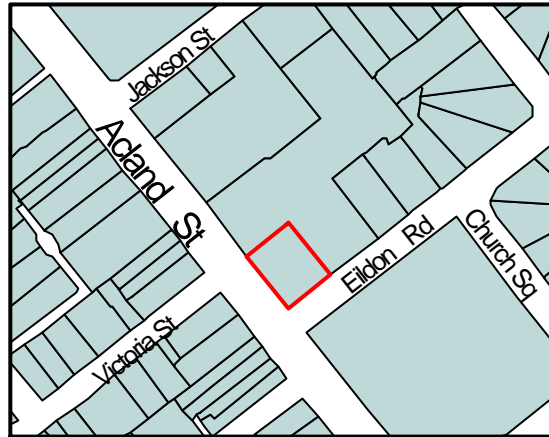


Identifier "Inverleigh Court"
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 14a Acland St
ST. KILDA

Category Residential:apartment

Constructed 1920's

Designer See reference notes

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

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

Builder: see reference notes
Original owner: see reference notes

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

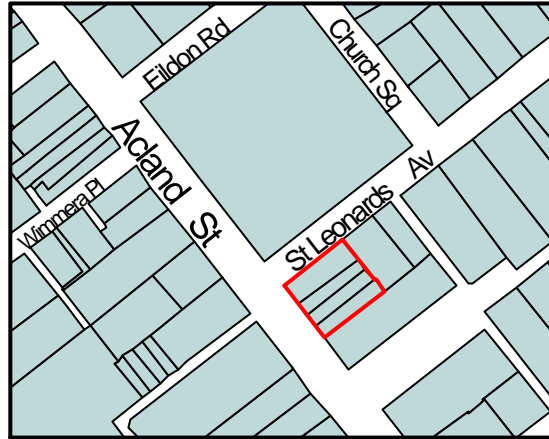
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

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

Identifier Terrace
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 16-22 Acland St
ST. KILDA

Category Residential:row

Constructed 1860's-1920's

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

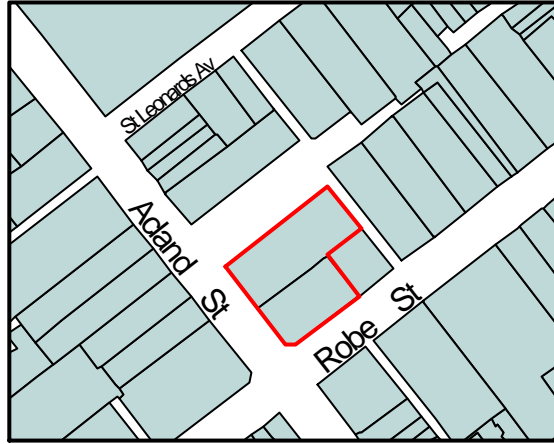
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier "Linden"

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO10

Address 26 Acland St
ST. KILDA

Category Residential:detached

Constructed 1870

Designer Alfred Kursteiner

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

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

Intactness

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

Of significance.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

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

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

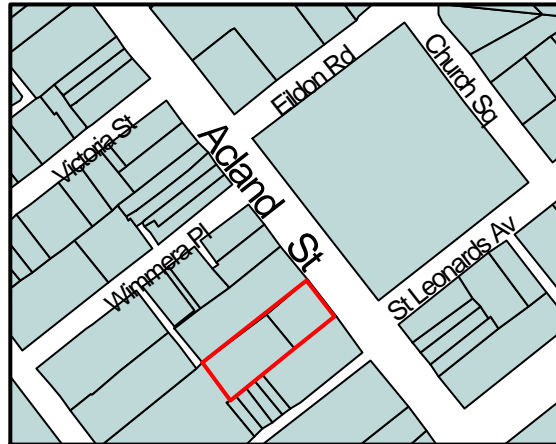
'Argus' Melbourne 16 May 1870 - Tender Notice

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

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

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

Identifier "Leithen"
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 39 Acland St
ST. KILDA

Category Residential:apartment

Constructed 1860s-c.1930

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

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

History

see Description

Thematic Context

unknown

Recommendations

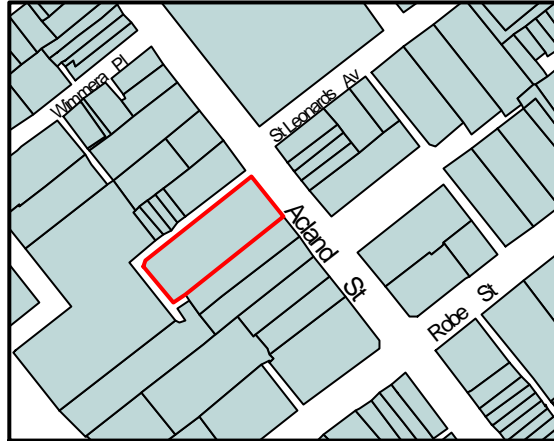
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier "Aston Court"

Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 43 Acland St
ST. KILDA

Category Residential:apartment

Constructed 1926

Designer Edwin J. and C.L. Ruck

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Style : Mediterranean
Two storey walk-up flats, former residence

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

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

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

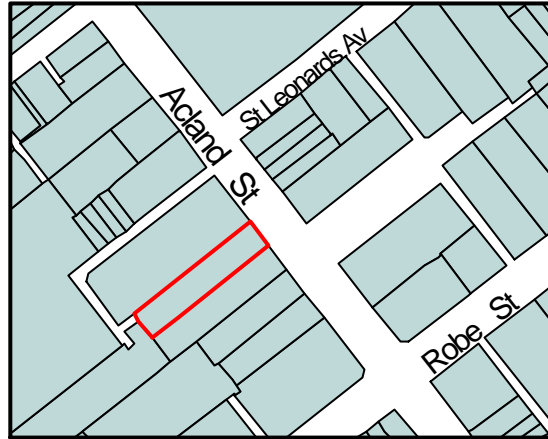
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

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

Identifier "Acland Hill"
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 45 Acland St
ST. KILDA

Category Residential:apartment

Constructed 1939

Designer Arthur W. Plaisted

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Style : International
Three storey walk-up flats

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

NOTES

St K.C.C. building approval No 10370, 29.8.39. Conversation with Robert Grace, Architect. Internal inspection of the flats has been conducted by David Brand.

Identifier Harley Court
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 52 Acland St
ST. KILDA

Constructed 1933-1988

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Style : Mediterranean
Three storey walk-up flats, cafes

History

see Description

Thematic Context

unknown

Recommendations

Category Commercial: residential

Designer unknown

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

References

unknown

Identifier Colombo Court, Dog's Bar
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 52a Acland St
ST. KILDA

Category Commercial: residential

Constructed c.1930-1988

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Style : Mediterranean
Three storey apartments & bar, former flats

The dogs bar incorporates a rail.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

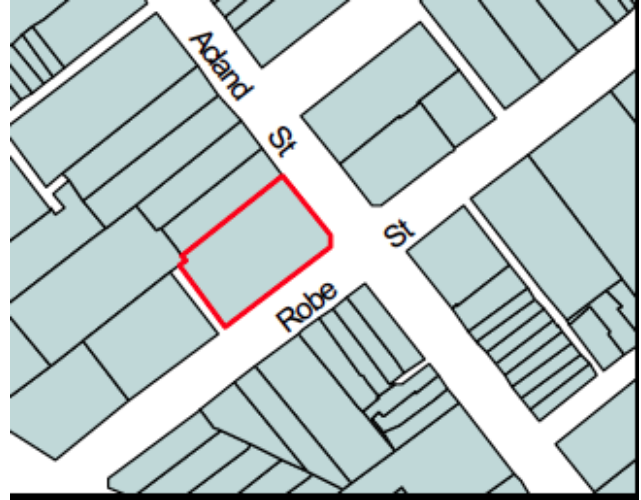
NOTES

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

City of Port Phillip Heritage Review

Place name: Halcyon
Other names: House

Citation No:
57



Address: 53 Acland Street, St Kilda

Heritage Precinct: St Kilda Hill

Category: Residential: detached

Heritage Overlay: HO11

Style: Victorian Italianate

Graded as: Significant

Constructed: 1886, 1929, 1939

Victorian Heritage Register: Yes, H0775

Designer: Frederick De Garis & Sons

Amendment: C29, C161port Part 2

Comment: Revised citation

Significance

What is significant?

Halcyon, the mansion designed by Frederick De Garis & Sons and constructed in 1886, at 53 Acland Street, St Kilda, is significant. Halcyon is an exuberant example of the residences erected for wealthy St Kilda residents during the Melbourne land boom. A light balcony and verandah, which surrounds two facades and terminates at the entrance-tower, feature slender paired cast iron columns, cast iron balustrading and valencing, and brackets which form Gothic pointed arches. The dominant entrance porch is emphasised by vermiculated quoins and the tower above, is highly decorated with pilasters, festoons and string courses. Protruding bays feature arch headed windows and the dominant roof above is exposed and has bracketed eaves. Internally the house is substantially intact and noteworthy for its elaborate plasterwork and particularly fine vestibule, which repeats the Gothic theme of the external cast iron.

The former stable block at the rear, converted during the interwar period into flats, also contributes to the significance of the place.

The front fence and the small hipped roof building adjacent to Robe Street are not significant.

How is it significant?

Halcyon at 53 Acland Street, St Kilda is of local historic and architectural significance to the City of Port Phillip.

Why is it significant?

The mansion is of architectural and historic significance as one of the most sophisticated and intact of the surviving examples of the many opulent buildings erected in St Kilda during Melbourne's boom. It demonstrates the importance of St Kilda as a suburb favoured by Melbourne's elite during the nineteenth century. (Criteria A & D)

The mansion is of architectural and aesthetic significance as a fine and intact example of a Italianate style, which is notable for the richness and quality of its detailing. (Criterion E)

The former stables are of historic significance as evidence of the trend to higher density living in St Kilda during the interwar period, which saw the conversion of many former mansions and their outbuildings into flats. (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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.2 Seaside seats and marine mansions, 5.3 The late Nineteenth Century boom

History

This property, at the south west corner of Robe and Acland streets, was vacant in 1885. By the following year, Annie Dudgeon was listed as the owner and occupier of a 12-room brick house with a N.A.V. of £250 (RB, 1885, 1886). The architect was Frederick de Garis and sons (HV).

The house, known as 'Halcyon', is shown on the 1897 MMBW Detail Plan. At the rear is a brick stables block separated from the house by a brick paved yard, there is a fernery adjacent to Robe Street boundary and to the north of the house is a tennis court and lawn. It is one of several mansions on large allotments in this area, which included 'Questa', 'Rathlin', 'Ellimatta' and 'Melford' (all facing The Esplanade between Robe Street and Alfred Square), and in Acland Street at nos. 37, 39 and 41 (on the west side) and 'Tromore' (no.24) and 'Linden' (no.26) on the east side.

St Kilda Council issued two building permits for 'brick additions', one in 1929 and the other a decade later in 1939. It is thought that one these permits enabled the conversion of the rear stables to flats.

References

Heritage Victoria (HV) – VHR H0775 citation

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1367, and Detail Plan No. 1366, both dated 1897

St Kilda Council building permits nos. 7518, dated 8 July 1929 and 10421 dated 21 November 1939

St Kilda Rate Books (RB)

Description

The two-storey mansion at 53 Acland Street, St Kilda formerly known as 'Halcyon' is an exuberant example of the residences erected for wealthy St Kilda residents during the Melbourne land boom. It is an asymmetrical two storey Italianate villa. The return balcony and verandah, which terminates at the entrance-tower, feature slender paired cast iron columns, cast iron balustrading and valancing, and brackets which form Gothic pointed arches. The dominant entrance porch is emphasised by vermiculated quoins and the tower above, is highly decorated with pilasters, festoons and string courses. Protruding bays feature arch headed windows and the dominant roof above is exposed and has bracketed eaves. Internally the house is substantially intact and noteworthy for its elaborate plasterwork and particularly fine vestibule, which repeats the Gothic theme of the external cast iron.

At the rear of the mansion is the original stables block, which was converted during the interwar period into flats. It has a gabled roof with a projecting bay window in the upper wall facing Robe Street. A single storey addition between the stables and Robe Street was built as a garage.

Comparative analysis

This is an example of the extravagant mansions erected for wealthy St Kilda residents during the Melbourne land boom of the late nineteenth century. Many of these houses were demolished (e.g., 'Questa', 'Rathlin', 'Ellimatta', 'Melford' and 'Tromore') or significantly altered (e.g., 37 & 39 Acland Street) in the twentieth century and 'Halcyon' is a rare surviving example, which is notable for its high degree of intactness, which includes the retention of the rear stables block, later converted to flats. It compares with the nearby 'Linden' at 26 Acland Street (HO10, VHR H0213) and 'Eildon' at 51 Grey Street (HO144, VHR H0746).

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 heritage overlay.

Primary heritage study

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

Other heritage studies

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

Other images

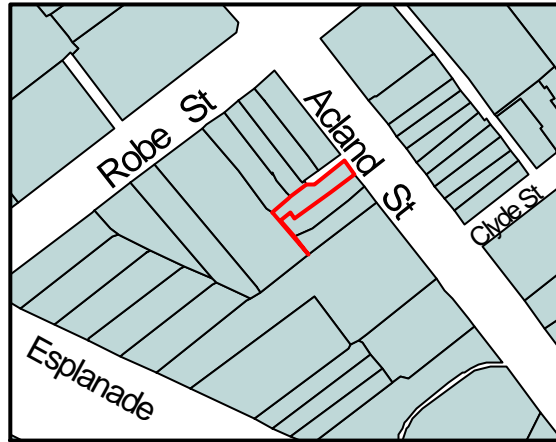


Top: Mansion looking from corner of Acland and Robe streets

Above: Former stables, converted to flats in the 1930s

Identifier "Southwold"

Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 57 Acland St
ST. KILDA

Category Residential:apartment

Constructed 1915

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Style : Freestyle
Two flat home
Builder: A. Pallet

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

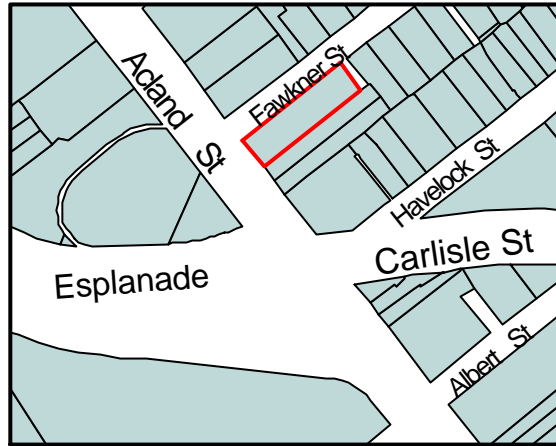
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

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

Identifier Flats over shops and former Residence
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 58-60 Acland St
ST. KILDA

Category Commercial: residential

Constructed c1870-1920's

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Flats over shops and former residence
Style: Arts and Crafts

History

see Description

Thematic Context

unknown

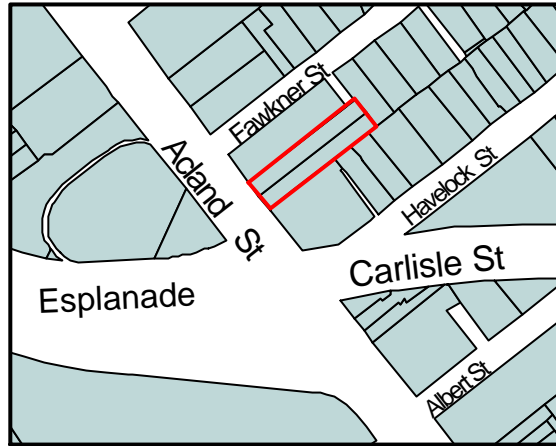
Recommendations

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

References

unknown

Identifier Caffé Maximus Restaurant
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 62-66 Acland St
ST. KILDA

Category Commercial

Constructed c.1920-1985

Designer Allan Powell

Amendment C 29

Comment

Significance

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

Primary Source

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

Other Studies

Description

Style : Post Modern
Restaurant, former shops

History

see Description

Thematic Context

unknown

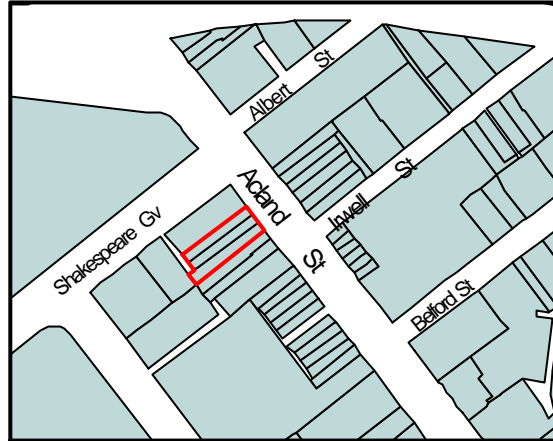
Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

unknown

Identifier Shops
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 81-85 Acland St
ST. KILDA

Category Commercial: residential

Constructed 1930

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Style : Art Deco
Two storey shops

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

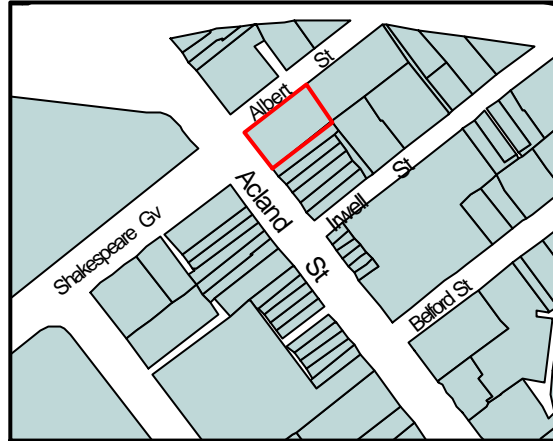
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier St Kilda Army & Navy Club

Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 88-90a Acland St
ST. KILDA

Category Public

Constructed 1923

Designer Hudson & Wardrop

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

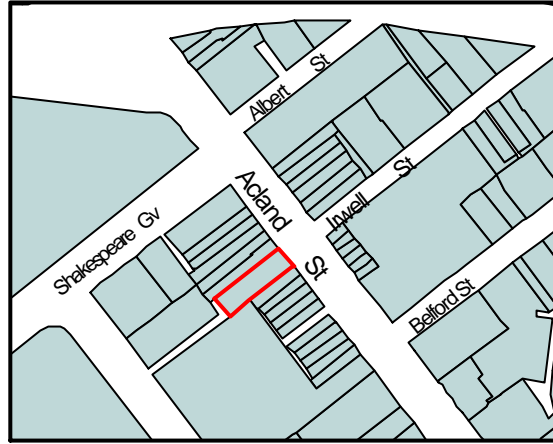
References

NOTES

Extant foundation stone laid 11.11.23

Identifier Acland Court

Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 91-93 Acland St
ST. KILDA

Category Commercial: residential

Constructed 1935

Designer Leslie J. W. Reed

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Date : 1935
Style : Spanish Mission
Two storey shops, flats above

Builder: J.W. Ingram
Original owner: S. Originale

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

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

NOTES

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

City of Port Phillip Heritage Review

Place name: State Savings Bank of Victoria
(former)

Citation No:
95

Other names: Commonwealth Bank



Address: 133-35 Acland Street, St Kilda

Heritage Precinct: Elwood St Kilda
Balaclava Ripponlea

Category: Commercial: Bank

Heritage Overlay: HO7

Style: Postwar

Graded as: Significant

Constructed: 1969

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C161port Part 2

Comment: Revised citation

Significance

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

Thematic context

Victoria's framework of historical themes

6. Building Victoria's industries and workforce: 5.5 Banking and finance

Port Phillip thematic environmental history

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

History

No information

References

No information.

Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

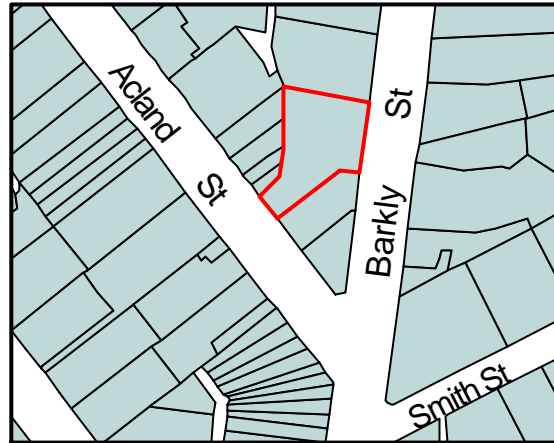
Other studies

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

Other images

-

Identifier St Kilda Market Complex
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 156-160 Acland St
ST. KILDA

Category Commercial

Constructed 1938

Designer Harry A Norris

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Style : Functionalist
Shopping complex

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

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

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

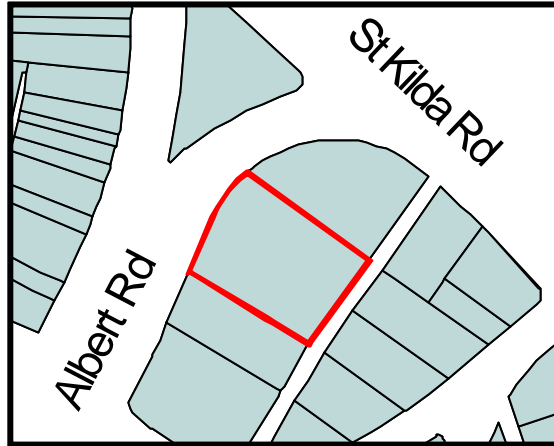
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

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

Identifier Albert Road Clinic and Offices
Formerly Offices



Heritage Precinct Overlay None
Heritage Overlay(s) HO320

Address 31-33 Albert Rd
MELBOURNE

Category Commercial

Constructed 1970

Designer W. L. Coltman

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

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

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

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

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

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

Condition: Sound. Integrity: High.

History

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

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

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

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

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

Thematic Context

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

Recommendations

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

References

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

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

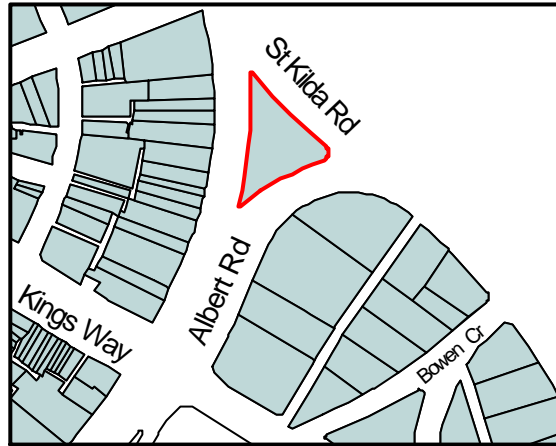
Documents in Property file op.cit.

Plaque inside the Albert Road entrance.

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

Property file, op.cit.

Identifier South African Soldiers Memorial
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO12

Address Albert Rd
SOUTH MELBOURNE

Category Monument

Constructed 1921

Designer Irwin and Stevenson

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Original Use: Memorial
Date of Construction: 1921(1)
Architect: Irwin and Stevenson (2)

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

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

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

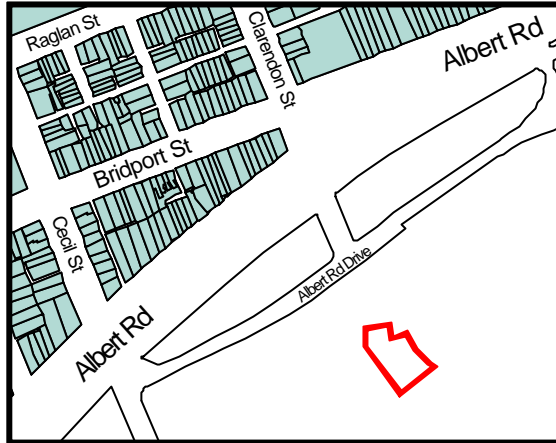
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

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

Identifier South Melbourne Cricket and Football Clubs Grandstand

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO15

Address Albert Rd
SOUTH MELBOURNE

Category Public

Constructed 1926

Designer Clegg and Morrow

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

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

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

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

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

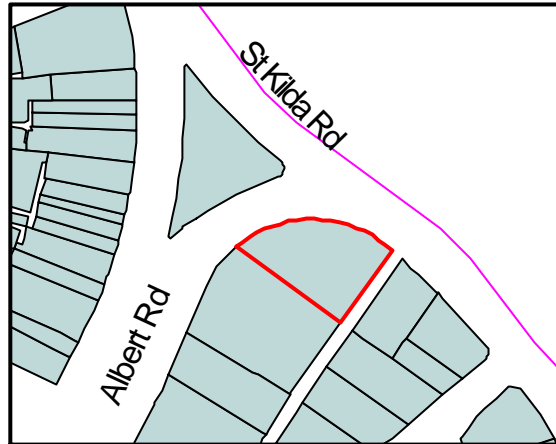
National Estate Register

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

References

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

Identifier British Petroleum House
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO319

Address 1 Albert Rd
SOUTH MELBOURNE

Category Commercial

Constructed 1964

Designer Various

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Original Use: Offices

Date of Construction: 1964 (1)

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

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

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

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

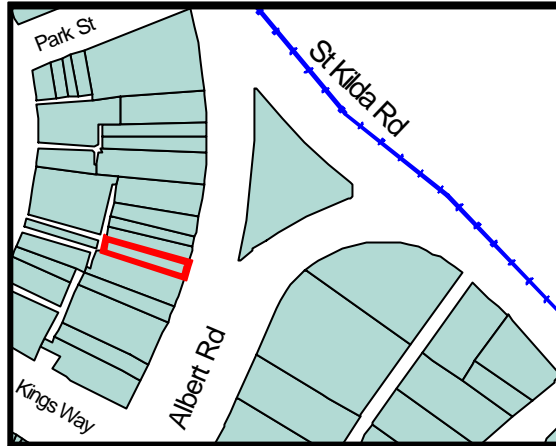
References

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

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

3 Butler, loc.cit.

Identifier Offices
Formerly House



Heritage Precinct Overlay None
Heritage Overlay(s) HO334

Address 42 Albert Rd
SOUTH MELBOURNE

Category

Constructed 1881

Designer

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

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

Primary Source

Other Studies

Description

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

Condition: Sound. Integrity: High, urns removed.

