no.	Street	Description	Existing HO #	Citation #	Rationale
18	Lansdowne Road	House (Tecoma)	HO179	2101	Forms part of the Murchison Street & Wavenhoe Avenue precinct - No need for individual HO control as the schedule controls are the same as the HO391 precinct.
26A	Lansdowne Road	Flats	HO180	2102	Forms part of the Murchison Street & Wavenhoe Avenue precinct - No need for individual HO control as the schedule controls are the same as the HO391 precinct.
1	Wavenhoe Ave	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
2	Wavenhoe Ave	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
3	Wavenhoe Ave	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
4	Wavenhoe Ave	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
5	Wavenhoe Ave	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
6	Wavenhoe Ave	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
7	Wavenhoe Ave	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
8	Wavenhoe Ave	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
9	Wavenhoe Ave	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
10	Wavenhoe Ave	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
11	Wavenhoe Ave	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
12	Wavenhoe Ave	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
13	Wavenhoe Ave	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report

Street no.	Street	Description	Existing HO #	Citation #	Rationale
15	Wavenhoe Ave	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
17	Wavenhoe Ave	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
19	Wavenhoe Ave	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report
21	Wavenhoe Ave	House	HO6	Precinct	Part of HO6 proposed for transfer to HO391 - see section 2.3 of report

APPENDIX D – PERMIT EXEMPTIONS INCORPORATED PLAN

Clause 43.01-3 of the Heritage Overlay in all Victorian Planning Schemes identifies when no permit is required. One of these is:

For anything done in accordance with an incorporated plan specified in a schedule to this overlay.

Currently, this is the only way to provide permit exemptions under the HO.

Incorporated plans providing permit exemptions for land included in the HO have been introduced in several councils including the City of Moonee Valley, City of Yarra, Latrobe City, and Mitchell Shire.

The permit exemptions apply to minor buildings and works that are unlikely to impact upon the significance of a heritage place or precinct. For example, partial or full demolition of Non-contributory places, or the construction of small outbuildings in the rear yards of residential properties.

Based on these other examples, the potential permit exemptions that could apply to HO precincts in Port Phillip include:

For all development:

- ▶ Demolition of a building or part of a building on a property shown as *Non-contributory* on the relevant precinct map.
- ▶ Repairs, routine maintenance or alterations to a building that would change the appearance of that building on a property shown as *Non-contributory* on the relevant precinct map. This exemption does not apply if the repairs or maintenance would result in an extension to the building.
- ▶ Repairs or routine maintenance to the wall of a building that faces the rear boundary that would change the appearance of only that wall on a property shown as *Contributory* on the relevant precinct map. This exemption does not apply if the repairs or maintenance would result in an extension to the building or to a property on a corner site (including a laneway).

For residential development in a Residential Zone:

- ▶ Construction or extension of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height not more than 3 metres above natural ground level and that is situated within the rear yard as defined in Figure 1.
- ▶ Construction or extension of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level within the rear yard as defined in Figure 1.
- ▶ Construction or extension of a deck with a finished floor level not more than 800mm above natural ground level within the rear yard as defined in Figure 1.
- ▶ Construction of an extension to a dwelling (see Note 1) on a property shown as *Contributory* on the relevant precinct map provided that all of the following conditions are met:
 - the property is not on a corner site (including a laneway);
 - the building height is not more than the building height of the original dwelling excluding any later extensions or additions;
 - the extension is sited within the rear yard as defined in Figure 1;

- there is no alteration or extension to any part of the roof facing the front or side boundary;
 - there is no alteration or extension to any part of the front or side walls of the dwelling; and
 - the setback from side boundaries is not less than the setback of the existing dwelling.
- ▶ Construction of an extension to a dwelling (see Note 1) on a property shown as *Non-contributory* on the relevant precinct map provided that all of the following conditions are met:
- the property is not a corner site (including a laneway);
 - the building height is not more than the building height of the existing dwelling; and
 - the setback from front (see Note 2) or side boundaries is not less than the setback of the existing dwelling.
- ▶ Construction or demolition of side or rear fences including the installation of lattice or trellis. This exemption does not apply to:
- side fences within 5 metres of the frontage; and
 - side fences along the secondary frontage of a property on a corner site (including to a laneway).
- ▶ Installation of domestic services normal to a dwelling that may be visible from a street or public park provided that the installation:
- is not attached to the front wall of the dwelling;
 - is not situated between the front wall of the dwelling and the front property boundary;
 - if attached to the side wall of a dwelling on a property shown as *Contributory* on the precinct map, it is setback not less than 4 metres measured from the minimum front setback of the dwelling (see Note 2);
 - does not project above the highest point of the roof;
 - is not situated on that part of the roof that faces directly toward a street (including a side street or laneway); and
 - if situated on part of a roof that faces a side boundary on a property shown as *Contributory* on the relevant precinct map, it is set back not less than 4 metres measured from the minimum front setback of the dwelling (see Note 2).
- ▶ Construction or extension of a domestic swimming pool or spa and associated mechanical equipment and safety fencing provided that the pool is situated within the rear yard as defined in Figure 1.

NOTE 1: For the purposes of this exemption 'Extension to a dwelling' is defined as an extension of not more than 50% of the floor area of the existing dwelling prior to the demolition of any part of the dwelling.

NOTE 2: For the purposes of this exemption the front setback is measured to the original dwelling and not to any later extensions or additions such as garages or carport

FIGURE 1

The shaded area defines the rear yard for the purposes of this policy