History

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

being undeveloped at the time.

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

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

Thematic Context

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

Recommendations

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

References

PROV, VPRS 2332, Rate Books: Unit 5, 1880-1, Assess.No.3036, 1881-2, p.84, Assess.No.3110; Unit 6, 1883-4, p.84, Assess.No.3252; Unit 7, 1885-6, p.200, Assess.No.7533; Unit 9, 1890-1, p.263, Assess.No.9989; Unit 12, 1900-1, p.179, Assess.No.6687.

South Melbourne and Melbourne, MMBW plan no.21, 1894.

Charles Daley, The History of South Melbourne from the Foundation of Settlement at Port Phillip to the Year 1938, Robertson & Mullens, Melbourne, 1940, p.88.

Susan Priestley, South Melbourne A History, Melbourne University Press, Carlton, 1995, p.50-1.

Identifier William Helmore house
Formerly Unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO361

Address 140 Albert Rd
SOUTH MELBOURNE

Category Residential:row

Constructed 1877

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The house at 140 Albert Road is significant because:

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

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

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

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

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

History

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

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

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

Thematic Context

Making suburbs

Recommendations

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

recommended inclusions:

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

References

VPRO Sth Melbourne Municipal Rate Books VPRS 2332;

Macbeth `Pioneer Index Victoria 1836-1888`;

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

Identifier John Helmore house
Formerly Unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO361

Address 142 Albert Rd
SOUTH MELBOURNE

Category Residential:row

Constructed 1875

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The house at 142 Albert Road is significant because:

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

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

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

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

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

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

History

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

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

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

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

Thematic Context

Making suburbs

Recommendations

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

recommended inclusions:

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

References

VPRO Sth Melbourne Municipal Rate Books VPRS 2330;

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

Macbeth 'Pioneer Index Victoria 1836-1888'.

Identifier Paterson house
Formerly Unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO361

Address 144 Albert Rd
SOUTH MELBOURNE

Category Residential:row

Constructed 1879

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The house at 144 Albert Road is significant because:

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

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

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

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

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

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

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

History

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

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

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

Thematic Context

Making suburbs

Recommendations

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

recommended inclusions:

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

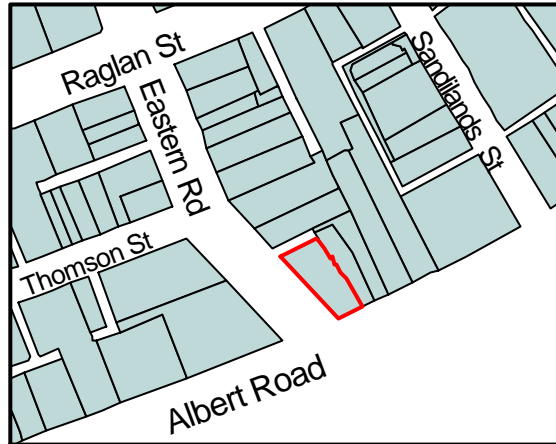
References

VPRO Sth Melbourne Municipal Rate Books VPRS 2332;

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

Macbeth 'Pioneer Index Victoria 1836-1888'

Identifier "Tiberius" Flats
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO312

Address 194 Albert Rd
SOUTH MELBOURNE

Category Residential:apartment

Constructed c.1935

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Original Use: Residential flats

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

unknown

Identifier "Claremont"
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 286 Albert Rd
SOUTH MELBOURNE

Category Residential:detached

Constructed 1884

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: 1884 (1)

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

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

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

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

References

1 City of South Melbourne Rate Books, 1883-1885

2 *ibid.*

3 *ibid.*, 1884/85

4 'The Record', 11 April 1953

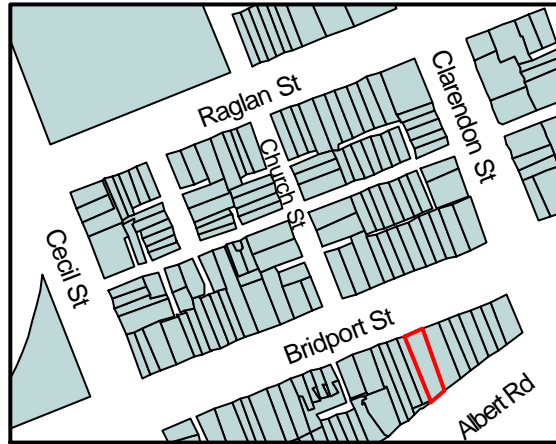
5 C. Daley, 'History of South Melbourne', p.375

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

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

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

Identifier "Dalkeith"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO13

Address 314 Albert Rd
SOUTH MELBOURNE

Category Residential:detached

Constructed c.1890

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Original Use: Residence

Date of Construction: circa 1890 (1)

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

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

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

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

1 City of South Melbourne Rate Books, 1889-1891

2 Sands and McDougall Melbourne Directory

3 *ibid.*

4 *ibid.*, 1898/99

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

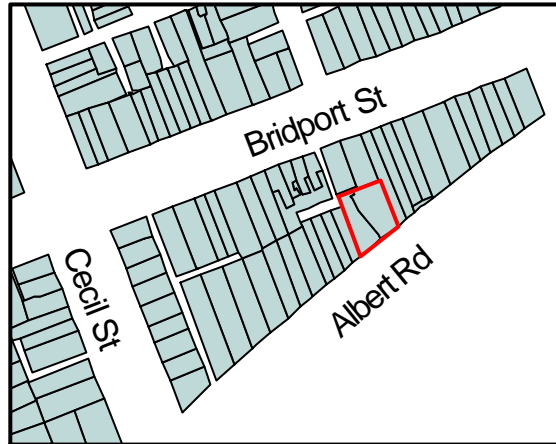
6 *ibid.*, 1889/90

7 *ibid.*, 1890/91

8 *ibid.*, 1893/94

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

Identifier Houses
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 324-326 Albert Rd
SOUTH MELBOURNE

Category Residential:attached

Constructed c. 1888

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Original Use: Residences

Date of Construction: circa 1888 (1)

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

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1 City of South Melbourne Rate Books, 1887-1889

2 *ibid.*

3 *ibid.*, 1888/89

4 *ibid.*, 1895/96

Identifier "Balmoral"
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 354 Albert Rd
SOUTH MELBOURNE

Category Residential:detached

Constructed 1870

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

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

Condition: Sound.

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

History

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

pounds.

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

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

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

Thematic Context

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

Recommendations

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

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

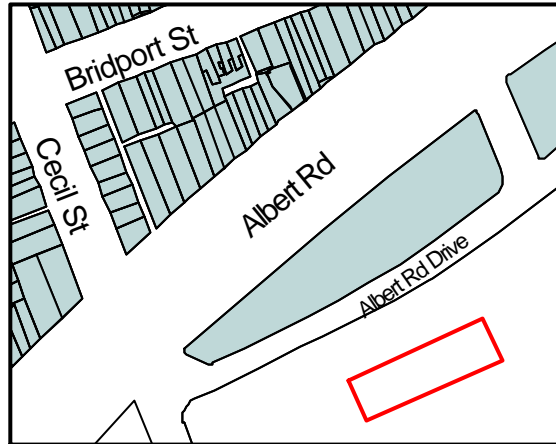
References

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

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

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

Identifier Army Training Depot
Formerly Army Signal Depot



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 2-14 Albert Road Drive
SOUTH MELBOURNE

Category Public

Constructed 1935-36

Designer Commonwealth Department of Interior

Amendment C 29

Comment

Significance

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

Primary Source

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

Other Studies

Description

Date of Construction: 1935-36(1)
Architect: J MacKenna, Works Director, Department of Interior
Principal Architect: George H Hallandal(2)

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

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

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

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

History

See Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

1 G. Butler, 'Twentieth Century Architecture Survey', 1984

2 *ibid.*

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

4 *ibid.*

5 *ibid.*, p.216

6 *ibid.*

7 *ibid.*, p.222

8 *ibid.*, p.221

9 *ibid.*, p.222

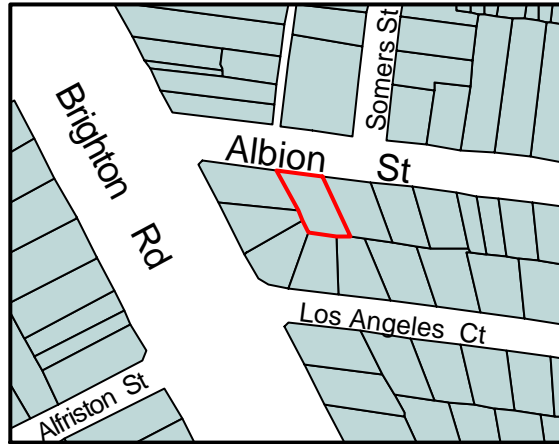
10 Butler, *loc. cit.*

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

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

Identifier "Janette"

Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 2 Albion St
ST. KILDA

Category Residential:detached

Constructed late 1920's

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Style : Grab-bag
One storey residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

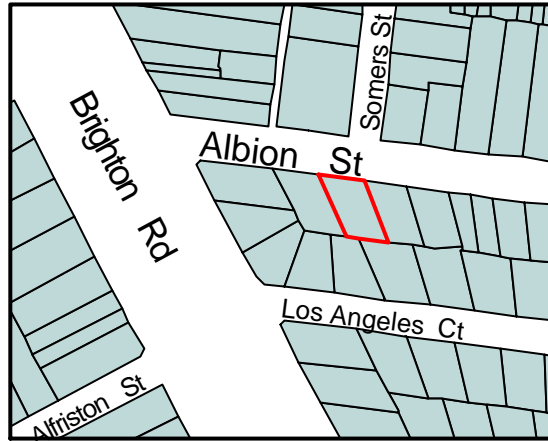
recommended inclusions:

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

References

unknown

Identifier "Cooraminta"
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 4 Albion St
ST. KILDA

Category Residential:detached

Constructed early 1920's

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Style : Arts & Crafts
One storey residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

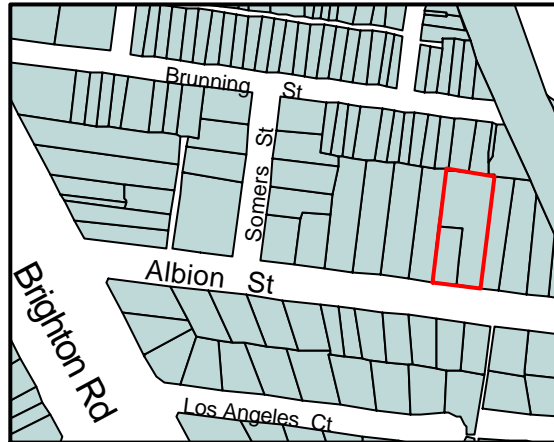
recommended inclusions:

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

References

unknown

Identifier Residence and Flats
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 17-17a Albion St
ST. KILDA

Category Residential:apartment

Constructed late 1920's

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Style : Old English
One storey residence and two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

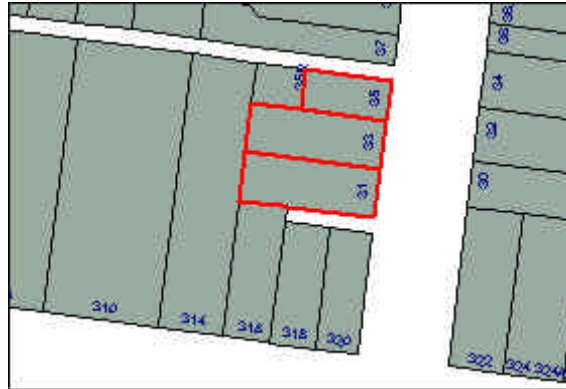
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier Houses

Formerly



Heritage Precinct Overlay None

Heritage Overlay(s) 393

Address 31-35 Alexandra St
EAST ST KILDA

Category Residential:row

Constructed 1887-88

Designer unknown

Amendment [C 46](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

Primary Source

Other Studies

Heritage Alliance, East St Kilda Heritage Study, 2004

Description

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

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

History

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

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

Thematic Context

Comparative Analysis

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

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

Recommendations

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

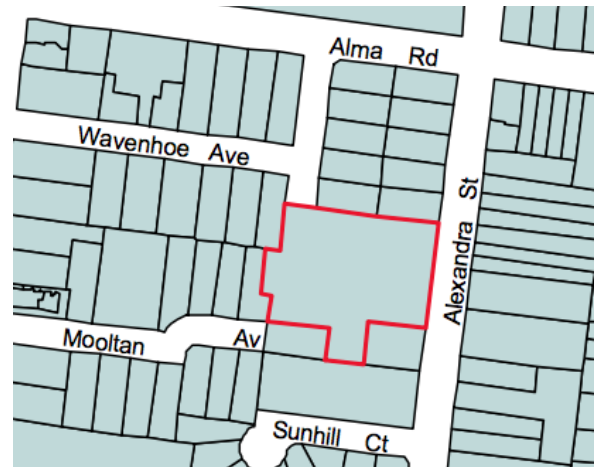
References

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

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**
Category: **Residential: House, Mansion, garden**
Style: **Victorian: Italianate**
Constructed: **1884**
Designer: **Unknown**
Amendment: **C29, C142**
Comment: **Revised citation**

Heritage Precinct: **St Kilda East:
Murchison Street & Wavenhoe Avenue**
Heritage Overlay: **HO19**
Graded as: **Significant**
Victorian Heritage Register: **No**

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 I, 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)

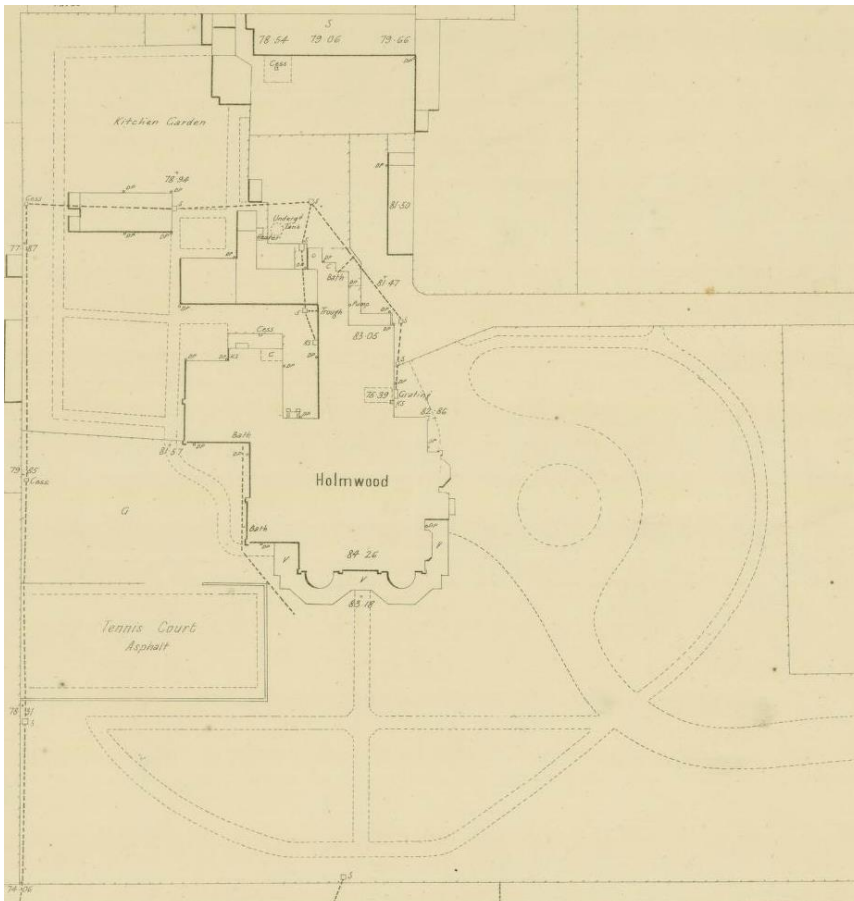


Figure 1 – Extract from MMBW Detail Plan no. 1420 showing 'Holmwood' in 1900

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

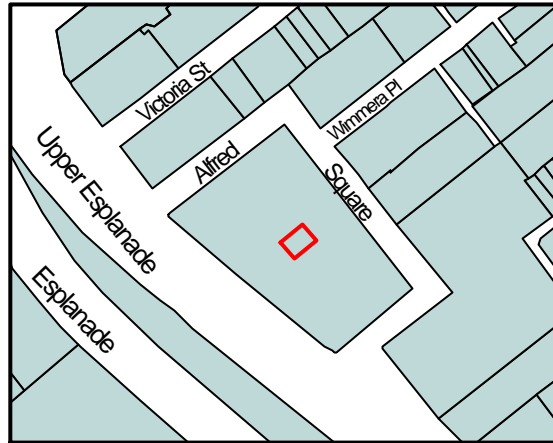
David Bick in conjunction with Wilson Sayer Core Pty. Ltd., *St. Kilda Conservation Study Area 2 Vol. 1*, 1984

Other images



Identifier South African War Memorial

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO18

Address Alfred Square
ST. KILDA

Category Monument

Constructed 1905

Designer Arthur Peck/Robert Haddon

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

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

Intactness

The war memorial is substantially intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

References

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

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

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

City of Port Phillip Heritage Review

Place name: Houses
Other names: Residences

Citation No:
58



Address: 1 & 2 Alfred Square, St Kilda

Heritage Precinct: St Kilda Hill

Category: Residential: House

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

Style: Victorian: Italianate

Graded as: Significant

Constructed: c.1855 & c.1858

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

The residence at 2 Alfred Square, St Kilda appears to have been erected in 1855 while the adjoining residence at 1 Alfred Square was built by 1858. Alfred Square on the foreshore was reserved for public purposes when land in St Kilda was first subdivided and sold in 1842 and remains in use as such today. The original address in the rate books (1858) was given as The Promenade although by 1873 four residences were situated on this northern boundary of Alfred Square and were numbered 1 and 2 Alfred Square.

References

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

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

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

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

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

Description

Both houses are single storey with slate, hip roofs, but are not identical. By 1873 both houses had front verandahs and Number 1 has retained this concave verandah, which displays cast iron valencing, and the only other decoration on the plain facade are paired consoles below the eaves. The earlier residence at 2 Alfred Square appears to have undergone greater change and a timber porch has replaced the verandah, which itself may not have been original. Both residences have rectangular fenestration and substantial chimneys above the roof.

Intactness

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary heritage study

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

Other heritage studies

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

Other images

-

City of Port Phillip Heritage Review

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

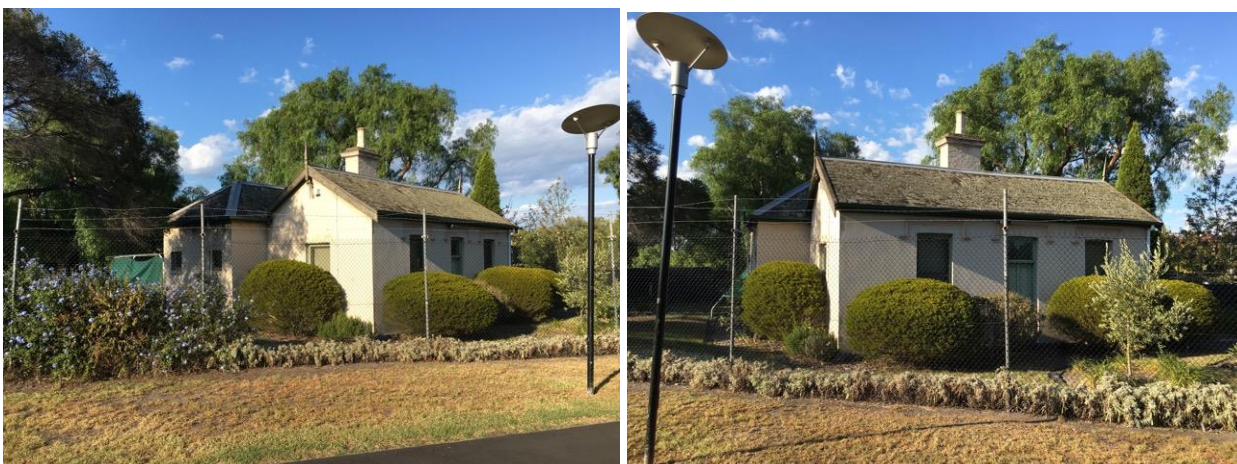
Helms, David, *HO6 St Kilda East Precinct heritage review*, 2016

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

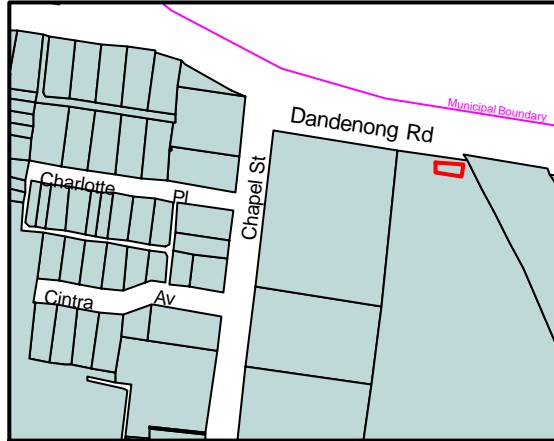
Other images





Identifier Park Keeper's Lodge

Formerly unknown



Heritage Precinct Overlay None

Heritage Overlay(s) HO102

Address Alma Park
ST. KILDA

Category Residential:detached

Constructed c1872

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

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

Intactness

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

References

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

Sands and McDougall Directories, various dates.

Identifier Rotunda Alma Park

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO102

Address Alma Park
ST. KILDA

Category Street Furniture

Constructed c.1910-15

Designer See DESCRIPTION

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

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

Intactness

The rotunda is substantially intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

References

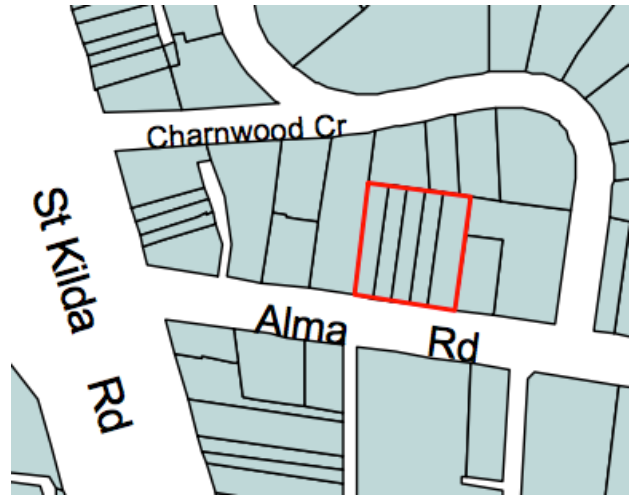
Melbourne and Metropolitan Board of Works Detail Plan No. 45, n.d. (c.1896).

City of Port Phillip Heritage Review

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 (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).

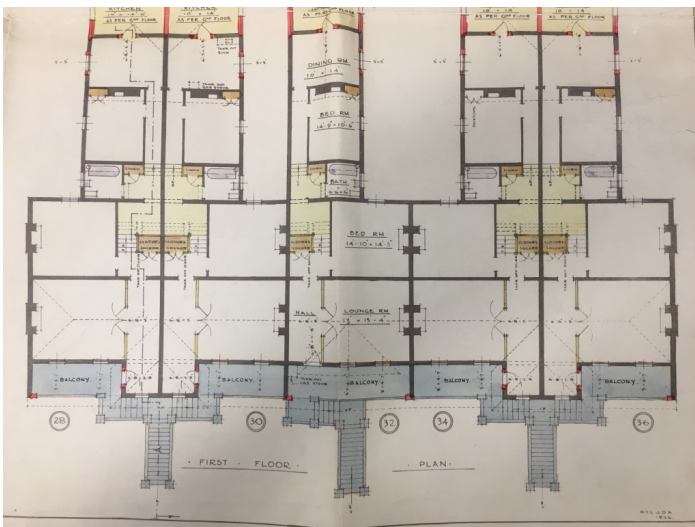
Hilda Terrace (Duband Court Flats), 28-36 Alma Road

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 plans prepared by Harry R. Johnson for 1926 renovation



Original architectural 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 as a result 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 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 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

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

-

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.

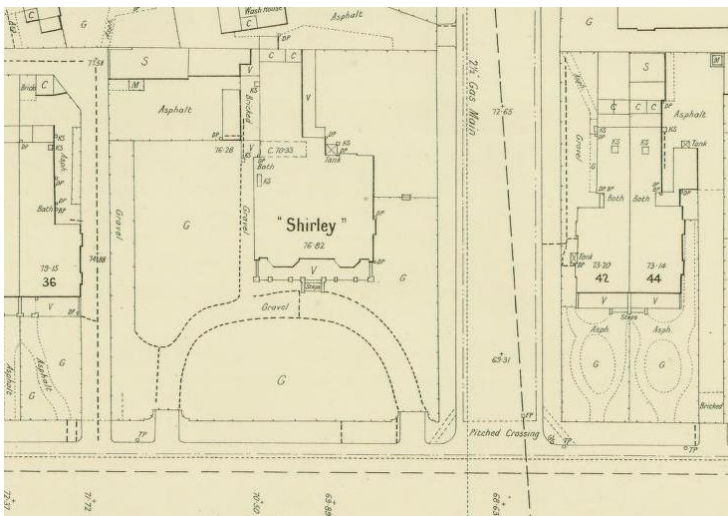
One of the first houses built on the 'Charnwood' estate subdivision was 'Toldara', which was constructed in 1868-9 to a design by architects, Crouch & Wilson, for jeweller and merchant David Rosenthal (*The Argus*, tender notice, 5 September 1868, p.3). The house was described in the March 1870 St Kilda 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), 'Enzor' 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); 'Fairleigh' 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

-

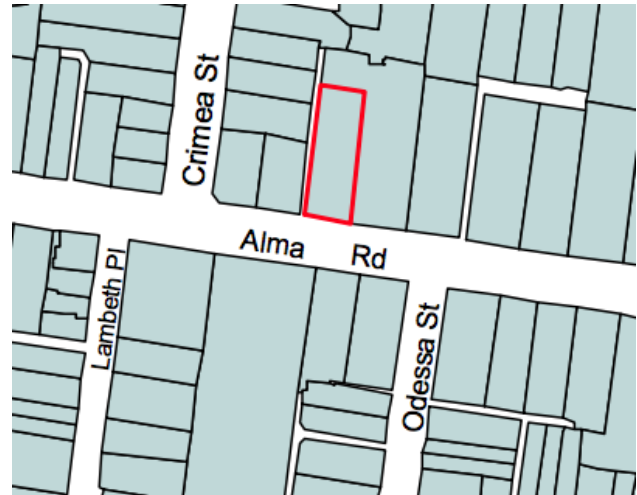
Other images



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

-

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

Other images

-

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 Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

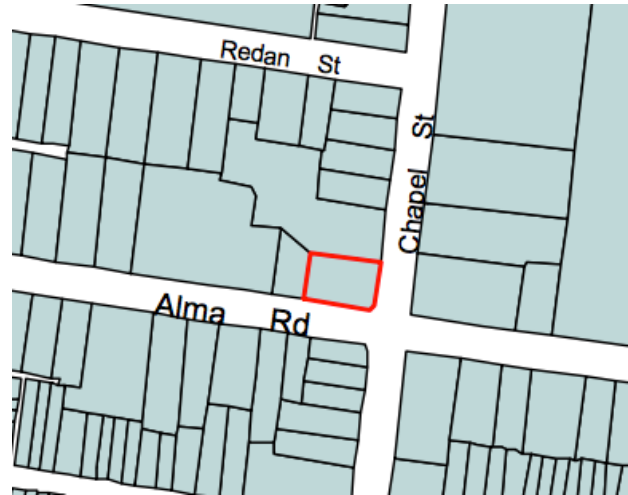
Other images



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 (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).

'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

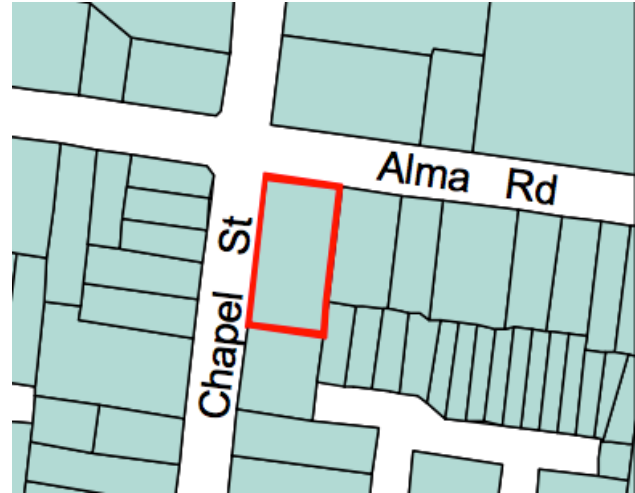
Other images

-

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 'Yanakie' (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

Other images

-

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. 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).

'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

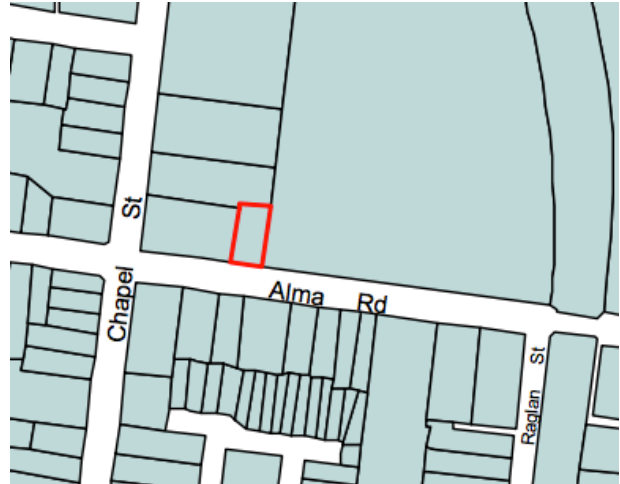
Other images



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 (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).

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: 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.H. 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' (Bernard Evans, 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



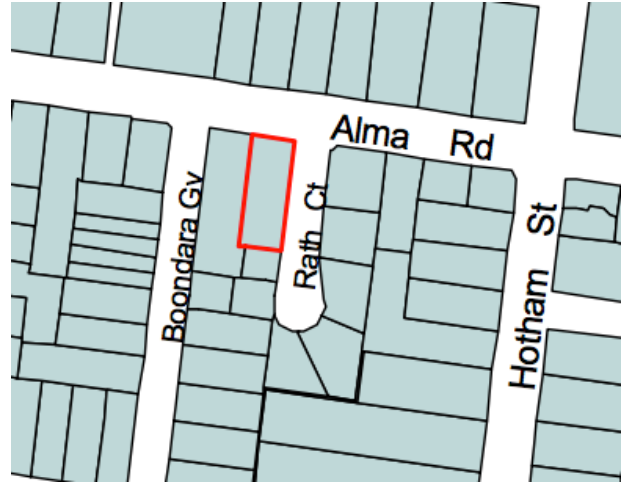
Other images



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, *H06 St Kilda East Precinct heritage review*, 2016

Other studies

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

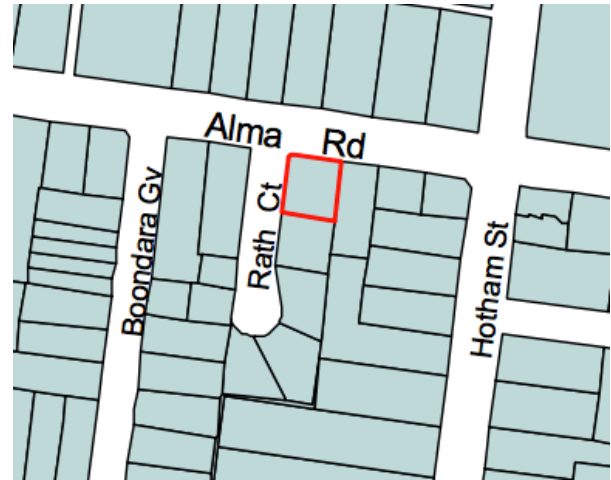
Other images

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 (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).

'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 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:
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: '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).

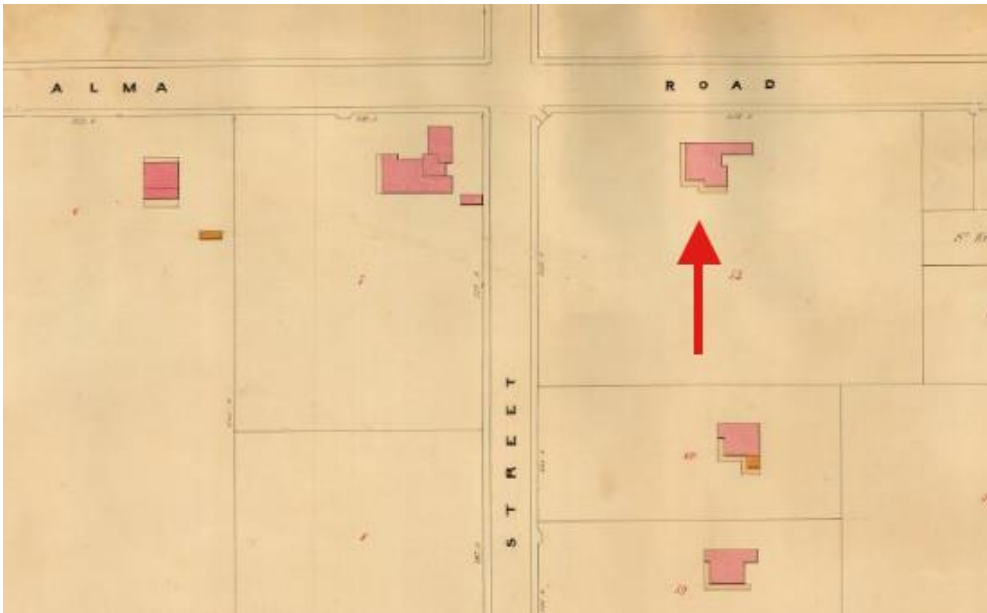


Figure 2 - Extract of Vardy Map no.7 North Ward showing 'Yanakie' in 1873

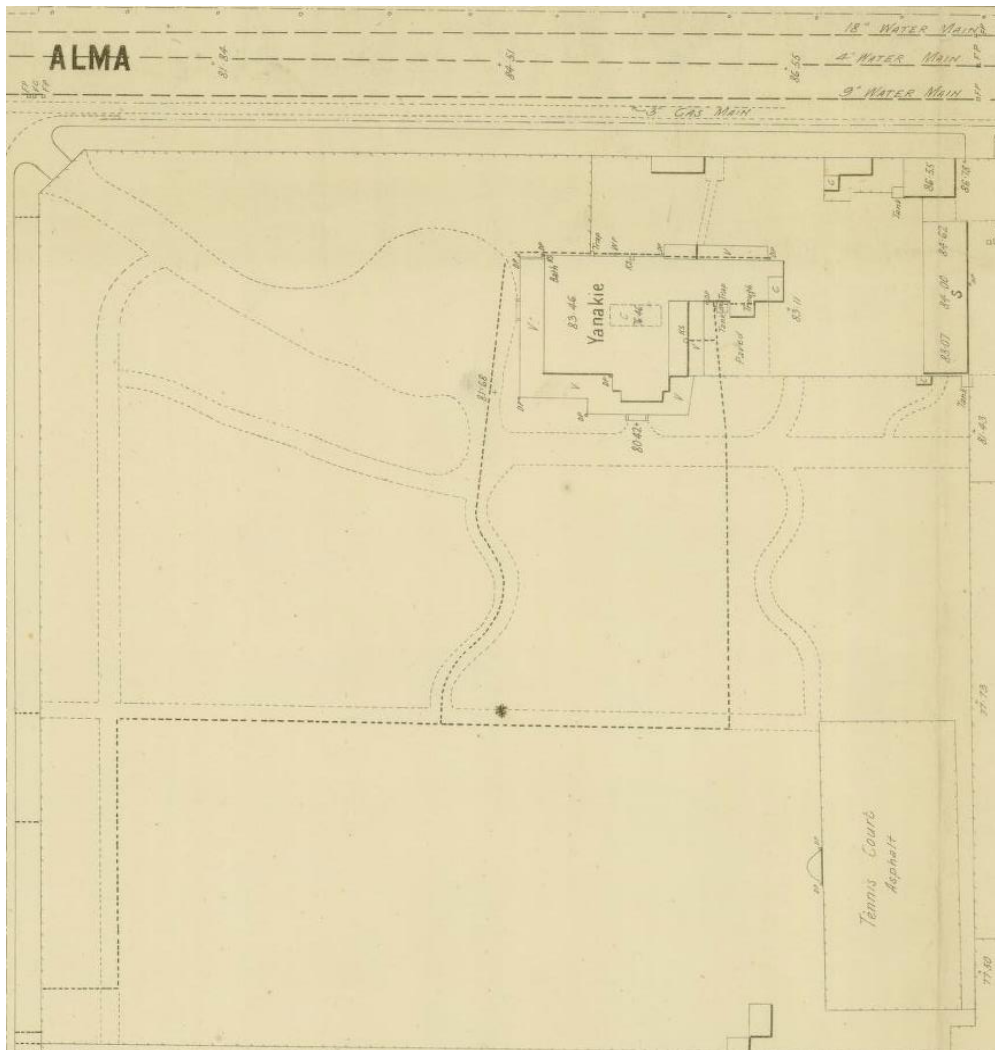


Figure 3 - Extract of MMBW Detail Plan No. 1420 showing 'Yanakie' in 1900

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).

References

- Australian Dictionary of Biography (ADB), <http://adb.anu.edu.au/biography/tayler-lloyd-4689> [viewed online 21 May 2016]
- Dunbar, D.J., Lloyd Tayler (B. Arch. Research report, University of Melbourne 1969)
- Melbourne & Metropolitan Board of Works Plan No. 1420, dated 1900
- Miles Lewis, 'Melbourne Mansions Database' (MMDB), <https://830s-filemaker1.its.unimelb.edu.au/fmi/iwp/cgi?-db=mmdb&-loadframes> [viewed online 21 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
- Royal Institute of British Architects (RIBA) Collections, Image reference no. RIBA13853 'House built for W.W. Conche [sic] St Kilda, Melbourne, Australia'
- 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 '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

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

Heritage Alliance, *Elwood Heritage Study*, 2005

Land Victoria (LV) Certificate of title Vol. 3664 Fol. 734

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



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

-

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 1

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 1, 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

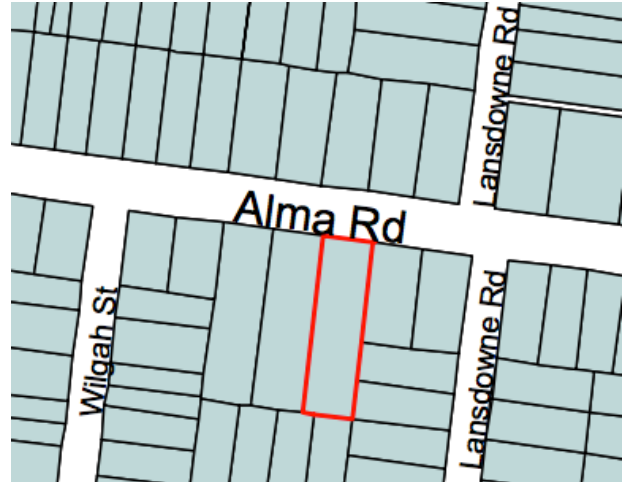
Other images

-

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 Trehowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Other images

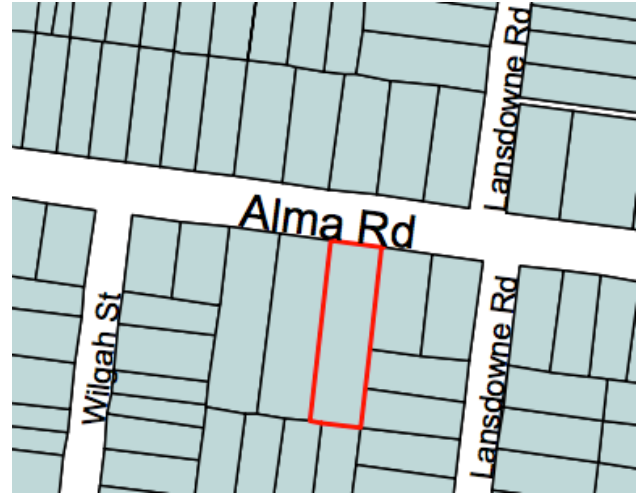




City of Port Phillip Heritage Review

Place name: House
Other names: -

Citation No:
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

-

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

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

Heritage Alliance, *Elwood Heritage Study*, 2005

Land Victoria (LV) Certificate of title Vol. 3664 Fol. 734

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

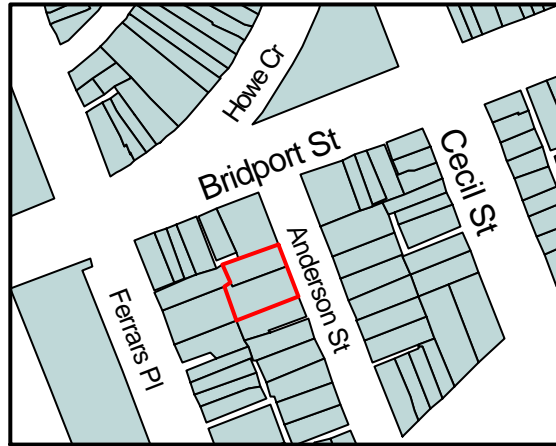
Other studies

None

Other images



Identifier Houses
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 2-4 Anderson St
SOUTH MELBOURNE

Category Residential:attached

Constructed 1875-76, 1866-67

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Original Use: Residences

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

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

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

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

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

2 *ibid.*, 1866/67

3 *ibid.*

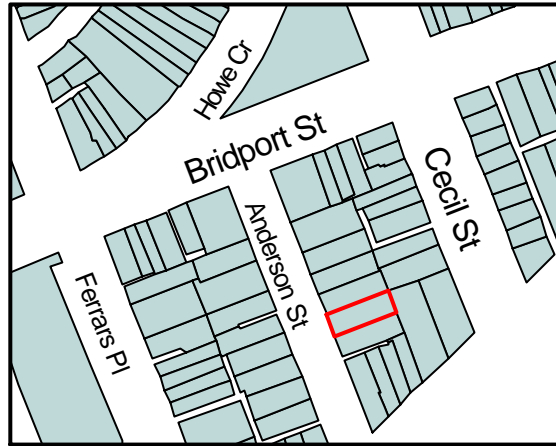
4 *ibid.*, 1875/76

5 *ibid.*

6 *ibid.*

7 Sands and McDougall Melbourne Directory, 1890

Identifier House
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 9 Anderson St
SOUTH MELBOURNE

Category Residential:attached

Constructed 1867

Designer John Flannagan

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

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

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

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

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1 City of South Melbourne Rate Books, 1866-1868

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

3 City of South Melbourne Rate Books, 1866/67

4 *ibid.*, 1866/67

5 *ibid.*

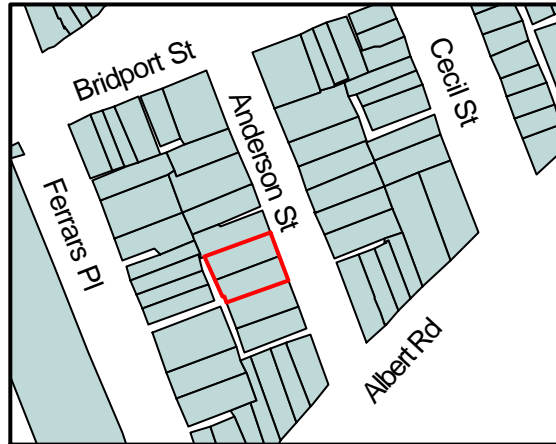
6 The previous street number for this property was No. 11

7 *ibid.*, 1867-1876

8 *ibid.*, 1872/73

9 *ibid.*, 1875/76

Identifier Houses
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 10-12 Anderson St
SOUTH MELBOURNE

Category Residential:attached

Constructed 1871

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

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

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

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

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

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

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

3 *ibid.*, 1871/72

4 *ibid.*, 1881/82

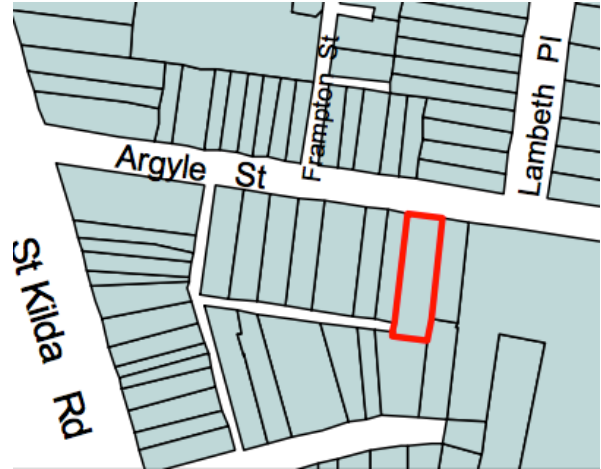
5 *ibid.*, 1871/72

6 *ibid.*, 1890/92

City of Port Phillip Heritage Review

Place name: House
Other names: Cottage

Citation No:
292



Address: 63 Argyle Street, St Kilda

Heritage Precinct: St Kilda East

Category: Residential: house

Heritage Overlay: HO26

Style: Vernacular

Graded as: Nil

Constructed: c.1853

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

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

The former statement of significance is:

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

EXTENT OF SIGNIFICANCE

The entire house, front garden and picket fence.

Thematic context

-

History

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

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

References

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

Description

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

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

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

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

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

Comparative analysis

No information.

Assessment

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

Recommendations

Remove HO26 from the HO schedule and map.

Primary source

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

Other studies

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

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 115 Ashworth Street
ALBERT PARK

Category Residential:detached

Constructed 1900

Designer unknown

Amendment [C 32](#)

Comment [Minor corrections](#)

Significance (Mapped as a Significant heritage property.)

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

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

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

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

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

History

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

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

Thematic Context

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

Recommendations

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

References

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

Identifier House

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) 407

Address 6 Austin Avenue
ELWOOD

Category Residential:detached

Constructed 1914

Designer unknown

Amendment [C 54](#)

Comment [New Citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

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

History

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

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

Thematic Context

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

Recommendations

Recommended inclusions:

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

References

Lodged Plan No 6447, dated 21 August 1914.

City of St Kilda Rate Book, 1914-15

Sands & McDougall Directory, various

Identifier Zone substation EW (United Energy)

Formerly Zone substation EW (SEC)



Heritage Precinct Overlay None
Heritage Overlay(s) 408

Address 36 Austin Avenue
ELWOOD

Category Public

Constructed 1968-69

Designer SEC Architects

Amendment [C 54](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

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

History

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

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

Thematic Context

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

Recommendations

Recommended inclusions:

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

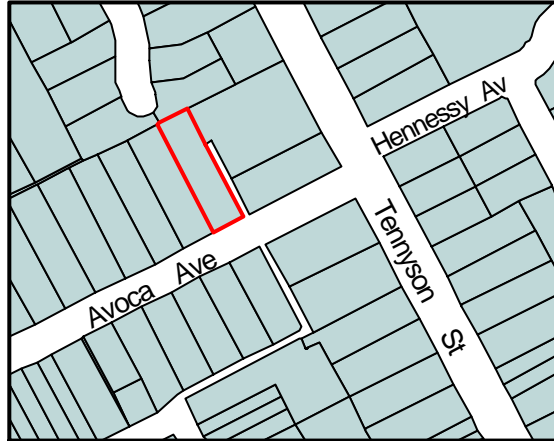
References

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

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

Identifier War Memorial Scout Hall

Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 26 Avoca Ave
ST. KILDA

Category Public

Constructed c1910-1942

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

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

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

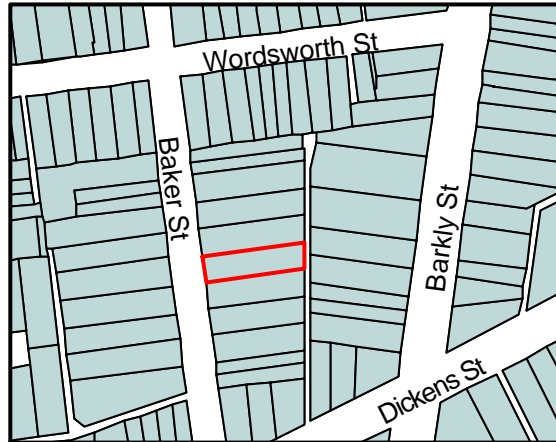
recommended inclusions:

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

References

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

Identifier "Casa Mia"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO313

Address 13 Baker St
ST. KILDA

Category Residential:detached

Constructed 1920s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Style : Grab-bag
One storey residence

History

see Description

Thematic Context

unknown

Recommendations

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

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

References

unknown

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



Heritage Precinct Overlay HO4
Heritage Overlay(s)

Address 39 Ballantyne Street
SOUTHBANK

Category Industrial

Constructed 1945

Designer Cedric H Ballantyne

Amendment [C 52](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

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

Primary Source

Other Studies

Description

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

History

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

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

Thematic Context

COMPARATIVE ANALYSIS

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

Recommendations

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

References

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

Identifier Apartments
Formerly A Kynoch & Company; Hendersons Publisher



Heritage Precinct Overlay None
Heritage Overlay(s) HO394

Address 5-7 Balston St
EAST ST KILDA

Category Industrial

Constructed 1922; 1940

Designer Ballantyne & Hare

Amendment C 46

Comment Also CH Hollinshed architects

Significance (Mapped as a Significant heritage property.)

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

Primary Source

Other Studies

Heritage Alliance, East St Kilda Heritage Study, 2004

Description

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

altered for the recent conversion of the building.

History

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

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

Thematic Context

Comparative Analysis

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

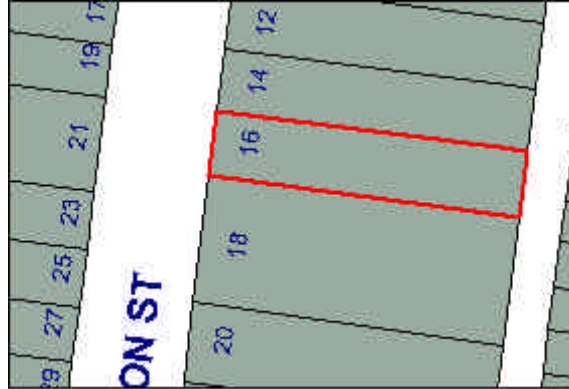
Recommendations

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

References

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

Identifier Cottage
Formerly



Heritage Precinct Overlay None
Heritage Overlay(s) HO395

Address 16 Balston St
EAST ST KILDA

Category Residential:detached

Constructed Pre 1863; ext 1869

Designer unknown

Amendment [C 46](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

Primary Source

Other Studies

Heritage Alliance, East St Kilda Heritage Study, 2004

Description

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

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

History

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

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

Thematic Context

Comparative Analysis

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

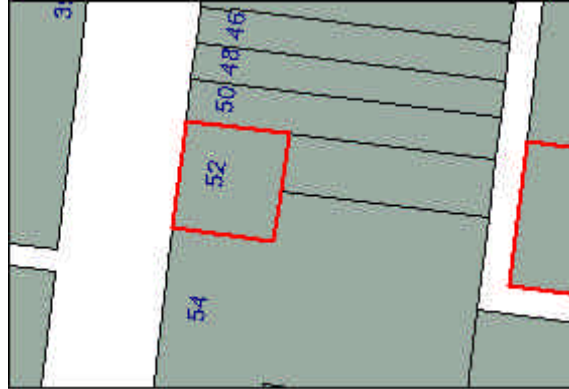
Recommendations

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

References

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

Identifier Substation
Formerly



Heritage Precinct Overlay None
Heritage Overlay(s) HO396

Address 52 Balston St
EAST ST KILDA

Category Residential:detached

Constructed 1929

Designer unknown

Amendment C 46

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

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

How is it Significant?

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

Why is it Significant?

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

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

Primary Source

Other Studies

Heritage Alliance, East St Kilda Heritage Study, 2004

Description

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

History

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

Thematic Context

Comparative Analysis

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

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

Recommendations

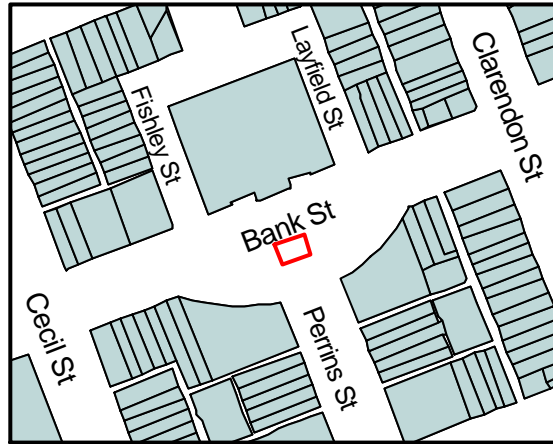
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Sands & McDougall Directory: 1930.

Identifier Jubilee Memorial Fountain

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO28

Address Bank St
SOUTH MELBOURNE

Category Monument

Constructed 1905

Designer G .H. Henderson

Amendment C 29

Comment

Significance

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

Primary Source

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

Other Studies

Description

Original Use: Memorial Fountain

Date of Construction: 1905(1)

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

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

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

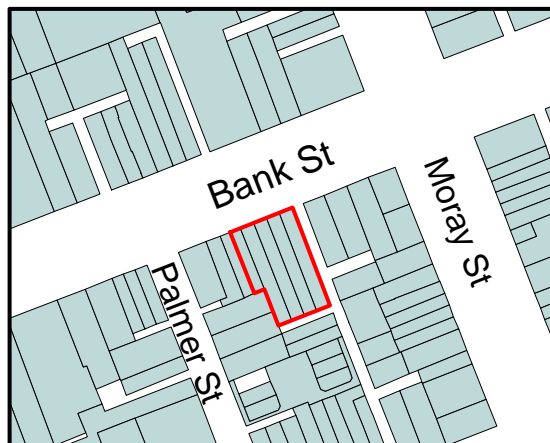
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

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

Identifier Terrace Row

Formerly unknown



Heritage Precinct Overlay None

Heritage Overlay(s) HO369

Address 141-147 Bank St
SOUTH MELBOURNE

Category Residential:row

Constructed 1862

Designer unknown

Amendment [C 32](#)

Comment [Landscape assessed](#)

Significance (Mapped as a Significant heritage property.)

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

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

Primary Source

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

Other Studies

Description

Original Use: Residence

Date of Construction: 1862 (1)

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

terraces (6).

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

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

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

History

see Description

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

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

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

References

1 City of South Melbourne Rate Books, 1861-1863

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

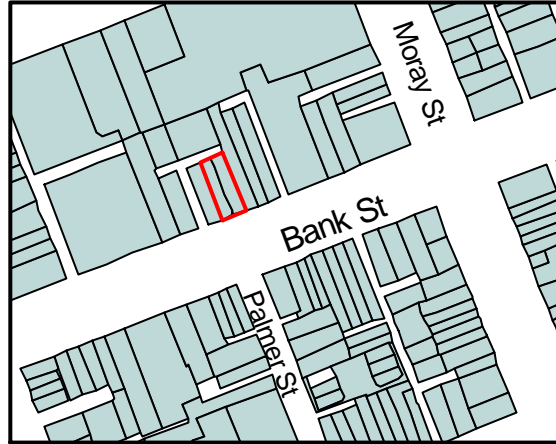
3 *ibid.*, 1862/63

4 *ibid.*, 1862-1900

5 *ibid.*, 1890-1900

6 *ibid.*

Identifier Terrace Row
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 166-168 Bank St
SOUTH MELBOURNE

Category Residential:row

Constructed 1856, 1864

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Original Use: Residences

Date of Construction: 1856; 1864 (1)

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

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

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

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

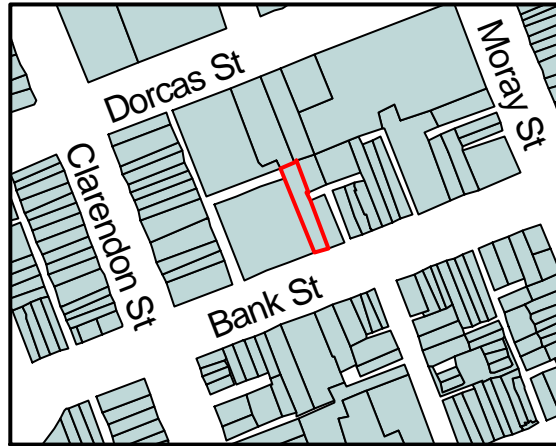
National Estate Register

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

References

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

Identifier "Hillhome"
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 174 Bank St
SOUTH MELBOURNE

Category Residential:row

Constructed 1881

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

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

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

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

an 1880s terrace, however it appears to be substantially intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1 City of South Melbourne Rate Books, 1880-82

2 *ibid.*, 1880/81

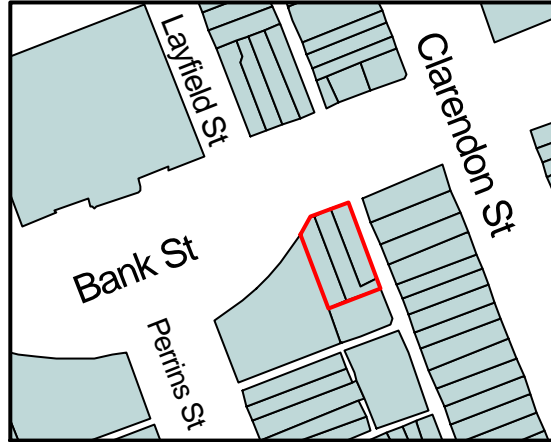
3 *ibid.*, 1881/82

4 *ibid.*, 1881-1891

5 *ibid.* 1985/96

6 *ibid.*

Identifier Shops and Residences
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address 189-193 Bank St
SOUTH MELBOURNE

Category Commercial: residential

Constructed 1884, 1885, 1887

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Original Use: Shop

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

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

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

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

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

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

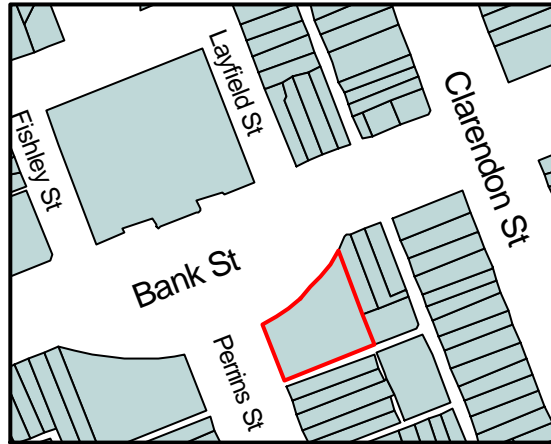
National Estate Register

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

References

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

Identifier Post Office, South Melbourne
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO27

Address 199-207 Bank St
SOUTH MELBOURNE

Category Public

Constructed 1912

Designer Horace J. MacKenna

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Original Use: Shop

Date of Construction: 1912 (1)

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

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

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

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

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

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

1 G. Butler, 'Twentieth Century Architecture Survey', 1984, p.91

2 *ibid.*

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

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

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

6 D. Baker, *loc.cit.*

7 C. Daley, *loc.cit.*

8 *ibid.*

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

10 C. Daley, *loc.cit.*

11 G. Butler, *loc.cit.*

Identifier Town Hall Chambers, South Melbourne
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 200-202 Bank St
SOUTH MELBOURNE

Constructed c.1885-1896

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Original Use: Shops and Offices

Date of Construction: Commenced c.1885, completed by 1896 (1)

Architect: possibly Sydney W. Smith (2)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (3). Following the removal of the Orphanage in 1877 the site was redeveloped (4) and these two two-storeyed brick buildings were erected by David Boyd, a well-known local estate agent in the area and the brother of John Boyd, Mayor of South Melbourne in 1879 (5), the period during which this area was first being developed (6). Boyd was responsible for developing at least eight buildings in what was known as Bank Street East during the 1880s (7).

From the information in the South Melbourne Rate Books, the 'Town Hall Chambers' appear to have been built in more than one stage, although this is not immediately discernable in the fabric of the building as it remains today and it is probable that they were in fact completed in one stage. They appear to have been started during the 1880s and were complete by 1895/96 (8), during which year they were listed clearly as three addresses. Boyd was listed as occupying the offices above, John Baragwanath occupied the six-

Category Commercial

Designer Sydney W. Smith?

roomed building and a Miss Kerr tenanted the four-roomed building (9). The buildings remained in the Boyd family until well after the turn of the century (10) and in 1973 they were purchased by the City of South Melbourne (11). They now form a part of the Emerald Hill Conservation Area, an area designated by the National Estate (12).

As they stand, 'Town Hall Chambers' are a commanding pair of offices with shops at ground floor level. The rendered façade is embellished in a restrained manner with corinthian pilasters across it and with a modillion-decorated cornice line and solid parapet above. Within this is a series of double hung sash windows with stilted segmental arches to their heads, connected by a moulded string course at impost level. The timber framed shop windows at the front and side of No. 200 are intact, while it is unfortunate that the spandrel and door to No. 202 have been unfaithfully restored. The entrance door, but not its furniture, to the west end of the façade is also intact and includes somewhat faded early gold lettering on the fanlight stating 'Town Hall Chambers'.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

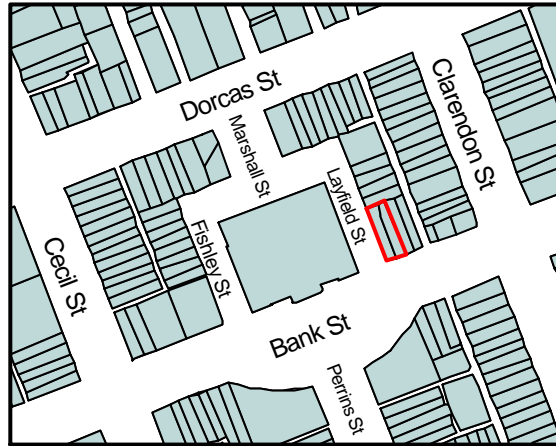
National Estate Register

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

References

- 1 National Trust of Aust. (Vic.), 'Research into 200, 202, 202A Bank Street ...', 18 June 1976, p.2
- 2 Allom Lovell and Associates, 'The Emerald Hill Estate: Conservation Study and Policy', June 1983, prepared for the Ministry of Housing
- 3 *ibid.*
- 4 *ibid.*
- 5 C. Daley, 'History of South Melbourne', p.374
- 6 *ibid.*
- 7 National Trust, *loc.cit.*
- 8 *ibid.*
- 9 *ibid.*
- 10 *ibid.*
- 11 *ibid.*
- 12 'The Heritage of Australia', p.3/78-79

Identifier Shops and Residences
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 204-206 Bank St
SOUTH MELBOURNE

Category Commercial: residential

Constructed circa 1888

Designer Sydney W. Smith?

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

Nos. 204-206 Bank Street are of significance as substantially intact commercial buildings constructed as part of the development of the Orphanage Estate in the 1880s. They are particularly of significance for their design that relates most sympathetically to the Town Hall and the manner in which this has been carried around the Layfield Street façade.

Primary Source

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

Other Studies

Description

Original Use: Shops and Residence
Date of Construction: circa 1888 (1)
Architect: possibly Sydney W. Smith (2)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (3). Following the removal of the Orphanage in 1877 the area was redeveloped (4). Buildings were listed on this corner site in 1886, however the Rate Books suggest that they were not in the form they now take, with a floor being added to each soon after. By 1888 the property was described as two two-storey brick buildings (5), although no immediate evidence of sequential development is discernable in the fabric of the buildings as they exist today. By 1888 both buildings were owned by a Dr Charles Stewart, No. 206 having ten rooms and occupied by Stewart and No. 204 having seven rooms and tenanted by John Carter, a restauranter (6). By 1915 David Boyd owned both No. 204 and No. 206 (7). Boyd was a local real estate agent, owner of the adjacent buildings at 200-202 Bank Street (q.v.) and brother of John Boyd, Mayor of South Melbourne in 1879 (8); the period during which this area was first being developed (9). The buildings remained in the Boyd family up until the 1930s (10) and they are currently within the Emerald Hill Conservation Area, as designated by the

National Estate.

They are a pair of two storeyed shops with offices above, in a similar configuration to Nos. 200-202 next door. Their rendered facades are elegantly detailed across the first floor and are most in keeping with the design of the Town Hall onto which they face. The front façade is framed by coupled pilasters and has a bracketed cornice line that continues along the Layfield Street façade. The double hung sash windows fill the wall plane between. They are round headed and are set within a series of pilasters in the form of a loggia, while the spandrels beneath each has Italianate balustrading. The shops below have their timber framed windows at first floor level, the side façade also has a fine six panelled door with sidelights and fanlight intact and an adjacent tripartite double hung sash window.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

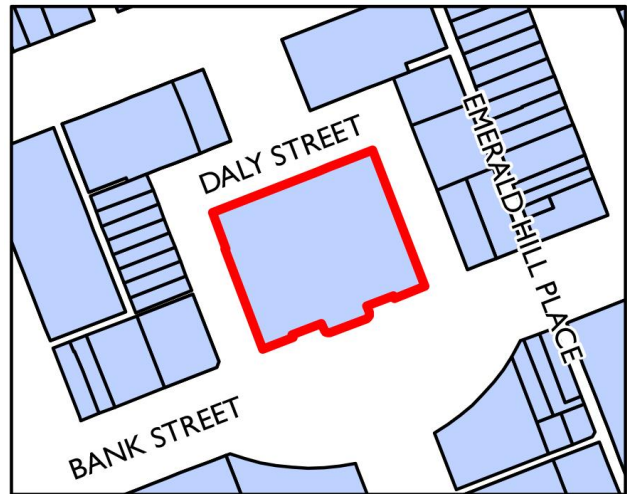
References

- 1 National Trust of Aust. (Vic.), 'Research into 204/206 Bank Street ...', 18 June 1976
- 2 From 1864-1884 Smith was the Town Surveyor of Emerald Hill and was the architect in charge of the Estate development preparing the plans of the subdivision. As he is known to have had a hand in the design of various buildings and it is possible that he designed this particular building.
- 3 Allom Lovell and Associates, 'The Emerald Hill Estate: Conservation Study and Policy', June 1983, prepared for the Ministry of Housing
- 4 *ibid.*
- 5 National Trust of Aust. (Vic.), *loc.cit.*
- 6 *ibid.*
- 7 *ibid.*
- 8 C. Daley, 'History of South Melbourne', p.374
- 9 *ibid.*
- 10 *ibid.*

City of Port Phillip Heritage Review

Place name: South Melbourne Town Hall
Other names: Emerald Hill Town Hall

Citation No:
1100



Address: 208-220 Bank Street, South Melbourne

Heritage Precinct: Emerald Hill Estate

Category: Community: Town Hall

Heritage Overlay: HO28

Style: Victorian Academic Classical

Graded as: Significant

Constructed: 1879

Victorian Heritage Register: Yes, H217

Designer: Charles Webb, Oakley & Parkes

Amendment: C29, C161port Part 2

Comment: Revised citation

Significance

The South Melbourne Town Hall is included on the Victorian Heritage Register (VHR H217) as a place of State significance. Please refer to the VHR place record for the statement of significance. The local statement of significance is:

South Melbourne Town Hall is of significance as the principal building at the municipal heart of South Melbourne and as a physical reminder of the independent status of the municipality. The interaction between the building's design and the street layout is unique to Melbourne and is integral to the significance of the Town Hall. The building is a major and successful work by Charles Webb, although it is detracted from by the removal of the mansarded towers and the refurbishment of its interior.

Thematic context

Victoria's framework of historical themes

7. Governing Victorians: 7.1 Developing institutions of self-government and democracy

Port Phillip thematic environmental history

7. Government services: 7.1 Local Government: the emergence of cities, 7.2 South Melbourne

History

The Melbourne Protestant Orphan Asylum was granted the land of Crown Section 14 for its reservation as early as 1852 and it was in 1855 that the foundation stone of the Orphanage complex was laid (3). Charles Webb, the noted Melbourne architect, was responsible for carrying out extensive additions to the buildings throughout the 1860s and the early 1870s (4), despite their having become, even by 1856, an embarrassment to the Government (5). Several suggestions had been put forward for the removal of the Orphanage and finally in 1877, after much public outcry, an Act of Parliament was passed which enabled the Emerald Hill Council to purchase the land of Section 14 (6). The Orphanage was transferred to a site in Brighton, receiving £90,000 in compensation (7), and subsequently the buildings on the Bank Street site were demolished and all materials put up for auction (8)

Preparations were made for plans and specifications of a new Town Hall, the Municipal buildings having previously occupied the site at the corner of Coventry and Cecil Streets (9) (q.v.), and in 1879 John Boyd, the Mayor of Emerald Hill at that time, laid the foundation stone of the new building (10). Charles Webb was again the designer of the building on the site, the contractors for the building being Gillon and Treeby (11). The building contained the Municipal Offices, a Public Hall, Mechanics' Institute, Fire Brigade, Post Office, Police Station and Court House and it was officially opened on 30 June, 1880 (12). A large turret clock was added to the clock tower in 1881 bearing the names of Councillors, the Town Clerk, the designer and the manufacturer (13). In 1883 the name of the municipality was changed to South Melbourne and the building's status accordingly became that of Town Hall to the new City (14).

Although a number of subsequent minor alterations were made to the Town Hall (15) those that were carried out in 1940 were quite substantial (16). The interior was refurbished and additions were made to provide a more up-to-date working environment (17) to designs prepared by Oakley and Parkes, architects, under the supervision of the City Engineer A.E. Aughtie (18). It appears to have also been at that time that the mansarded towers were removed from the roof.

In 2004 the exterior of the building was restored, which included the accurate reconstruction of the lower mansard roofs and installation of simplified versions of the original parapet urns.

This building was one of Charles Webb's largest works. Webb, one of Melbourne's leading architects of the nineteenth century was responsible for a number of large buildings, with many such as the Windsor Hotel and Tasma Terrace using the restrained classical vocabulary of the Town Hall.

References

- 1 Architects' Index, University of Melbourne
- 2 *ibid.*
- 3 Charles Daley, 'History of South Melbourne', p.57
- 4 Architects' Index
- 5 Daley, *op. cit.*, p.125
- 6 *ibid.*
- 7 *ibid.*
- 8 Architects' Index
- 9 Daley, *op.cit.*, p.62
- 10 *ibid.*, *op.cit.*, p.127
- 11 Architects' Index
- 12 Daley, *op. cit.*, p.128
- 13 *ibid.*, p.129
- 14 *ibid.*, p.143
- 15 *ibid.*, p.129

16 *ibid.*, pp.365-367

17 *ibid.*

18 *ibid.*, p.367

Description

The South Melbourne Town Hall is a most commanding rendered building with a wide façade that has adopted the formula used by several of Melbourne's Town Halls with a central portico and projecting pavilions at each corner. The façade is dominated by a giant order Corinthian colonnade expressed as pilasters along walls, fluted engaged columns on the pavilions and freestanding columns on the projecting portico. The portico is one of the main focal points of the façade and has a triangular pediment over it embellished with the words 'Town of Emerald Hill' and the town's coat of arms. Until restoration works were carried out, the central mansarded tower with baroque colonnettes clustered as its base was described as 'ill-proportioned without the lower mansarded towers that flanked it and also without the very large urns that lined the parapet level'. The reconstruction of the lower towers and urns (in a simplified design) has restored the original proportions of the building.

The freestanding site on which the Town Hall stands has been used to benefit the design, the side facades having been given detailing of comparable complexity to the front façade. It is in the planning of the area and the building's response to it, that one of the building's greatest strengths lie. Not only does it stand in isolation, but Perrins Street has been placed to give a framed vista up to the portico and tower in a manner achieved by no other Town Hall in Melbourne.

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 heritage overlay.

Primary source

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

Other studies

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

Other images



Identifier South Melbourne Court House and Police Station
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO29

Address 209 and 211-213 Bank St
SOUTH MELBOURNE

Category Public

Constructed 1928

Designer E. Evan Smith

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Police Station and Court House are of significance as good and varied examples of the Spanish Mission style of architecture as applied to public buildings and for the rarity of such, in Melbourne. They are also of significance for their exceptionally intact state and the sympathetic contribution they make to the planning and architecture of the Town Hall precinct.

Primary Source

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

Other Studies

Description

Original Use: Court House and Police Station

Date of Construction: 1928 (1)

Architect: E. Evan Smith – Chief Architect, Public Works Department (2)

The Emerald Hill Police Station and Watchhouse was operating from the Municipal block on the corner of Coventry and Cecil Streets by 1856 (3), however with the completion of the Town Hall in 1880 (4) the Courthouse and Police Station, including five cells, was accommodated at the north-east corner of the building (5).

With space being a problem, land was purchased for erecting new law enforcement buildings on the southern side of Bank Street on the corner with Perrins Street (6). In 1928 construction was begun on two adjoining buildings, under the Chief Architect of the Public Works Department, E. Evan Smith (7), while it was recorded that in that year Smith also advertised for tenders to model a Royal Arms in a panel over the Court House door (8).

The Court House and Police Station remain substantially intact in their form as designed in 1928. Both are thorough essays in the Spanish Mission idiom, a style, while popular during the 1920s, was rarely used for public buildings in inner Melbourne because most were erected prior to the 1920s. The Police Station is a long hip-roofed two-storeyed structure, that is dominated by an arcaded loggia at second floor level and a terracotta pantile roof with a wide bracketed eave. Its planar render walls are ornamented with a projecting balcony set on hammer beams, wrought iron balustrading and gates and the original bossed rainwater heads. The window and door joinery remains intact; the double hung sash windows having multipaned sashes and the front entrance retaining its multipaned bevelled glazing to both the doors and the semicircular fanlight above.

The Court House stands adjacent to the Police Station, drawing on the same Spanish Mission references, yet applying them to quite a different effect. It is a hall-like gabled structure, the planar render façade of which is surmounted by a bold semicircular parapet, flanked by scroll-like cappings. The façade is further embellished and the building's uses alluded to, by the Royal Coat of Arms set into the render, while the entrance is framed by a simple architrave with a blind Italianate balustrading above. The Court House retains the original elegant leadlight fanlights above its entrance doors, large round-headed multipaned windows to the east façade, its terracotta pantile roof and the fleche to the ridge of the roof, decorated by twisted columns typical of the Spanish Mission. Internally it is substantially intact, with polished joinery to the entrance airlock, lobby and benches within the court room itself and a simple ceiling with strapped plasterwork typical of the period.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

1 G. Butler, 'Twentieth Century Architecture Survey', 1984

2 *ibid.*

3 C. Daley, 'History of South Melbourne', p.62

4 Architects' Index, University of Melbourne

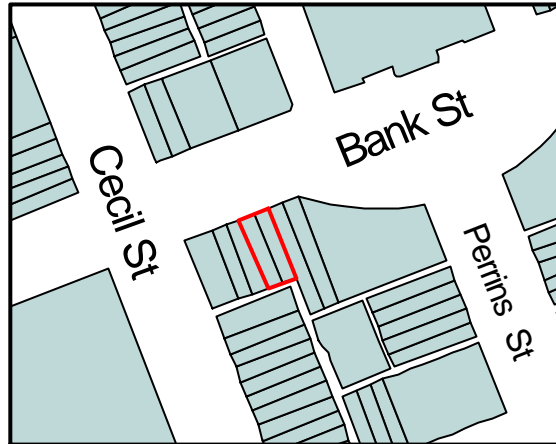
5 Daley, *op.cit.*, p.129

6 This site was previously occupied by the record until 1909

7 Butler, *loc.cit.*

8 Architects' Index

Identifier Terraces
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address 231-233 Bank St
SOUTH MELBOURNE

Category Residential:row

Constructed 1901

Designer Sydney Smith and Ogg

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Nos. 231-233 Bank Street are of significance as very sympathetic late additions into the Orphanage Estate, that blend with the earlier buildings of the development but are representative examples of design of their own time. As terraces decorated with Art Nouveau motifs, they are the most complete example of the style in South Melbourne and one of very few in Melbourne generally. The rear facades are not integral to their significance.

Primary Source

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

Other Studies

Description

Original Use: Residences
Date of Construction: 1901 (1)
Architect: possibly Sydney Smith and Ogg (2)

This property was originally part of land in Crown Section 14 that was granted to the Melbourne Orphan Asylum in 1852. Following the removal of the orphanage in 1877, the site was redeveloped but it was not until 1901 that two nine-roomed brick terraces were built on Allotments 29 and 30 (3), both being vacant up until 1903 when they were occupied by William Brown, a draper (No. 231) and Joseph Butler, a steward (No. 233) (4).

The buildings were still owned by the Melbourne Orphanage in 1937, the tenants being Alfred Reynolds, a carpenter, and Amelia Wheeler (5). In 1973 the properties were sold to the Victorian Housing Commission (now Ministry of Housing). They are now within the Emerald Hill Conservation Area.

As would be expected of their date of construction, this pair of terraces departs from the norm defined by

Victorian terraces. The exposed red brick walls are typically Edwardian although less usual is the use of the Art Nouveau as the main stylistic source of the decoration. It has been applied to the render, the cast iron and the glazing. In render it extends across the banding and orbs to the wing walls and parapet and in the leadlight is extant in the fanlights of the doors and ground floor windows. The joinery between the tripartite windows also reflects the late date of construction, being turned and routed in the manner typical of the late nineteenth century. The terraces are substantially intact on their front facades, however have received minor alterations to the rear.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

1 City of South Melbourne Rate Book, 1901/02

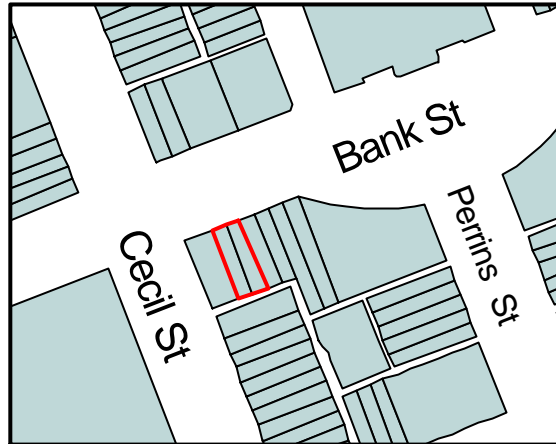
2 The Architects' Index, University of Melbourne lists a tender notice for the erection of two, two-storey brick houses in Bank Street in 1901 to the designs of Sydney Smith and Ogg

3 *ibid.*

4 *ibid.*

5 *ibid.*

Identifier Terrace Houses
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address 235-237 Bank St
SOUTH MELBOURNE

Category Residential:row

Constructed c.1920

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

235-237 Bank Street are of significance as a pair of substantially intact Spanish Mission style terrace houses. Built on one of the last sites on the Emerald Hill Estate to be developed, they represent successful examples of buildings that are true to their own period and at the same time to the scale and forms of the Estate as a whole. The rear of the houses are not integral to the significance of the pair.

Primary Source

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

Other Studies

Description

Original Use: Residences

This pair of terrace houses is a very intact example of the Spanish Mission style and is unusual in Melbourne; being a style more commonly found on individual houses rather than terrace rows. The designer of these houses is not known, however it is possible that the row was designed by the same hand that refurbished the Victorian row at 239-253 Dorcas Street to the same style. The Bank Street houses are particularly confident in the style, with each façade dominated by a semicircular arch to the first floor, beneath which is set a balcony set on two columns. The projecting beam ends, wrought iron railings, inset panels of decorative brickwork and sculpted parapet are all typical and good examples of the Spanish Mission style. The window and door joinery are also substantially intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

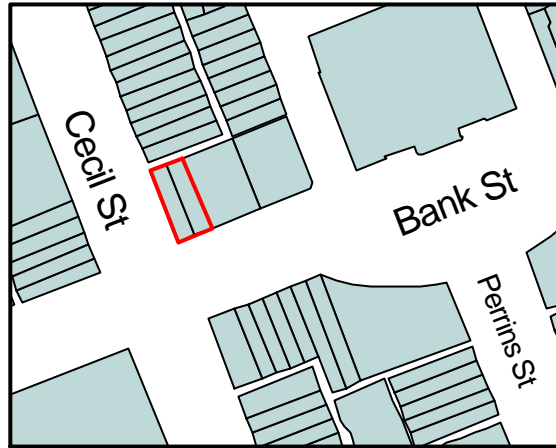
National Estate Register

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

References

unknown

Identifier Shops
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address 238-240 Bank St
SOUTH MELBOURNE

Category Commercial

Constructed 1886

Designer Robert Risley Cowl?

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

These shops are of significance as substantially intact shops built as part of the Orphanage Estate development in the 1880s and for their sympathetic design to the Town Hall and its precinct.

Primary Source

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

Other Studies

Description

Original Use: Shops (1)
Date of Construction: 1886 (2)
Architect: possibly Robert Risley Cowl (3)

Edmund Tawton was the owner of Allotments 1 and 2 on the corner of Cecil and Bank Streets as early as 1884 (4). Tawton, described as a painter/decorator (5), may have been related to a Thomas Tawton who in 1853 established a paint and paper hanging business at what was once numbered 61A Coventry Street (6).

Tawton's two shops were first listed in Rate Books in 1886 and both were described as being of seven rooms, No. 240 having an N.A.V. of £100 and No. 238 rated at £90 (7). The first two occupants were Tawton in No. 240 who operated his business from the shop and James Turner, an artist, in No. 238 (8). By 1899 the total N.A.V. for the properties had fallen to £105 probably as a result of the 1890s depression and the occupants were Tawton and William Powne, a draper (9).

These shops are rendered two storeyed buildings with residences on the first floor. They have very simple facades and the main decorative relief, apart from the ashlar ruling into the render, is the rosette-decorated string course at first floor level and the decoration around the round headed windows. There are two shop

windows and both have their timber frames intact, while the side entrance onto Cecil Street also retains its four panel door. The parapet appears to have had some decoration removed.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

1 The previous street numbers for these shops were Nos. 1 and 3

2 City of South Melbourne Rate Books, 1885-1887

3 A tender notice in the Architects' Index lists Crowl (sic) as the designer of shops on the Town Hall corner, 17 feet along Cecil Street and 100 feet along Bank Street. No architect by the name of Crowl is otherwise known of at this date and the listing probably relates to Cowl.

4 City of South Melbourne Rate Books, 1884/85

5 *ibid.*, 1886/87

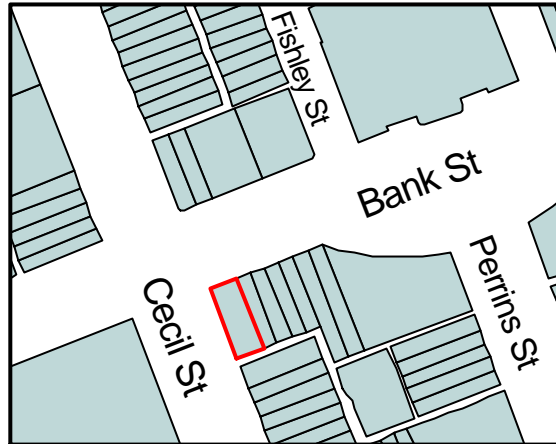
6 C. Daley, 'History of South Melbourne', p.55

7 City of South Melbourne Rate Books, 1886/87

8 *ibid.*

9 *ibid.*, 1898/99

Identifier House
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address 239 Bank St
SOUTH MELBOURNE

Category Residential:detached

Constructed 1882

Designer Robert Risley Cowl

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

239 Bank Street is of significance as a substantially intact doctor's residence built as part of the development of the Orphanage Estate in the 1880s and for the articulation of the façade, hard onto the line of the pavement, in a manner atypical to Melbourne.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: 1882 (1)
Architect: possibly Robert Risley Cowl (2)

This property was originally part of land in Crown Section 14 that was granted to the Melbourne Protestant Orphanage Asylum in 1852 (3). Following the removal of the Orphanage in 1877 the site was redeveloped (4) and in 1882 a two-storey brick house with wooden stables was built for Dr Thomas Lucas on allotments 33 and 34 at the corner of Bank and Cecil Streets (5). By 1883 Lucas' residence was described in the Rate Books as having twelve rooms (6) and by 1886 it is mentioned as having stables (7).

Throughout most of its early period, up until the early 1930s, 239 Bank Street was used as a doctor's residence. In 1887 it was occupied by Dr Charles Stewart (8), but was still owned by the Lucas family, and remained so until the turn of the century. Dr J. Kitchen tenanted the building in the 1890s (9), becoming the owner in 1907 (10) and selling to Dr Johnstone Thwaites in 1911 (11). A Dr Cuscaden was owner and Dr Fullarton occupier in 1925 (12) and by 1931 the property had passed to the Melbourne Orphanage (13). The building was purchased by the Housing commission (now the Ministry of Housing) in 1973. It is now within

the Emerald Hill Conservation Area.

This is a commanding two storeyed corner building with a rendered façade that is decorated in a restrained manner not typical of the 1880s. At the ground level of the front façade, the two double hung sash windows and the front entrance are all flanked by shallow pilasters: those to the entrance within corinthian capitals and with a dentilated pediment spanning between. The entrance dominates the façade, being hard onto the pavement line and with a semicircular fanlight over, all set within the pedimented unit. The upper windows are enframed with simple rendered mouldings and the eave is decorated with coupled Italianate brackets with rosettes between. The whole façade is defined with raised quoining to each corner that was reinstated during the recent restoration works. The side façade along Cecil Street has simple window openings with stop chamfered openings and bracketed sills. The building has been altered at the rear.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

1 City of South Melbourne Rate Books, 1882-83

2 The Architects Index, University of Melbourne, lists a tender notice for the erection of a two storey brick residence in Bank Street, corner Cecil Street, to the designs of R.S. Cowl

3 National Trust of Aust. (Vic.), 'Research into 239 Bank St', 13 June 1976

4 Allom Lovell and Associates, 'Emerald Hill Estate, Conservation Plan and Policy', June 1983, prepared for the Ministry of Housing

5 City of south Melbourne Rate Books, 1882/83

6 *ibid.*, 1883/84

7 *ibid.*, 1885/86

8 *ibid.*, 1887/88

9 *ibid.*, 1892/93

10 *ibid.*, 1907/08

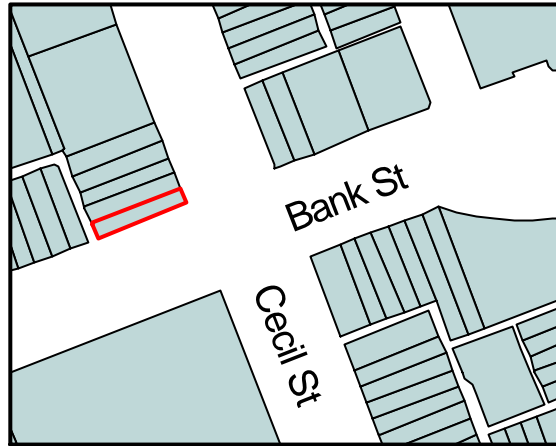
11 *ibid.*, 1911-12

12 *ibid.*, 1925-26

13 *ibid.*, 1931-32

Bank Street (Detail), Photographed by David Wood, c.1889 (South Melbourne Library)

Identifier Shop
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 242 Bank St
SOUTH MELBOURNE

Category Commercial

Constructed 1884

Designer Robert Risley Cowl?

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This corner shop is of significance as a subtly designed and substantially intact Victorian shop that is very sympathetic in design to the buildings of the Orphanage Estate opposite.

Primary Source

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

Other Studies

Description

Original Use: Shop
Date of Construction: 1884 (1)
Architect: possibly Robert Risley Cowl (2)

By 1882 Robert Risley Cowl, architect, was the owner of sixteen and a half feet of vacant land on the corner of Cecil and Bank Streets, rated at a mere £12 (3). Cowl sold to Thomas Taylor, an estate agent, in 1884 who erected a one-roomed brick building on the site, having at first, an N.A.V. of £50 (4). The occupier at that time was William J. Turnbull, also an estate agent (5).

In the following year Turnbull and Birrell – land, estate and commission agents – were operating their Central Property Exchange (6) from offices by then rated at £62 (7). The agents were offering fire, land and accident insurances as well as negotiating bans, collecting rents and arranging auction sales (8). The Property Exchange was also the agent for Allan and Co., pianoforte importers (9).

This two storeyed shop with the residence above has a subtlety of design in its brick and render façade. The walls are all in tuckpointed hawthorn bricks except to the corner of the ground floor, which is rendered. This rendered section has the shop windows set within raised panels, a decorative rosette set above each opening

and a line of staggered dentils to the cornice. The openings to the brick walls are surrounded by rendered architraves and the use of render is repeated in the bracketed eave line. The joinery to the facades is also substantially intact, including the shop windows with panels below each, the panelled corner door, the side door with its sidelights and fanlight and the double hung sash windows elsewhere. The roof has been replaced by an unsympathetic modern roof.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

References

1 City of South Melbourne Rate Books, 1882-1885

2 It is possible that Cowl was the designer of this building of this building as he had been the owner of the vacant land

3 City of South Melbourne Rate Books, 1882-1883

4 *ibid.*, 1884-1885

5 *ibid.*

6 Sands and McDougall, Melbourne Directory, 1885 (Advertisements)

7 City of South Melbourne Rate Books, 1885-1886

8 Sands and McDougall, *loc.cit.*

9 *ibid.*

Identifier Telephone Exchange
Formerly



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 255 Bank St
SOUTH MELBOURNE

Category Public

Constructed 1923-25, 1928

Designer J S Murdoch

Amendment [C 52](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

The telephone exchange at 255 Bank Street is a double-storey red brick building in a stark Stripped Classical style, with plain pilasters, rendered stringcourses, projecting cornices and large rectangular windows. Erected in 1923-25, it was one of a number of automatic telephone exchanges erected in the metropolitan area at that time. Designed by Commonwealth architect J S Murdoch, it was originally a single storey building, with a second floor being added in 1928.

How is it Significant?

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

Why is it Significant?

Historically, the telephone exchange is significant for associations with an important phase in the expansion of Melbourne's telephone network. It was one of a small group of such facilities (built 1922-27) that represented the city's first purpose-built automatic telephone exchanges, prior to the erection of a new automatic central exchange (1928-30). While not actually the earliest, the South Melbourne building is the largest amongst the (now even fewer) surviving examples.

Aesthetically, the telephone exchange is significant as a representative example of the inter-war Stripped Classical style. Often used for Commonwealth buildings during that time, the style is characterised by symmetry and regularity, with a stylised or minimal use of Classical motifs to evoke a conservative but progressive character. Architecturally, the building is significant as an example of the work of Commonwealth architect, John Smith Murdoch, a leading exponent of the Stripped Classical style and best known for Canberra's Provisional Parliament House (1927).

Primary Source

Other Studies

Description

The telephone exchange comprises two discrete but attached buildings. The earlier portion, to the east side, is a double-storeyed red brick building with a broad gabled roof concealed by a capped parapet. The exposed facades, composed and detailed in the Classical Revival idiom, are delineated into regular bays by plain brick pilasters and rendered brick stringcourses, which partly project to form moulded cornices. The bays to the north (Bank Street) frontage contain blind windows, with rendered surrounds only to the ground floor level, while those to the east side contain multi-paned timber-framed double-hung sash windows. Although this portion of the building was actually erected in two stages (an original single-storey building with a second storey added in 1928), they were designed in a complimentary fashion, and, today, are still clearly read as a single cohesive entity.

The western half of the exchange, which appears to date from the 1980s, is similar and sympathetic in scale and materials, but considerably different in detailing. Its street frontage also has exposed red brick to the ground floor, delineated with plain brick piers, but with metal deck cladding and vertical strip windows to the first floor.

History

Melbourne's telephone network dates back to 1879, when a manufacturer installed a line between his office in Flinders Street and his works in South Melbourne. The first telephone exchange opened in Collins Street a year later, relocating to Wills Street in 1884. The service, originally a private enterprise, was taken over by the State Government in 1887 and, after Federation, became part of the Postmaster General's department under the new Commonwealth. At that time, there were twelve branch exchanges around Melbourne (many located in or adjacent to post offices), plus the central exchange in Wills Street. With the burgeoning demand for telephone services, the latter was replaced in 1910 by a new facility in Lonsdale Street.

Two years later, an automatic exchange opened in Geelong – the first in the Southern Hemisphere. This only further intensified the demand for telephone services, and, over the next few years, several existing manual exchanges in Melbourne would be converted into automatic ones, including those at Brighton (1914), Sandringham (1918) and Malvern (1919). In 1921, the Commonwealth proposed to relieve the ever-increasing congestion at Melbourne's central exchange by building a series of automatic exchanges in the inner suburbs. The first of these, in Wellington Street, Collingwood, opened in September 1922. As part of an intensive four-year programme to increase Melbourne's telephone capacity from 43,000 lines to 7,000 lines by the end of 1928, it was planned to erect new exchanges at North Melbourne and Ascot Vale (to open by December 1924), at Canterbury and South Melbourne (by December 1925), and at Elsternwick and Northcote (by December 1926). Finally, a new automatic central exchange would commence construction in 1928.

The establishment of a new automatic exchange at South Melbourne was seen as a priority, in order to prevent the need for additional cables to be laid out from the overworked central exchange. A site in Bank Street had already been acquired by the Commonwealth in 1912 but a full decade passed before, in October 1922, Parliament accepted the recommendations of the Public Works Committee to build a new exchange there. Designed by the Chief Commonwealth Architect, J S Murdoch, this was described in the committee's report as a single-storey brick building with a flat concrete roof, to contain a switch room (20m by 16m), a battery room (10m by 6.8m), an air-conditioning plant room (6.8m by 5.5m) and staff amenities. At an estimated cost of almost £110,000, the new exchange would have an immediate capacity of 3,000 lines which would expand to 7,000 lines – providing adequate telephone service for the next fifteen years.

In 1927, only a few years after it opened, the South Melbourne exchange was slated for a major upgrade. At that time, it was planned to replace the existing central exchange in Lonsdale Street – still in manual operation – with an automatic facility, housed in a new seven-storey building at the rear, fronting Little Bourke Street. As this would effectively provide the metropolitan area with a fully automatic network, it was considered necessary that the South Melbourne exchange be extended to function as a temporary adjunct to the central exchange, rather than a separate entity. The building, which had originally been designed to accommodate a second storey, was thus extended during 1928, at a cost of £35,243.

Thematic Context

COMPARATIVE ANALYSIS

The telephone exchange at South Melbourne must be seen in the wider context of the intensive expansion of Melbourne's telephone network during the 1920s. As already mentioned in the historical section, the

building was one of several new automatic exchanges that were erected between 1922 and 1926, which anticipated the construction of the new central city automatic exchange Little Bourke Street in 1928-30. As the demand for telephone services increased exponentially over the ensuing decades, more and more automatic telephone exchanges would be built throughout Victoria. The pre-1928 exchanges, however, are of especial historic significance for their ability to demonstrate the initial emergence of what very quickly became a ubiquitous aspect of life in Victoria.

Although of notably early date, the South Melbourne exchange is not actually the oldest surviving purpose-built automatic telephone exchange in Melbourne. The first example still survives (and remains in operation) at 54-62 Wellington Street, Collingwood. Of simpler design than its later counterparts, this is a single-storey red brick building with a stark symmetrical façade to Wellington Street, with a gabled parapet and three round-arched windows. Those at Canterbury (143 Maling Road) and Elsternwick (21 Selwyn Street) also survive, although only the latter remains in operation. They are virtually identical in design: single-storey red brick buildings with gabled roofs behind parapets and external walls articulated into bays by plain pilasters and rendered stringcourses with projecting cornices. This detailing is identical to that at South Melbourne, and it would appear that the latter building was of identical appearance before its second storey was added in 1928. Two other early automatic telephone exchanges in the inner suburbs are known to have been demolished – the double-storey example at Carlton (72 Barry Street, North Melbourne) and the single-storey one at Ascot Vale (313-315 Ascot Vale Road, Moonee Ponds). The latter was replaced in the 1970s by a new double-storey concrete-block exchange in the Brutalist-style.

While the South Melbourne exchange is of regional significance as one of a small number of early automatic telephone exchanges that still survive, there are also comparative examples at the local level. As the demand for telephone services grew, more automatic exchanges would be built in the post-war period, and these are represented in the City of Port Phillip. A particularly prominent example at 62 Inkerman Street, St Kilda, dating from c.1949, is a four-storey cream brick building in a striking Modern style. This has been previously identified in the City of Port Phillip Heritage Study for its aesthetic qualities, and as one of the largest examples of its type. Another exchange in Tennyson Street, Elwood is of similar date, but is smaller and less distinguished – a single-storey cream brick building with little architectural pretension

Recommendations

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

References

Argus, 4 Jan 1921, p 6; 18 Jun 1921, p 22; 15 Aug 1922, p 8; 4 Oct 1922, p 8; 21 Feb 1924, p 9;

Parliamentary Standing Committee on Public Works, 'Report relating to the Proposed Establishment of an Automatic Telephone Exchange at South Melbourne Automatic, Victoria', Parliamentary Paper No 57, 3 October 1922.

Parliamentary Standing Committee on Public Works, 'Report relating to the Proposed Establishment of an Automatic Telephone Exchange at City West, Melbourne, and Conversion of South Melbourne Automatic Exchange to six-figure working', Parliamentary Paper No 266, 12 September 1928.

Identifier Former Lauder's Riding School ("Emerald Hall")
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO341

Address 295 Bank St
SOUTH MELBOURNE

Category School

Constructed 1873

Designer George Browne, Grainger, Kennedy and Little

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Emerald Hall is of significance as one of the very few purpose built indoor riding schools built in Australia, for its associations with Sir William and Lady Clarke, and for the clear architectural expression of the building's unusual use. It greatly enriches the building stock of South Melbourne both through its history and physical form.

Primary Source

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

Other Studies

Description

Original Use: Lauder's Riding School

Date of Construction: 1873(1)

Architect: George Browne(2) and Grainger Kennedy and Little(3)

It seems quite probable that the inspiration for the erection of a riding school in Bank Street West was Sir William Clarke's interest in horse management. Clarke, who arrived in Victoria from Tasmania in 1860, inherited a substantial fortune from his father's estate which included various land parcels in Emerald Hill(4). As well as being distinguished for his land holdings and stud-breeding activities, Sir William and his wife Janet were well known philanthropists, donating widely to charities and institutions.(5)

This property was listed as being 66 feet by 165 feet of vacant land owned by W.J.T. Clarke in 1872(6) . In the following year the foundation of a riding school is recorded in the Rate Book(7) and by 1874, Emerald Hall boasted a brick complex of seven rooms, commodious stables, riding school and gymnasium valued at £200(8) . George Lauder conducted classes in '...the useful art of proper and elegant equestration'(9) , and

gymnasium classes were conducted by a Mr English(10) .
From 1897 the building was also used as a bicycle riding school(11) .

In early 1907 the school was closed. Lady Janet Clarke, who by then owned the property, sold to the St. Peter and Paul's Roman Catholic Church who required a building for a recreation hall(12) . After undergoing major internal alterations to the designs of the prominent architectural firm Grainger, Kennedy and Little the new parochial hall opened the following year(13).

'Albert Hall', as it was then known was the result of the transformation of the rear brick stable of the former Riding School. By the 1930s the building was renamed 'Emerald Hall'(14) .

Apart from its use, Emerald Hall is distinctive with its unusual facade set hard onto the line of the pavement. The front facade is rendered and is stepped up to two storeys in height at the centre. It is framed by applied pilasters across the facade and between the floors there is a dentilated cornice and above the first floor a modillion-decorated cornice line. Within the frame, the front door dominates, being set within an arched opening with a pattern indented into the render of its spandrels, while above, the parapet is embellished with a rounded pediment with 'A.D.1873'. The facade is substantially intact except for the westernmost bay that has a mechanical door set into it, and the parapets at both levels that appear to have had urns removed.

The hall behind is an unembellished brick hall with a gabled roof. It is somewhat incongruous in its placement being offset from the axis of the front facade. Internally it has been altered but it retains at least the ceiling with its varnished timber lining boards.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

1. City of South Melbourne Rate books, 1873/74
2. Architects Index, University of Melbourne
3. The Advocate", 15 June 1907, p. 19
4. ADB, Vol. 3 pp. 422-4245
5. ibid.
6. National Trust Australia (Vic.)
7. ibid.
8. City of South Melbourne Rate books, loc.cit.
9. The Record, 6 February 1926
10. ibid. 28 May 1874
11. HBC File No. 83/2689 as at July 1986
12. The Advocate, loc. cit.
13. ibid.
- 14 National Trust Australia (Vic.)

Identifier Former "Shannon and Shamrock" Hotel
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 327 Bank St
SOUTH MELBOURNE

Category Commercial

Constructed 1888

Designer unknown

Amendment C 29

Comment

Significance

The Shamrock is of significance as a South Melbourne landmark, being a substantially intact late nineteenth century hotel built with vibrant colouring, distinctive decoration and with its distinctive tall narrow form. The side and rear facades are integral to the significance of the building.

Primary Source

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

Other Studies

Description

Original Use: Hotel
Date of Construction: 1888(1)

Originally trading as the 'Shannon and Shamrock Hotel', this was one of the more than eighty hotels that once operated in the Emerald Hill area(2). It was first licenced in 1866 and run by a T. Mornane(3). In 1887 the Rate Books listed a four roomed timber building(4) on the site, but by the following year, the extant building had been erected. The new building was described as having twelve rooms and being of brick, its owner being one Patrick Mornane(5). The Shamrock was closed to trade in 1926 as a result of the activities of the Licences Reduction Board(6), which was responsible for substantially reducing the number of hotels in the area.

The three storeyed Shamrock is one of the taller nineteenth century buildings in the municipality and in its freestanding, narrow form is most distinctive in a streetscape that otherwise has quite low buildings. It is built in red brick, embellished with render mouldings and has brilliant blue tiles to the dado at ground floor. The colouring in itself adding to the dominating effect that the building has on the area.

The window arrangement up the facade is dominated by the coupled central windows, and at each level their form is different, changing from round headed to arched to segmentally arched. The gable above has a large impact on the facade and has a most distinctive Dutch form and a nameplate in render stating 'The Shamrock' and with a shamrock motif. The azure blue and black tiles to the ground floor dado appear to be original to the facade and their vibrancy of colouring adds greatly to the colour of the brickwork. The door and window joinery and the keg shaft are all intact, while the unornamented side and rear facades and the brick and render chimneys also appear to be substantially intact. The portico to the east end of the front facade has been added, and the tiles applied to it, while not identical, are in keeping with the original dado.

Overall, the styling and form of the Shamrock is most atypical of hotel design in Melbourne of the 1880s and the use of the red brick and the render mouldings across its facade is reminiscent of Edwardian architecture.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

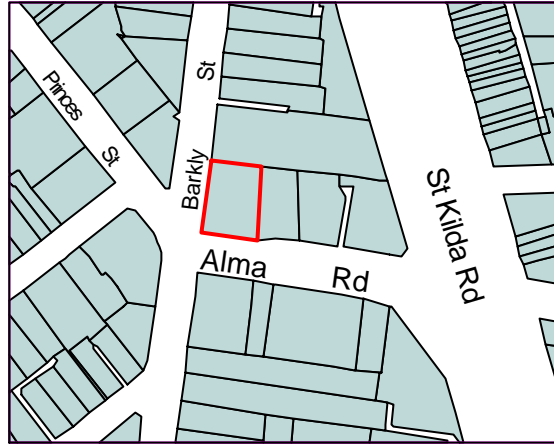
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. City of South Melbourne Rate books, 1888/89
2. Personal communication with Andrew Lemon, Historian
3. A. Rowan, 'South Melbourne Hotels', 1983. held in South Melbourne Local History Collection
4. City of South Melbourne Rate books, 1887/88
5. *ibid.* 1888/89
6. Cole Collection, Vol. 3, State Library of Victoria

Identifier Presbyterian Church, Barkly Street

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO31

Address Barkly St
ST. KILDA

Category Church

Constructed 1885

Designer Ralph Wilson / Charles Beswicke

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This church still stands in a prominent position, high on the St Kilda hill and so retains its dominant character. The building was likened in its day to Scots Church, Collins Street, Melbourne designed by Reed and Barnes in 1874, but is seen to better advantage because of its position.

Primary Source

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

Other Studies

Description

The Presbyterian Church, Barkly Street, was erected in 1885 by Thomas Corley and designed by Ralph Wilson and Charles Beswicke. The first church on the site, designed by Alfred Smith, was a brick and stone dressed building erected in 1860, which was demolished for the erection of this larger church. The present church is of bluestone with freestone dressings to highlight the spire, pinnacles, tracery and mouldings. The Gothic style adopted incorporates steep roofs, pointed arches, buttresses and pinnacles and a main five light tracery window appears in the front gable. The large church has a commanding position in St Kilda and the spire has been a landmark in the area since the church was erected.

Intactness

This Presbyterian church is substantially intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

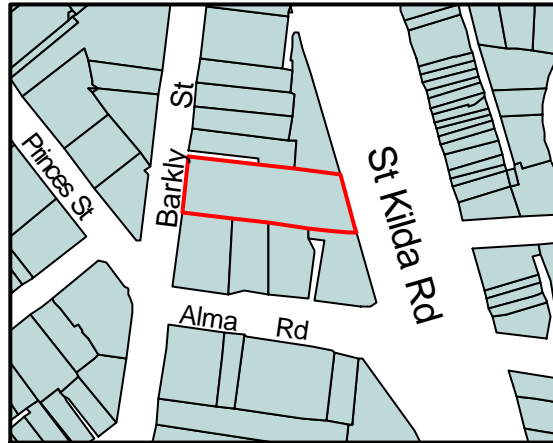
References

'The Australasian Sketcher', 1 June 1885, p.86.

'The Argus' 29 May 1886.

Perry, I. 'St Kilda Presbyterian Church', History of Architecture Essay, Department of Architecture
University of Melbourne.

Identifier Presbyterian Manse-'The Manse' originally 'Stanthorpe'
Formerly 'Stanthorpe'



Heritage Precinct Overlay None
Heritage Overlay(s) HO32

Address 42 Barkly St
ST. KILDA

Category Residential:detached

Constructed c.1875

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

'The Manse', in the ownership of the Presbyterian Church since 1919 and owned by the Sutherland family until 1889, is of historical interest as the rented premises of long surviving politician Jonas F.A. Leven from 1886-89. The house is of comparative architectural importance as an outstanding example of the classic revival town house once common to the St Kilda area in the nineteenth century.

Primary Source

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

Other Studies

Description

'The Manse' at 42 Barkly Street, St Kilda, adjacent to the Presbyterian Church, was erected c.1875 as a private residence called 'Stanthorpe' for merchant Alexander Sutherland, replacing an earlier timber house of c.1858. The two storey rendered brick residence, of unknown authorship, is in the style of the mid-Victorian Conservative Classicism and is dominated by a central pedimented portico and delicate cast iron balcony verandah.

Intactness

'The Manse' stands unoccupied in a neglected and entirely reduced garden and, except for part replacement of the upper balcony balustrade, is largely intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

City of St Kilda Rate Books

National Trust of Australia (Victoria) File No. 597.

Fredman, L.E. 'Junes Felix Australia Levien (1840-1906)' in Pike, Douglas (ed) Australian Dictionary of Biography, M.U.P. Carlton 1974, Vol. 5, p. 83.

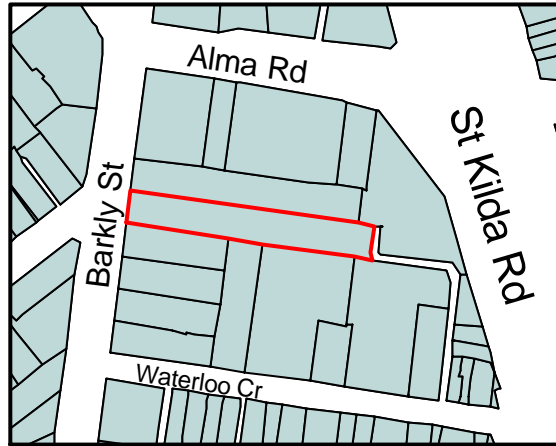
Perry, Ian 'St Kilda Presbyterian Church' History Research Essay, Department of Architecture, University of Melbourne, 1965.

Raggatt, Howard 'A Study of the Development of St Kilda from Its Beginning Till 1873' History Research Essay, Department of Architecture, University of Melbourne, 1978.

[National Estate citation reprinted with permission of the Australian Heritage Commission]

Identifier "Pyrmont"

Formerly Unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO285

Address 52 Barkly St
ST. KILDA

Category Residential:detached

Constructed 1867

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

"Pyrmont" at 52 Barkly Street, St. Kilda was built in 1867 for Michaelis Hallenstein, a principal of the highly successful tanning and leather grindery undertaking of Michaelis Hallenstein and Co. Pty. Ltd., established on Tannery Hill, Footscray, in 1879. It is historically important. This importance (Criterion A), arises from the house' connection with one of nineteenth century Melbourne's most successful merchants as well as its capacity to demonstrate a lifestyle characteristic of many on St. Kilda hill and which continue to impart cultural significance to the locale. The building's links with St. Kilda's prominent Jewish community last century is also important. The elements that are most expressive of the cultural values of the place include the main house, the front gate and the generous front garden but not the later additions.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A substantial two storeyed Italianate villa with rusticated façade having a central arched entry and flanking window bays. The verandah floor has bluestone margins and tessellated tilework whilst the two storeyed verandah and staircase are not original elements. There are substantial rear additions presumably built following the conversion of the house into apartments. Condition: Sound. Integrity: Medium, includes original original frontage setback and cast iron front gates and pillars in bluestone and cement with the name "Pyrmont", suggesting that the house was given this name from the beginning.

History

At Crown land sales in the Parish of Prahran, J.Gill bought allotment 69A which consisted of about four and a half acres on the south side of Alma Road between Barkly Street and Brighton Road. By the time James Kearney had completed his survey of Melbourne and its Suburbs in 1855, the northern portion of this

allotment had been subdivided and partly developed. The southern portion was vacant land and continued to be so in 1866 when Commander Cox carried out his survey of the area. By the following year however it was subdivided and deep lots facing Barkly Street were created. One of these lots was bought by the merchant Michael (sic) Hallenstein who immediately commenced building a house there for his residence, completed by the end of 1867. It was described as "brick, eight rooms". A right-of-way ran along the north boundary of the property giving access to a stable at the rear. Michaelis Hallenstein, together with his brother Isaac and uncle Moritz Michaelis, established the highly successful Footscray based business of Michaelis Hallenstein and Co. Pty. Ltd., tanners, leather and grindery merchants. Michaelis Hallenstein was a prominent member of St. Kilda's Jewish community and participated in the establishment of the synagogue in Charnwood Grove erected in 1872. Moritz Michaelis lived in Acland Street, St. Kilda.

By 1880, John Tanner had bought the property and had leased it to Flora Timms, who continued there in 1886. Subsequent owners included the "gentleman" George McGillvray who lived there in 1890 and James Pearson of Toorak who leased the house to the music salesman George Clark Allan in 1900. By then the house had nine rooms and was known as "Pyrmont".

Thematic Context

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

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

References:

St.Kilda Rate Books: 1865-70, 1874, 1880, 1886, 1890, 1899-1900. VPRS 3235, PROV.

MMBW litho plan no.45, undated.

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

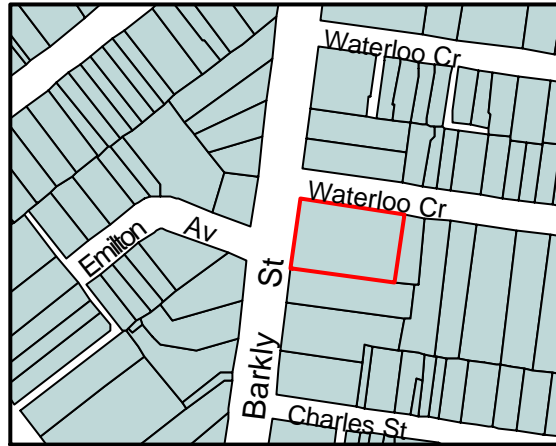
James Kearney, Melbourne and its Suburbs. SLV, Map Section, 821.09 A 1855.

Cox, "Hobson Bay and River Yarra", 1866. SLV, Map Section, 821.09 AJ 1866.

J.E.S.Vardy, Plan of the Borough of St.Kilda, Hamel and Ferguson, Melbourne, 1873, Sheet 5 North.

Identifier "Hampden"

Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 74 Barkly St
ST. KILDA

Category Residential:apartment

Constructed 1919-1920

Designer Arthur W. Plaisted

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building is of importance for a multiplicity of reasons. It is one of the largest and most elaborate examples of the Old English style of flat building in St Kilda. It is also one of the most prominent examples of the important architect Arthur W. Plaisted, who also designed the Hartpury Court flat complex in Milton Street (q.v.). In contrast to Hartpury Court, it is a looser interpretation of the Old English idiom, partly in response, perhaps, to the need to adapt the design to the pre-existing residence around which it was built. This adaptation is noticeable in the lower pitched roofs; the 'looseness' of style in the almost abstract design of the half timbering, the unorthodox prow windows facing the central courtyard. These windows, bisected by buttresses, are reminiscent of some of Desbrowe Annear's designs. The pre-1873 house is buried deep within the additions while the rear wings remain virtually unchanged, adding to the historical and visual complexity of the development. All elements of the property, including the distinctive gate posts, appear to be intact. The building's prominent location on the crest of Barkly Street is accentuated by a fine pair of palm trees.

Primary Source

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

Other Studies

Description

Style : Old English
Two storey walk-up flats, former residence
Original owner: Miss H. Boldt

Building Permit records held by the City of St Kilda indicate that drawings were submitted in 1919 for additions to a two storey Victorian residence called 'Hampden'. These additions essentially converted the house into series of 4 two bedroom and 6 one bedroom apartments and included extensive two storey additions to both sides of the house , some minor additions to the rear and a new main facade incorporating an open stair to

the first floor. Both the existing house and the additions were clad in an extensive new roof of terra-cotta tiles.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

NOTES

St K C.C. building approval No.3858 issued 1919. Geoffrey Woodfall, 'Harold Desbrowe Annear: 1866-1933' Architecture in Australia, Vol. 56 No. 1 (February 1967), pp. 100-108.

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 71 Barkly St
ST. KILDA

Category Residential:detached

Constructed 1900's

Designer H. Desbrowe Annear

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This two storey residence is significant for its extraordinary design and that its architect was H. Desbrowe Annear. Of greatest note is the symmetrical prow shaped facade form, which is repeated on the side elevation. The slatted treatment of the enclosed balconies are characteristic of Annear's work of the Eaglemont period, and these contrast with the punched openings of the roughcast rendered walls, containing Annear's unique sash windows. The balance between localised symmetries and an overall picturesqueness shows a rare adeptness in the handling of architectural form, indicative of a first rate architect. Accurate dating and a full analysis of the planning of the building may reveal a greater significance, particularly in relation to Annear's seminal Eaglemont buildings of the early 1900s. The building appears to be intact, and though its intactness is compromised by the painting of the rendered surfaces, the resultant colour scheme sympathetically expresses contrasts between the timber and rendered surfaces.

Primary Source

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

Other Studies

Description

Style : Arts & Crafts
Two storey residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

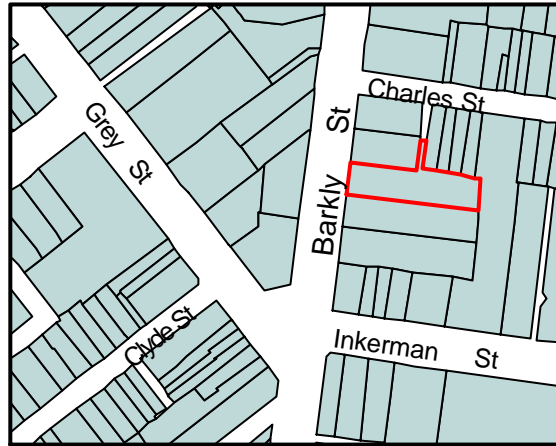
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

Geoffrey Woodfall, 'Harold Desbrowe Annear: 1866-1933' Architecture in Australia, Vol. 56 No. 1 (February 1967), pp. 100-108

Identifier "Colton Court"
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 92 Barkly St
ST. KILDA

Category Residential:apartment

Constructed c1930

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building is a prime example of St Kilda's 1920s Mediterranean style flats, the more so for its prominent location on the Barkly Street hill. Its chief feature is its pair of projecting bays of stacked balconies, delineated by bold quoinwork and capped by deep eaves. The impact of the composition is accentuated by the diminutive recessed bay of oriel windows which is squeezed between them. The deep balconies are embellished by the strongly modelled flowerboxes. The fine multipane entrance doors and fanlight signage add a touch of finesse to the building. The building appears to be substantially intact apart from the glazing in of some of the balconies and the particularly inappropriate ground floor streetfront windows.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Three storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

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

References

unknown

Identifier "Waitea"
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 98 Barkly St
ST. KILDA

Category Residential:apartment

Constructed 1920's

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building is notable primarily for the composition of its street facade. An essentially simple and symmetrical facade is enlivened by patterns of contrasting building materials and window and balcony elements. The arched entrance and flanking window create an asymmetrical motif which enlivens the overall composition. The chimneys and the front fence are bold elements which add to the character of the design. The building appears to be intact except that the balconies at ground and first floor level have been glazed in and the shingle surfaces and rendered fence have been painted.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

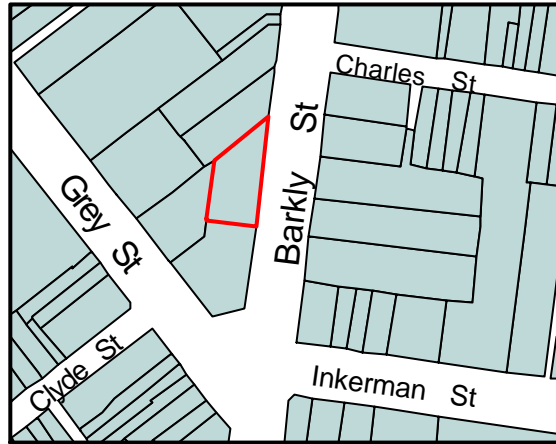
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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

References

unknown

Identifier "The Atlantic"
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 101 Barkly St
ST. KILDA

Category Residential:apartment

Constructed 1933

Designer I.G. Anderson

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building is typologically of interest as an example of a gallery access flat block with a centrally located stair. This format has resulted in a strongly articulated massing with a central stair tower and strongly projecting flanking pavilions. The stair tower features random brick quoinwork and the pavilions unusual stepped hood mouldings. However the primary significance of this building is its scale and proximity to the street, which is important in making this part of Barkly Street one of St Kilda's most characteristic precincts of high density 1920s flat development.

Primary Source

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

Other Studies

Description

Style : Vernacular
Three storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

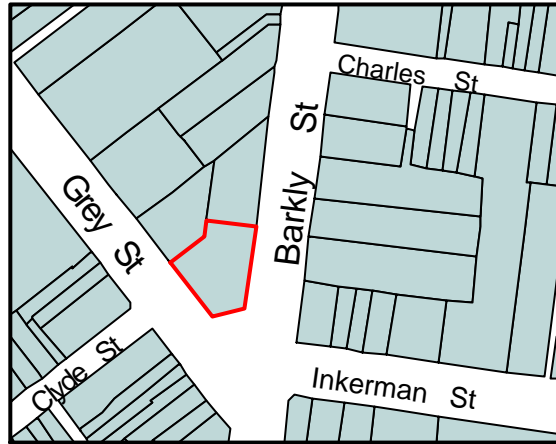
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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

References

unknown

Identifier "Pacific"
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 103 Barkly St
ST. KILDA

Category Residential:apartment

Constructed 1933

Designer I.G. Anderson

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

Forming a pair with the neighbouring apartment block 'The Atlantic' (also by I G Anderson) and designed in a similar mode, 'Pacific' is significant because of its size and the manner in which it addresses its wedge shaped site on the Barkly and Grey street intersection. The central porch acts as a hinge to its two wings and adds a note of formality to the intersection, a role once played by the Town Hall which previously stood on this site. The brick detailing of the stair towers is notable, and the building is substantially intact.

Primary Source

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

Other Studies

Description

Style : Vernacular
Three storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

unknown

City of Port Phillip Heritage Review

Place name: **Houses**
Other names: -

Citation No:
2409



Address: **110-118 Barkly Street & 2-6
Blanche Street, St Kilda**

Heritage Precinct: **None**

Category: **Residential: Houses**

Heritage Overlay: **HO507**

Style: **Federation/Edwardian**

Graded as: **Significant**

Constructed: **1910-1912**

Victorian Heritage Register: **No**

Designer: **James Downie**

Amendment: **C161port Part 2**

Comment: **New citation**

Significance

What is significant?

The group of eight houses, including two pairs of semi-detached houses and one detached house at 110-118 Barkly Street and a terrace of three houses at 2-6 Blanche Street, St Kilda, constructed from 1910 to 1912 by builder James Downie, is significant.

The high timber picket fences on each property are not significant. Non-original alterations and additions to the houses and the modern timber carport at 2a Blanche Street are not significant.

How is it significant?

The houses 110-118 Barkly Street and 2-6 Blanche Street, St Kilda are of local historic, representative and aesthetic significance to the City of Port Phillip.

Why is it significant?

The group is of historical significance for their association with the residential development of St Kilda after the economic depression of the 1890s. Built between 1910 and 1912, at a time of increased population growth and economic recovery, they are representative of Edwardian-era speculative housing development on the remaining vacant sites in St Kilda. (Criterion A)

They are representative examples of Federation/Edwardian housing built as an investment by a single builder using standard designs to ensure the houses could be built efficiently and economically, but with

variations in detailing to achieve individuality and visual interest and avoid repetition. The design of the houses demonstrates the transition from the Victorian to Federation/Edwardian styles with Victorian era details such as the brick chimneys with moulded cornices, finely detailed cast iron verandahs, slate roofs and terrace house form combined with Federation/Edwardian details such as the red brick construction, and gable-fronted roofs with half-timbering. (Criterion D)

Aesthetically, it is significant as a cohesive and distinctive group due to their shared materials, details, setback and form. They are of note for the unusual decoration of the gable ends of 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street, which features oculi with timber louvres, above highly ornate rendered garland swags, which form a striking feature against the red brick backgrounds. (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, 5.4 Depression and recovery: the inter-war years.

History

The group of eight houses at 2-6 Blanche Street and 110-118 Barkly Street, St Kilda, was constructed from 1910 to 1912 by builder and contractor, James Downie. While James Downie had formally retired some years before their construction, there is no doubt that he was the lead contractor and not one of his sons. While there were two sons called James, the eldest, James David, had died in 1889, while the younger, James Gordon, was only 12 years old at the time (Schmeder 2021:79).

The land on which the subject residences stand was vacant in 1897 (MMBW) and remained so until 1910 when it was sold to James' wife, Williamina Downie (LV).

Building permits for the houses were issued in 1910. The first permit for five brick villas in Barkly Street, to be constructed by James Downie for his wife Williamina, was issued in May 1910, and the second permit for three attached brick villas in Blanche Street, also constructed by James Downie, who was then listed as the owner, was issued in August 1910 (BP). The houses in Barkly Street were built by 1911, and the residences in Blanche Street were complete and occupied by 1912 (SM).

In 1915 the cottages were occupied by Alfred H. Miller (110 Barkly), John Blake (112 Barkly), Harry Grove (114 Barkly), Elizabeth Timper (116 Barkly), Louis Marks (118 Barkly), Mrs. Cath Winter (2 Blanche), Myer Jacobson (4 Blanche) and Barnett Goldstein (6 Blanche) (SM).

James Downie lived with his father, builder and contractor John Downie, in High Street, Prahran, in 1881 (MCC registration no. 9020, as cited in AAI, record no. 76857). By 1884, James and his wife, Williamina Downie, both from Gippsland, were living at Orford Villa in St Kilda Road (*Argus* 29 December 1884:1).

When James Downie died at his home, Glenview, in Longwarry South in 1926, his obituary noted that he was responsible for the construction of several important projects, some undertaken with another contractor, a Mr Pearson:

Mr. Downie, who was aged 75 years, was born in Dundee, Scotland, in 1851, and came to Australia when aged two years in the ship Ganges Khan. He was one of the earliest builders and contractors in the colony, and with his father built the Western Market and buildings, the Victoria Homes for the Aged at Royal Park [originally built as an industrial school with contractor Mr Pearson in 1874-75], the Law Courts in Lonsdale

street [with contractor Mr Pearson in 1874-84], the Female Penitentiary at Coburg [in 1891-92], the Domain entrance to Government House, additions to Menzies' Hotel, and St. James's Buildings, William street [designed by architects Terry and Oakden and built in 1885], as well as large railway and bridge works on the Wimmera River [the Natimuk-Noradjuia railway line with contractor Mr Barnfield opened in 1877]. He also built the Sydney road from Kilmore to Seymour practically as it stands today. In 1892 he retired from business and lived quietly on his property at Longwarry South. He left a widow, four sons, and a daughter. The burial took place at the Melbourne Cemetery on Tuesday (Argus 7 October 1926:10).

In 1920 the land and cottages were sold to Rose, Agatha and Cecily Moran, unmarried sisters, who all lived at the George Hotel in Fitzroy Street, St Kilda (LV).

Mary (nee Castles) and Patrick Moran married in 1879 and lived in Wagga Wagga, New South Wales, where they were involved in running a general store and brewery. Mary Moran's father was an architect and contractor who owned several properties in Melbourne. After Patrick Moran died in 1909, Mary and her four daughters, Rose, Agatha, Gertrude and Cecily, moved to St Kilda. Mary Moran died in 1931, (*Wagga Wagga Express* 14 November 1931:13), but the Moran sisters continued to live at the George Hotel until the 1970s. The sisters were well-known St Kilda identities.

The subject houses remained in the ownership of the Moran family until 1977 when the last surviving sister, Rose, died. After Rose's death, the land was subdivided, and the houses were sold individually (LV).

References

Australian Architectural Index (AAI), as cited. Copyright Miles Lewis

City of St Kilda building permits (BP) nos. 1033 and 1108

Frost, Lionel 2008, 'Economy' in *eMelbourne*, School of Historical and Philosophical Studies, University of Melbourne, <http://www.emelbourne.net.au/biogs/EM00501b.htm>, accessed 14 September 2017

Land Victoria (LV) Certificates of Title Vol. 2336 Fol. 100; Vol. 4353 Fol. 527

Melbourne Metropolitan Board of Works (MMBW) Detail Plan no. 1370, dated 1897, State Library of Victoria.

Sands and McDougall, *Melbourne and Suburban Directories* (SM) 1911, 1912, 1915

Schmeder, Natica, *Port Phillip Planning Scheme Amendment C161 (Part 2). Statement of evidence*, 15 January 2021

Victorian Places 2015, 'St Kilda', Monash University and University of Queensland, <http://www.victorianplaces.com.au/st-kilda>, accessed 14 September 2017.

Description

This group of eight houses is clustered around the corner of Barkly Street and Blanche Street in St Kilda. Constructed by the same builder between 1910 and 1912 they form a cohesive and distinctive group due to their shared materials, details, setbacks and form. The group comprises two semi-detached pairs and a detached villa in Barkly Street, and a row of three terrace houses in Blanche Street.

The semi-detached pairs and the terrace houses are identical, with the exception of the treatment of the gable ends. They are all constructed of red brick with a band of two cream brick courses that cuts through the lower window sashes, and a single course of moulded cream brick below the rendered moulded cornices of the brick chimneys. The brickwork is tuck-pointed where it is contained by the verandahs and the gable-fronted roofs are clad in slate. Other common design elements are the panelled front doors with highlight and narrow timber double sash windows, the verandah wing walls with rendered cappings and scroll brackets, and shallow bull-nose verandahs with traditional rinceau pattern cast iron friezes, brackets and verandah posts.

The houses are distinguished by the treatment of the gable ends with 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street being decorated with oculi with timber louvres, above highly ornate rendered garland swags. These form a striking feature against the red brick backgrounds. By contrast, the gables of 114 and 116 Barkly Street have a simple diagonal timber strapwork.

The detached double fronted villa at 118 Barkly Street has the same materials, chimneys and verandah detailing, but is distinguished by the hipped roof with a major and minor gable (both with vertical strapwork creating a half-timbered effect), and the tripartite windows on either side of the panelled entrance door, which has both sidelights and highlights.



110-112 Barkly Street, showing the distinctive gable end detailing

Overall, the buildings have good integrity and intactness. Visible changes include the glazed infill of the verandah at no.116 (the cast iron verandah has been retained), painting of the face brickwork to the gable ends of 114, 116 and 118 Barkly Street, and the oculi of 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street and missing details from some of the swags (e.g., 112 Barkly St). Some of the rear sections of roof have been replaced with corrugated iron or colourbond. None of the front fences are original.

Comparative analysis

Federation/Edwardian housing is well represented in the Heritage Overlay in St Kilda, and the City of Port Phillip more generally. The majority of these places are included within precincts as either Significant or Contributory places.

During the Federation/Edwardian period (c.1900 to c.1918) Queen Anne became the most popular housing style, replacing the Italianate style of the Victorian era. Queen Anne style houses were typically of red brick with terracotta roof tiling, corbelled brick or brick and roughcast render chimneys with terracotta pots, and had timber (rather than cast iron) verandah detailing and half-timbered, roughcast rendered or shingled gable ends. Roof forms were more complex and often included prominent street-facing gables. Nonetheless, some traces of Italianate style lingered on up until the early 1910s in details such as cast iron

verandahs (though the designs were simpler), symmetrical facades, and brick or rendered chimneys with moulded cornices.

Another key change during the Federation/Edwardian period was the decline in terrace house building. Terrace houses were highly popular during the late nineteenth century building boom, as they were an efficient and economical method of maximising the number of dwellings on a site. However, increasing concern about inner city overcrowding, the poor quality of some terraces and a perception that they were cold and dark together resulted in fewer being built in the early 1900s. Eventually, some councils moved to restrict or outlaw them altogether. For example, in 1918 Richmond adopted new building regulations that, amongst other things, required a minimum frontage of 16 feet and each dwelling to have not less and than three rooms, and prohibited terraces of more than two houses joined together (*Richmond Guardian*, 4 August 1917, p.3; 30 November 1918, p.2). In St Kilda, the local council prepared a by-law in 1916 that required a house to only occupy half the allotment upon which it is erected (*Prahran Telegraph*, 23 December 1916, p.4).

Consequently, the semi-detached pair replaced the terrace row as a popular form of low-cost housing in the early twentieth century. Like the terrace houses of the Victorian era, groups of semi-detached houses were often built as speculative housing by single builder using standard designs to ensure the houses could be built efficiently and economically, but with variations in detailing to achieve individuality and visual interest and avoid repetition.

The St Kilda East Precinct (HO6) contains several good examples of groups of semi-detached pairs and detached houses constructed by the same builder. These include the houses at 1-13 and 2-10 Moodie Place, St Kilda and 68-74 Octavia Street, St Kilda, which comprises semi-detached pairs, detached terrace style houses and one detached house, all with similar form, materials and details. These were built c.1907-1910 by local builder Mr. P. Einsiedel, who also constructed similar groups close by, including the semi-detached pairs at 10-36 Lambeth Place. While these have a terrace house form, the detailing is more consistently Federation/Edwardian (red brick construction, corbelled red brick chimneys, predominantly terracotta roofs or slate with terracotta ridge capping, half-timbered gable ends, and timber verandahs).

This group of houses is also representative of this type of housing. Compared to the above examples, this group more clearly demonstrates the transition from the Victorian to Federation/Edwardian styles with Victorian era details such as the brick chimneys with moulded cornices, finely detailed cast iron verandahs, slate roofs and terrace house form combined with Federation/Edwardian details such as the red brick construction, and gable-fronted roofs with half-timbering. They are also of note for the unusual decoration of the gable ends of 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street, which features oculi with timber louvres, above highly ornate rendered garland swags. These form a striking feature against the red brick backgrounds.

Assessment

No information.

Recommendations

2017: Site specific heritage overlay in the Port Phillip Planning Scheme

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

Primary source

Context Pty Ltd, *Heritage Assessment. 2-6 Blanche and 110-118 Barkly Street, St Kilda*, 2017



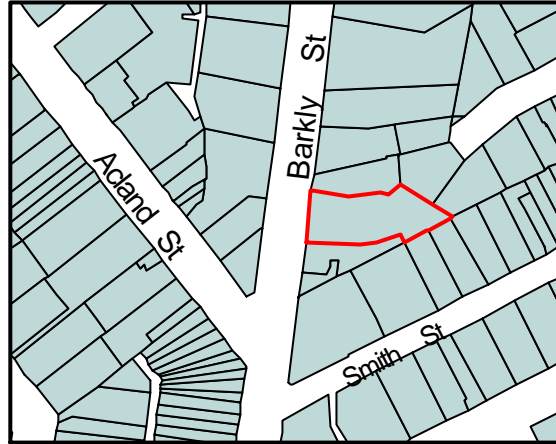
Other studies

-

Other images

-

Identifier Flats, Shops & Former Schoolhouse
Formerly Former Schoolhouse



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 188-188E Barkly St
ST. KILDA

Category School

Constructed 1860- c1940

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This property is significant primarily for James Bowick's 1860s school house but also for the three storey brick structure erected in front of it on Barkly Street in the late 1930s. This building comprises ground floor shops with residential accommodation on the upper floors. Its exterior is well preserved, with its crisp cream brickwork mixing minimalized classical references with modern Functionalist styling being the highlight. The shopfronts with their coloured bands of ceramic tiles framing the display fronts are also unusual.

Primary Source

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

Other Studies

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

Description

Style : Functionalist
Three storey flats, shops, & former schoolhouse

History

see Description

Thematic Context

unknown

Recommendations

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

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

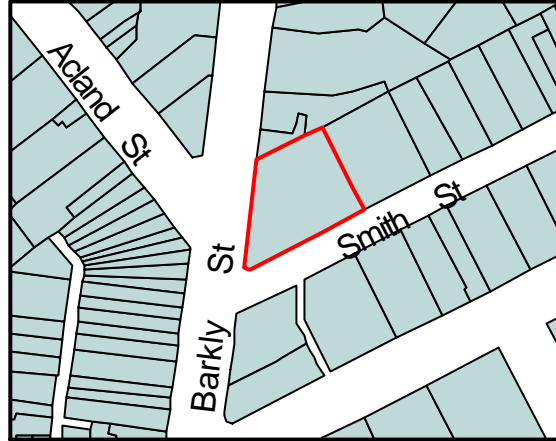
References

NOTES

Nomination of school and adjacent residence has previously been rejected for the Register of the National Estate (Ref No 14204).

Identifier Village Belle Hotel

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO33

Address 202 Barkly St
ST. KILDA

Category Commercial

Constructed 1891

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Village Belle Hotel has operated on this site since 1855 and has been a landmark associated with the settlement of the surrounding area since that time. J. B. Cooper in his History of St. Kilda of 1931 noted of the Village Belle that ".... a place name for a municipal district is in the course of evolution, or that the place name is already evolved" (vol. 1, p. 266). The name is strongly associated with the surrounding area today.

Primary Source

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

Other Studies

Description

The present brick hotel of 1891 (date on the parapet) was preceded by a timber building and is a restrained, conservative design for that time. It has been modernised internally and most of the parapet removed. The building is a landmark in Barkly Street and terminates the south east end of the Acland Street shopping centre.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

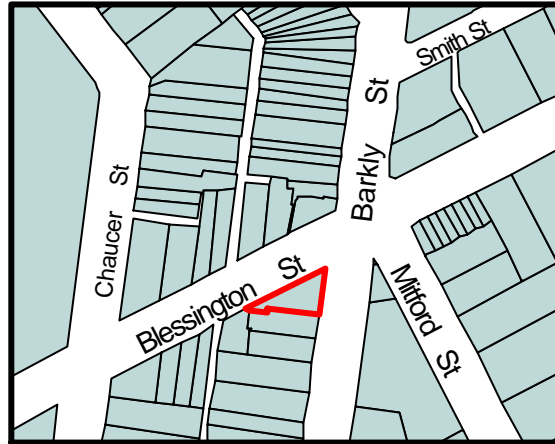
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

BIBLIOGRAPHY

John Butler Cooper, 'The History of St. Kilda' from its first settlement to a City after 1840 - 1930, City of St. Kilda, Melbourne, 1931, Vol. 1, pp. 265-66, photograph of first building facing p. 256.

Identifier Shops and Dwellings
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 229-231 Barkly St
ST. KILDA

Category Commercial: residential

Constructed 1919-1934

Designer Gillespie (1919), Hughes & Orme
(1933-34)

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The core of this building dates from the nineteenth century. The building was substantially renovated in 1919 to provide a series of ground floor shops with offices on the first floor. These renovations involved extensive alterations to the first floor facades and parapets, producing an unusual stripped classical composition. Incisions in the main cornice (corresponding in position to the windows) and the decorative sculpted panels on the extended facades are notable features. Other notable elements include the shopfronts and windows and their ceramic tile surrounds. The building, as renovated, is in an intact condition.

Primary Source

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

Other Studies

Description

Two storey shops and dwellings
Original owner: Levy A

Three single storey shops on Barkly St were designed by H V Gillespie in 1919. Hughes and Orme added the top floor and rear portions in 1933. A year later they added a fourth shop on Barkly St with accommodation above in the new style.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

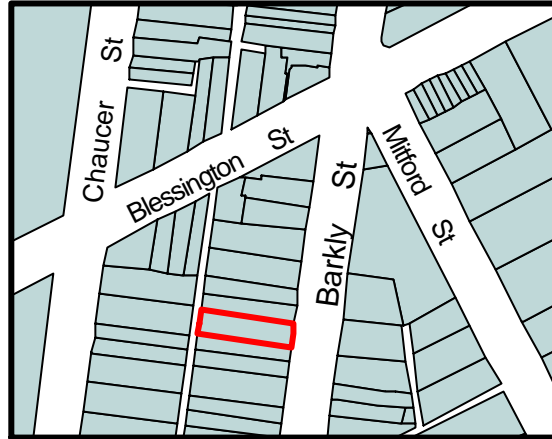
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

Also includes Blessington street frontage, Nos 25-33. St K C C permit Nos 3861 (1919), 8368 (1933), 8689 (1934).

Identifier Duplex
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 245-245a Barkly St
ST. KILDA

Category Residential:attached

Constructed 1914

Designer Richardson and Wood

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This duplex is significant as an innovative late Federation interpretation of a building form dictated by 19th century allotment sizes and planning conventions. Its simple, bold composition is unusual and masterly. It is one of only five or six surviving works by Richardson and Wood in St Kilda. This small collection is a highlight of the City's architectural stock. All the external elements and finishes, most notably the roughcast rendering, survive intact. That this building is both so unusual in its design, and so intact, makes it doubly significant.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey duplex
Builder: H. Bellion
Original owner: Mrs Ames

City of St Kilda records show that 245-245A Barkly St was built by H Bellion for Mrs Ames, to the design of Richardson and Wood, architects. It is an unusual two storey duplex; an uncommon building form which the architects tackled with clever planning and novel design. Each unit consists of three main rooms on the ground floor: the sitting room, dining room and kitchen; and two bedrooms on the first floor. Between the sitting and dining rooms, leading off from the skewed side entry porch, is a small entry hall with an open well staircase. Upstairs the landing opens onto the bedrooms on either side and a small bathroom neatly perched above the porch, with its skewed window visible from the street. At the front a ground floor verandah is accessible through the sitting room's bay window. At the rear a woodshed, W C and laundry block attaches to the back of the kitchen. Richardson and Wood's tightly organised planning neatly resolves many of the

problems inherent in an essentially 19th century narrow allotment size and building form. Externally, conventional Arts and Crafts elements have been used with striking simplicity and boldness. The ground floor is entirely of face red brick; the first floor is roughcast and the gable is weatherboard above the eaves line. The verandah, window awnings and eaves are timber, tiled in terra cotta. A central, massive, plain red brick chimney back dominates the upper levels of the facade, to produce one of St Kilda's most distinctive pieces of architecture.

Fortunately the building has retained all its exterior features and finishes intact, with the years of weathering only enhancing their character. The fences and gates may also be original; the interiors have not been surveyed.

Richardson and Wood designed the Parish Hall in Acland St around the same time as 245-245A Barkly St. Only a few of their buildings are known to exist in St Kilda: each an architectural gem of its style and period. Others include 86 Alma Rd, 96 Grey St and 14 Tiuna Grove.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

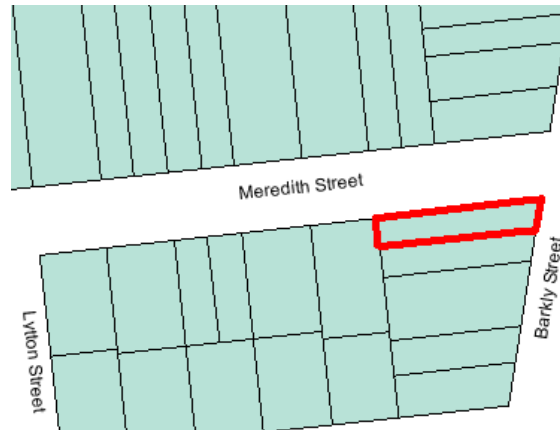
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

St K.C.C. building approval No. 2235 issued 28/3/14.

Identifier Jerry's Milk Bar
Formerly Grocery shop



Heritage Precinct Overlay None
Heritage Overlay(s) 409

Address 345 Barkly Street
ELWOOD

Category Commercial: residential

Constructed 1915

Designer unknown

Amendment **C 54**

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

Jerry's Milk Bar at 345 Barkly Street, Elwood, is a late Edwardian red brick corner shop with residence above, enlivened by vintage advertising such as plastic signage and painted slogans. Erected c.1915, it was occupied by a succession of grocers until 1964, when it was taken over by Greek immigrant Gerasimos "Jerry" Panetelios, who operated it for the next thirty years.

How is it Significant?

Jerry's Milk Bar is of historical, aesthetic and social significance to the City of Port Phillip.

Why is it Significant?

Historically, the milk bar is significant for associations with the development boom in this part of Elwood after the completion of swamp reclamation in the early twentieth century. It was one of the first buildings built along this portion of Barkly Street, and one of only a small number of shops in the area. In its own right, it is fine and remarkably intact example of an early-to-mid twentieth century corner store, retaining vintage signage with considerable interpretative value. Aesthetically, the milk bar is significant as a very distinctive element in this residential streetscape. Occupying a prominent corner site, the shop stands out for its scale (double storey, in a predominantly single-storey area), its type (as the only substantial shop in the area) and, most notably, its remarkable and eye-catching collection of vintage signage. Socially, the milk bar has been a significant focus for the community, and particularly its children, for decades. While no longer operated by the eponymous Jerry, the shop has retained the same name for over 40 years and remains as a local icon and a popular meeting place.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

Jerry's Milk Bar is a double-storey red brick building on a corner site, comprising a ground floor shop with residence above. The symmetrical Barkly Street facade is articulated by piers at each edge; at the ground floor, these are mosaic-tiled, flanking a shopfront with a central doorway and splayed metal-framed windows. Above, the piers are face brick, flanking a painted signboard (with the word JERRY'S) apparently concealing a balcony. At roof level, the piers are rendered, flanking a curved parapet concealing a hipped roof, clad in corrugated steel. Side and rear walls, of unpainted brick, have rectangular windows with flat arched heads, rendered sills and timber-framed double-hung sashes. The north frontage has an elongated window with a wide tiled sill (former servery?), and a separate residential entry, with timber doorcase and leadlight windows.

The building exterior is enlivened by vintage advertising, including two original (albeit damaged) plastic ice cream cones, a plastic lightbox sign (stating JERRY'S MILK BAR) and remnant painted signage including slogans like 'Insist of Swallow & Aerial Biscuits' and 'The Age – Fresh Daily', and reference to now-defunct products such as Robur Tea, and The Sun newspaper. The front parapet has the words 'depot' and 'vitamin enriched' (referring to a milk supplier), while the words 'cold drinks' are spelt out, vertically, down the rear chimney.

History

This shop/residence was evidently built in 1915, as it appears for the first time in the Sands & McDougall Directory for 1916. Its original occupant was grocer George Bearpark, who remained listed there until 1925. For the next four decades, the grocery business was continued by a succession of relatively short-term occupants, each remaining for only a few years or less.

Around 1964, the shop was taken over by Gerasimos 'Jerry' Pantelios. Born in Cefalonia, Greece, in 1919, Pantelios arrived in Australia (Newcastle) in 1939, but had settled in Melbourne by the early 1950s, when he opened a confectioner's shop at 97 Acland Street. He initially retained this when he opened his second business in Barkly Street, which was variously listed in directories as a grocer's shop or a milk bar. Pantelios later abandoned the confectionery business to concentrate on the milk bar, remaining as its proprietor for over thirty years, until his death in 1997. One local resident, who was a child in the 1980s, remembers Jerry as 'a scary and mysterious man – rumour has it that he died a multi-millionaire who made his money from an oyster company he ran on the side'. The shop, still known as Jerry's Milk Bar, has since been revitalised, combining the services of a traditional milk bar with a modern café and an outdoor dining courtyard at the rear.

Thematic Context

Milk bars that remain in operation by the same proprietors over decades, consequently retaining vintage elements outside (signage, billboards, etc) and within (shop fittings, equipment, etc) are becoming increasingly rare in the metropolitan area. A number of surviving examples around Melbourne were recorded by photographer Warren Kirk in the late 1990s, including the Two Heads Milk Bar in Berry Street, Seddon; the Creamota Milk Bar in Comas Grove, Thornbury; Myk's Milk Bar in Graham Street, Port Melbourne; the Continental Milk Bar and Grocery in Glenlyon Road, Brunswick, and a unnamed example on the corner of Cremorne and Kelso Streets, Richmond. Some of these, however, have since closed down, changed owners or been altered or redeveloped, which not only underscores the fragility of the typology, but also the significance of the rare survivors such as Jerry's Milk Bar. As a notably intact example of mid-century retail culture, Jerry's can be compared, at the local level, to nearby Gruner's Butcher shop at 227a Barkly Street, established in 1958 by European migrants, which also retains some vintage advertising such as plastic lightbox sign and painted depictions of farm animals.

Recommendations

Recommended inclusions:

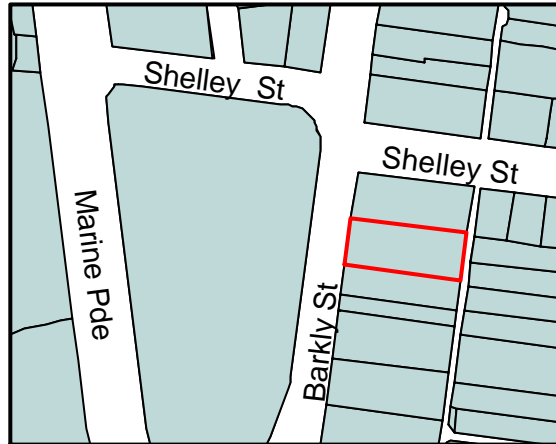
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Sands & McDougall Directory.

Various Dept of Immigration file on Gerasimos Pantelios, Australian Archives, Melbourne.

Identifier "Sur La Mer"
Formerly unknown



Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 382 Barkly St
ELWOOD

Category Residential:detached

Constructed 1921

Designer W. L. Coltman

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

"Sur La Mer" was built in 1921 to the design of the architect William Lawrence Coltman for Mrs. Sarah Carte at no. 382 Barkly Street, Elwood. It is aesthetically important. This importance (Criterion E) is derived from its survival as a substantially intact and readily identifiable house type in the Arts and Crafts influenced bungalow manner and from its capacity to contribute to the Inter-war character of the locale especially including those places facing the Robinson Reserve including "Bluff Mansions" at no. 394 Barkly Street, "Ormond Court" at 1 Glenhuntly Road, "Avalon" at 48 Shelley Street and "Rochelle" at 67 Shelley Street. Together, these places demonstrate the attraction of the reserve and the sea front after the Great War, establishing a discrete sub area within the Elwood: Glenhuntly and Ormond Roads Heritage Overlay Area characterised by the diversity and aesthetic quality of its Inter-war period architecture.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An early Inter-war period red brick Arts and Crafts influenced bungalow with prominent gable end accommodating an attic storey. There is a dominant shingled oriel window bay at the gable apex which has a jerkin head roof form giving visual emphasis to this element. The lower level façade windows have a common horizontal bracketed window hood, the left hand end with bay window having been sympathetically altered. There is a terra cotta tiled roof and tall brick chimneys with a later porch on the south side.

Condition: Sound. Integrity: Medium, high front fence.

History

Road access to this part of the former Elwood swamp came with the construction of a wooden bridge over the creek in Barkly Street at the slaughter yards in 1859. Despite this, the area was unsuitable for development until 134 acres of the swamp were filled in 1888, the slaughter yards closed in 1899 and effective drainage works completed with the formation of the canal in 1905.

Sales of Elwood Crown land were commenced in 1908 however in the year 1910, the area from the canal to Glen Huntly Road on the east side of Barkly Street was listed in the Sands and McDougall directory as being the St.Kilda Borough pound with Edington W.S. as pound keeper. By 1916 the pound land had been subdivided and sold, the portion between Shelley Street and Glen Huntly Road being lots 8 to 15 of section 6, each with a frontage of about 64 feet. Lot 9 which is now no.382, was owned by R.E.Williams of Beaconsfield Parade, St.Kilda in 1916. Williams moved to Broadway in 1918, selling his Barkly Street block two years later to D. Spring. During 1921 Spring sold to Mrs. Sarah Carter, who in the same year built there a house (brick, six rooms) for her residence. The Carter family continued in residence in 1930 when William J. Carter was listed as occupant. Subsequent occupants include Goerge F.Leaney (1951) and Miss K. Mackay (1973).

Thematic Context

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

Recommendations

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

References

St.Kilda Rate Books: 1916-30.

MMBW litho plan no.48, undated.

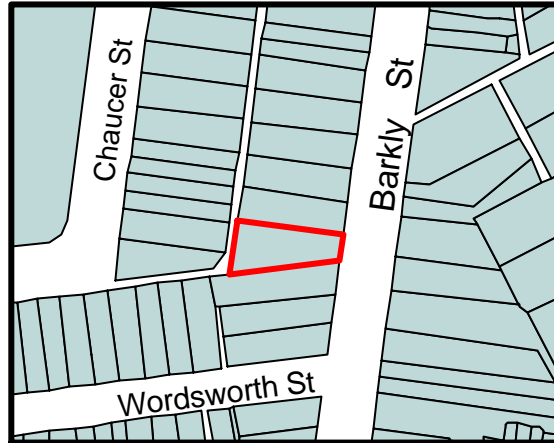
Sands and McDougall directories: 1910, 1916, 1920,1927, 1930.

Com. H.L. Cox, R.N. Hobson Bay and River Yarra, 1866. SLY 821.09AJ 1866 Cox.

John Butler Cooper, The History of St.Kilda, Vol.1, 191-208.

Willingham, A., "'Sur La Mer' 382 Barkly Street, Elwood 3184: A brief cultural history and assessment of cultural heritage significance", 7/1999.

Identifier House
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO34

Address 269 Barkly St
ST. KILDA

Category Residential:detached

Constructed 1907-08

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

The house at no. 269 Barkly Street, St. Kilda was built for Frank Turner in 1907-08. It is noteworthy aesthetically as a highly individual example of its type, the symmetry and emphasis given to the verticality of its façade being distinctive (Criterion E).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An exceptionally picturesque symmetrical Federation period timber villa having a richly decorated arched porch sheltering the central entry flanked by rectangular window bays with sun hoods and overhanging half timbered gables. The terra cotta tiled roof is pyramidal with a small finial at the apex. The weatherboards are rusticated and the narrow casement windows with upper level sashes emphasise the vertical in harmony with the half timbering and ladder framing to the porch. Condition: Sound. Integrity: High.

History

Barkly Street between Blessington and Dickens Streets was undeveloped due to the low lying, swampy nature of the land in 1866. By 1879, Barkly Street extended across the swamps to meet the track that went south to Glen Huntly Road.

In 1905, Mrs J.E.Foreman of Charlton owned land on the west side of Barkly Street between Blessington and Wordsworth Streets. In 1906, it was described as having a frontage of "30 feet, NAV 6 pounds".

The following year, Frank Turner, a clerk, purchased the land and began building this wood house for his residence. The house, which had six rooms, was finished in 1908. It had an NAV of 25 pounds.

In 1910, Frank Findlay was owner/occupant of the house however, within twelve months, Alfred Collins had acquired it. By that time, the NAV had risen to 45 pounds.

Euphemia Toomer subsequently owned the property. She lived there with her family in 1915 and continued to do so in 1920. At that time, the house was described as before, "wood, six rooms". The NAV was 60 pounds.

Thematic Context

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

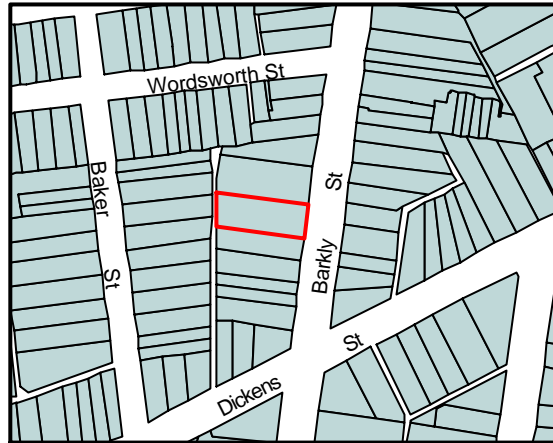
Recommendations

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

References

St. Kilda Rate Books: 1905-11, 1915-16, 1920-21. VPRS 8816/P1, PROV.
MMBW litho plan no.48, undated.
H.L.Cox, "Hobson Bay and River Yarra", 1866. SLV Map Section.

Identifier "Barkly Lodge"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO35

Address 289 Barkly St
ST. KILDA

Category Residential:apartment

Constructed 1955

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

"Barkly Lodge" at no. 289 Barkly Street, St. Kilda, was built in 1955. Although by no means stylistically innovative, it remains as a well resolved apartment block of the period, exploiting the principles of the European Modernists pioneered here some two decade previously (Criterion E). It is of historical interest as a fine example of the St. Kilda tradition of apartment living, carried into the 1950's prior to the decline in design standards characteristic of the 1960's (Criterion A).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A three storeyed rectanguloid cream brick apartment block in the Modernist manner of the 1950's having steel framed windows and emphasis given to the stairwell by means of vertical glazing and a small concrete porch over the entry. There are corner balconies with plain wrought iron balustrades, exploiting a motif characteristic of the European Modernists from as early as the 1930's. Condition: Sound. Integrity: High.

History

Chas Vincent Ciralese lived on the west side of Barkly Street between Wordsworth and Dickens Streets at no.287 in 1945. Adjoining his property was a vacant lot of land which he also owned. In 1950, the land measured 42 by 162 feet, and had an NAV of 45 pounds.

On the site in 1955, there were "flats being built". By the end of 1955, a triple storeyed brick building of 19 flats was completed and occupied. Each flat had four rooms and an NAV of 140 pounds. The property was owned by Barkly Lodge P/L, c/o Feiglin and Francome.

Thematic Context

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

Recommendations

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

References

St. Kilda Rate Books: 1945-46, 1950-51, 1955-56. VPRS 8816/P1, PROV.
Sands and McDougall Directories: 1951, 1954, 1955.
MMBW litho plan no.48, undated.

Identifier Residence

Formerly unknown



Heritage Precinct Overlay HO403
Heritage Overlay (s) None

Address 329 Barkly St
 ELWOOD

Category Residential:detached

Constructed 1916

Designer unknown

Amendment C54

Comment Incorporated within the Addison Street/ Milton Street Precinct

Significance (Mapped as a Significant heritage property.)

A stately attic villa whose complex plan has been well resolved under a bold roof form. The rich character of its raw rough cast walls, shingled gables and finely detailed windows is enhanced by its deep russet colour scheme but some what diminished by its out of character brick fence. With no. 327 it forms an important pair of larger houses at the entrance to Thackeray Street.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts Two storey residence Builder: Mr Pike (see reference notes) Original owner: G A(W?) Frampton (see reference notes)

History

see Description

Thematic Context

unknown

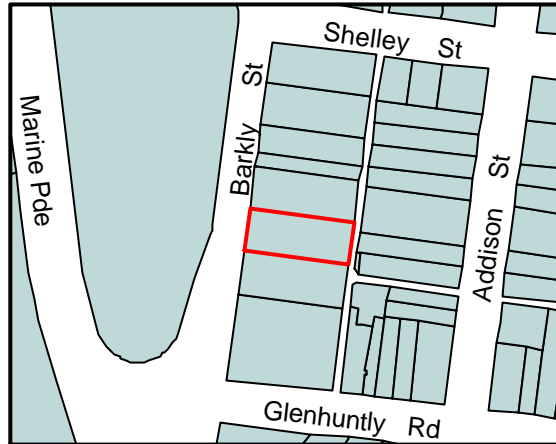
Recommendations

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

References

NOTES The building permit does not distinguish the builder or owner as being Pike or Frampton. Pike was probably the well-known local builder. St K C C permit No 2929.

Identifier "Bluff Mansions"
Formerly unknown



Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 394 Barkly St
ST. KILDA

Category Residential:apartment

Constructed 1919

Designer H R Lawson?

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A two storey Arts and Crafts style block of flats of unusually massive proportions. The design and interrelationship of its various exterior components, especially its windows, and shingle, brick and render surfaces, is of particular merit. It is also notable for its intactness and is an important part of the group of larger scale residential buildings in the area.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

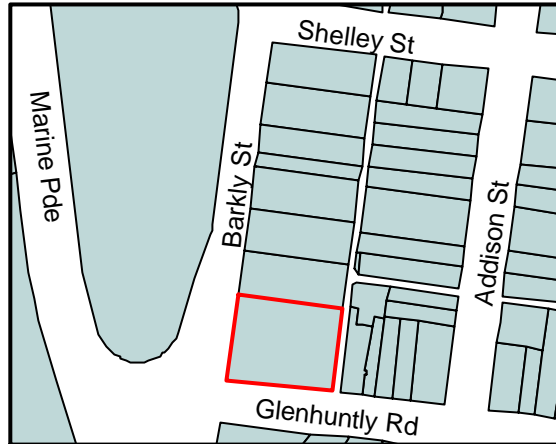
References

NOTES

Attributable to H R Lawson on stylistic grounds. Lawson was very active in the St Kilda area as a developer/architect around 1919.

Identifier "Ormond Court"

Formerly unknown



Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 398 Barkly St
ST. KILDA

Category Residential:apartment

Constructed c 1920s

Designer B.S.W. Gilbertson

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

A good example of the Mediterranean style of flat design common in St Kilda in the 1920s. It is one of the largest flat complexes in the city and consists of two separate blocks of complementary design. Its prominent location at the corner of Glenhuntly Road increases its significance. Its architect, B.S.W. Gilbertson, served as Building Surveyor of the City of St Kilda.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Two & three storey walk-up flats
Original owner: C. Swinburne

History

see Description

Thematic Context

unknown

Recommendations

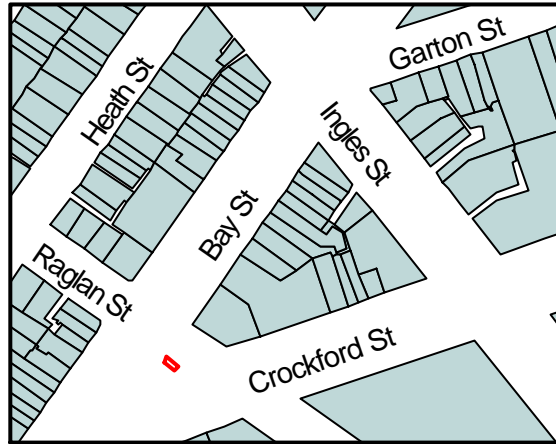
A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

NOTES

St K C C permit No 6512.

Identifier Horse Trough
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address S.E. Cnr Bay St, Raglan St
PORT MELBOURNE

Constructed probably 1940s

Category Street Furniture

Designer Fred Cook City of Port Melbourne
Chief Engineer

Amendment C 29

Comment

Significance

This horse trough is of local significance. Along with the similar example at the corner of Evans and Bridge Streets, it is one of only two remaining examples in Port Melbourne of a once common nineteenth and early twentieth century item of street furniture.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Description

PRINCIPAL THEME: Objects

SUB-THEME: Transport related street furniture

ORIGINAL OWNER: Port Melbourne City Council

CURRENT OWNER: City of Port Phillip

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90% + original
different from adjacent)

OBJECTS: Horse trough

PRINCIPAL MATERIAL: Concrete

PHYSICAL STYLISTIC DESCRIPTION

This horse trough has bluestone rubble sides enclosing a semicircular section precast concrete trough. The tops of the bluestone sides are rendered. At one end is a semicircular concrete head stone originally incorporating a water outlet.

COMPARATIVE ANALYSIS

The simple, somewhat rustic, stone construction of this horse trough is characteristic of mid-twentieth century municipal structures such as park planters, drinking fountains and other landscape and street structures. It can be compared with the more precise and engineered character of the nineteenth and early twentieth century cast iron and dressed bluestone horse troughs installed in the City of Melbourne and other suburbs, and the later shaped iron sheet type.

History

This trough was constructed sometime after 1942 by the City of Port Melbourne, to a design by the municipality's Chief Engineer, Fred Cook. (1)

Thematic Context

The horse trough is associated with the historical development of road transport in the area, and in particular demonstrates the continuing existence of horse drawn transport as late as the 1940s.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. A drawing for a standard horse trough signed by Fred Cook is held by the Port Melbourne Historical Society.

City of Port Phillip Heritage Review

Identifier: Pier Hotel
Formerly: Pier Hotel

Citation No:
608



Address: 1 Bay Street, corner of Beach Street,
PORT MELBOURNE

Heritage Precinct Overlay: N/a

Category: Commercial

Heritage Overlay: HO462

Constructed: 1860s?/c. 1937

Graded as: Significant

Designer: Unknown

Amendment: C103

Comment: Updated citation

History

The first Pier Hotel on the subject site was established in September 1840 by Wilbraham Liardet, an early and prominent settler of Port Melbourne. Liardet had arrived at Port Melbourne in 1839.ⁱ He soon established a mail service from arriving ships to the township of Melbourne, and opened his timber hotel (the second at Sandridge), in September 1840, at a cost of £1300.ⁱⁱ The hotel was originally known as the Brighton Pier Hotel, apparently reflecting Liardet's view that Sandridge be known as Brighton.ⁱⁱⁱ

By that summer, the Pier Hotel was described as a 'magnificent house', serving refreshments to those who arrived from Melbourne to visit the beach.^{iv} Liardet's fortunes soon fell, however, and he was declared bankrupt in January 1845.^v He was unable to purchase the land on which his hotel stood at the first land sales of Sandridge in September 1850, and the allotment was instead purchased by DS Campbell and A Lyell.^{vi} By 1857, the Pier Hotel comprised two sitting rooms, four bedrooms, a bar and four other rooms, and was rated with a net annual value of £350, and was owned by WJT Clarke and operated by James Garton.^{vii} Clarke was a large landowner and prominent member of Victorian Colonial society, and a member of the Legislative Council between 1856 and 1870.^{viii}

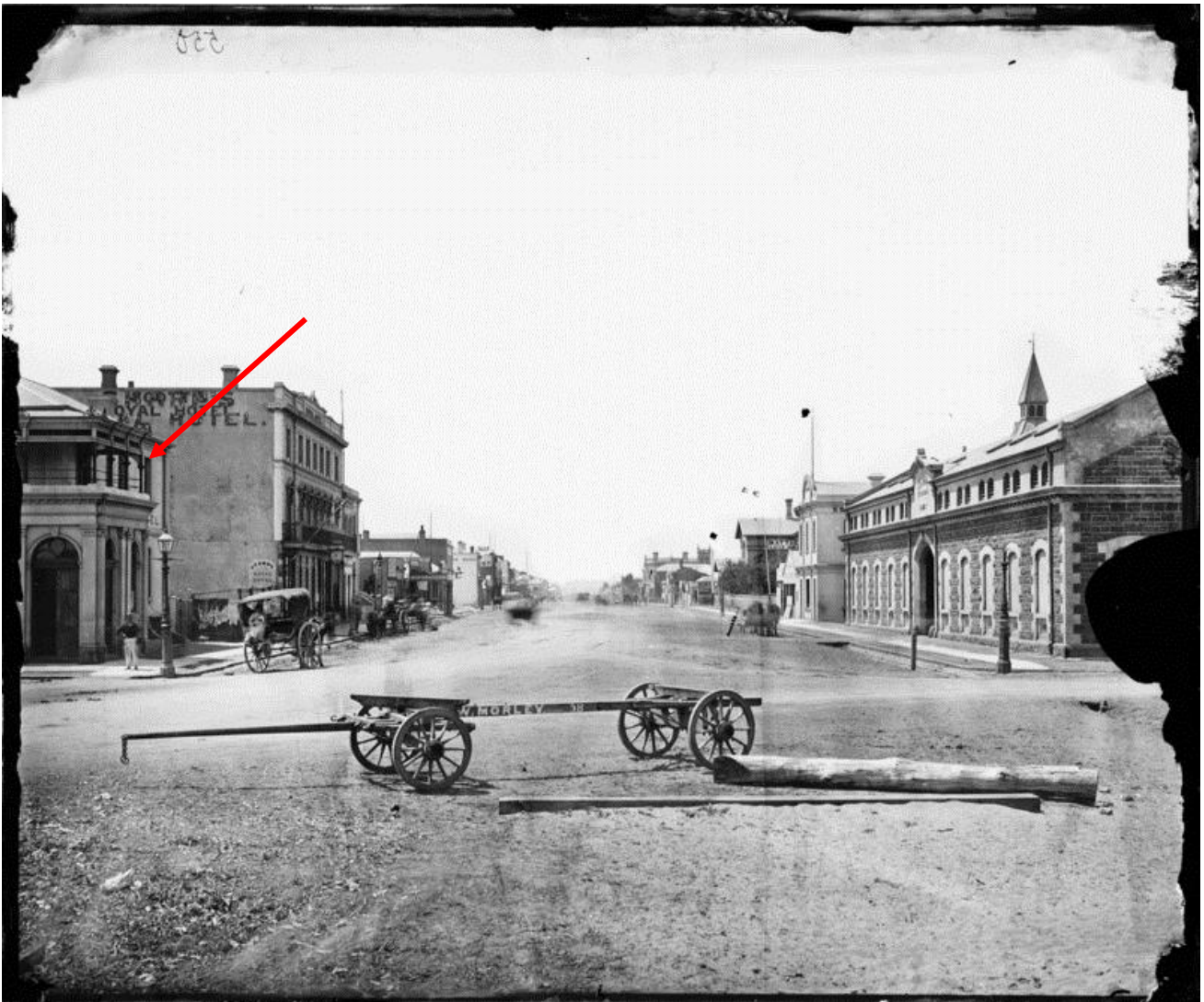


Figure 1 Detail of a photograph of Bay Street Port Melbourne looking north, c. 1872. The Pier Hotel is indicated.

Source: Holtermann collection, State Library of New South Wales.

Clarke also owned the nearby Chusan Hotel, which also had been managed by the Liardets.^{ix} The Pier Hotel was extended to 15 rooms between 1857 and 1859 and its net annual value increased to £500.^x The building was described by 1861 as being constructed of brick, wood and shingles.^{xi}

In 1868, a fire broke out in a number of buildings on Beach Street. The Pier Hotel was gutted and five adjoining timber houses were destroyed.^{xii} The damage was extensive and only the brick walls of the hotel remained, though the contents of the cellar were also said to have survived. By the following week, tenders were being called for 'reinstating the Pier Hotel', by architect James E. Austin and the Pier Hotel continued to trade.^{xiii}

By the mid-1870s, there were 48 licensed hotels in Port Melbourne, providing refreshment and accommodation to the passengers and crew on board ships arriving in Hobson's Bay.^{xiv} It was in this period that the temperance movement began to grow, organising petitions to reduce the number of hotel licences in Port Melbourne.^{xv} Concerns were heightened in the port township, with conflict between the local residents, sailors frequenting the hotels and the publicans who were said at the time to have 'forfeited all sympathy'.^{xvi} Yet, despite all the temperance movement's efforts, seven hotels remained in Bay Street between Beach and Rouse streets in 1895.^{xvii}

The Pier Hotel continued to operate through the twentieth century, and underwent renovations in the interwar period, likely in 1937, which modernised its appearance through the application of a new Moderne façade treatment.^{xviii}

In the early 1990s two small two-storey additions were made to both the Bay Street and Beach Street elevations, replacing a single-storey rendered brick wing to Beach Street and infilling a driveway with garage to the north end of the Bay Street elevation.

Thematic Context

The Pier Hotel is one of a once-large number of nineteenth century hotels and former hotel buildings in this area of Port Melbourne, historically concentrated in close proximity to the Pier, and thus with a clear relationship to the early maritime history of the suburb.

PRINCIPAL THEME: Assembly and Entertainment

SUB-THEME: Hotels

ORIGINAL OWNER: James Garton (Licensee)

CURRENT OWNER: Unknown

LOCAL/PRECINCT CHARACTER: Individual Character (individual, different from adjacent)

AUTHENTICITY -40% (to Victorian period), 80% (to interwar remodelling)

BUILDING TYPE: Hotel

CONSTRUCTION: Unknown, possibly 1850s-late 1860s, remodelling c.1937

ARCHITECTURAL STYLE: Interwar Moderne

PRINCIPAL MATERIAL: Rendered Brick

Physical/Stylistic Description

The former Pier Hotel is a two-storey rendered brick building. The facades, as altered in the mid- 1930s, are in a Moderne style with opposed horizontals to the first floor windows and string courses and vertical focal points to each of the main elevations. The nineteenth century origins of the building are indicated by the small segmental arched first floor windows to the Beach Street elevation. The walls are plain rendered with a ground floor plinth, first floor string courses and recessed string courses to the corners above the first floor windows. The windows to the ground floor and to the corner at first floor level are relatively large. They are round-headed to the ground floor and rectangular to the upper level with projecting horizontal hoods. Several of the ground floor windows have been cut down and altered to form doorways giving access to an outdoor seating area on the Beach Street footpath. Retractable awnings partly conceal the ground floor window heads. The main signage in attached lettering above the lounge window hood is of recent origins.

The building was not inspected internally (and no internal controls are proposed), however Andrew Ward in his 1998 review noted that the existing large corner room retains the timber shingles to its hipped roof beneath the present corrugated iron linings.

In the early 1990s two small two-storey additions were made to both the Bay Street and Beach Street elevations, replacing a single-storey rendered brick wing to Beach Street and infilling a driveway with garage to the north end of the Bay Street elevation. Utilising extensive areas of glazing and black mosaic tiling and fins of corten steel, the additions effectively bookend the hotel building, their dark finishes contrasting with the cream-painted render finish of the earlier hotel building.

[Allom Lovell & Associates, *Port Melbourne Conservation Study Review*, 1995 amended by Lovell Chen, 2012].



Comparative Analysis

Many nineteenth century hotels were refaced in the 1930s in the contemporary Moderne or Jazz style. The style emphasised the idea of modernity and speed through streamlined forms and horizontal lines, cantilevered canopies and vertical fins. A particularly sophisticated and successful example of a 1930s Jazz style hotel (built from the ground up rather than as a remodelling) is the former United Kingdom Hotel, Queen's Parade, Clifton Hill (JH Wardrop, 1938), recently converted to a McDonald's restaurant. Across the metropolitan area, however, there are numerous more modest examples of the style as overlaid on existing Victorian buildings in an effort to update and modernise them.

The Pier Hotel upper lounge, with its extensive glazing, parallels the first floor corner lounge refurbishment of the former Duke of Albany Hotel with origins in 1853 and subsequent additions in the later nineteenth century, at 323-325 Victoria Street Abbotsford. As there, the upstairs lounge windows were with masonry spandrels. These spandrels were given a differing colour and finish so they would read as recessed in the façade, and part of a continuous strip window. This upper level was treated as a wintergarden or enclosed verandah, and this, combined with the simplified arcading in rendered and over-painted surfacing, recalls prominent regional resort hotels, such as the similarly-sized Grand Hotel frontage, to the corner of Seventh and Deakin Avenues Mildura, a c. 1935 refurbishment of an 1891 coffee palace with Federation-era additions.^{xix} The Mildura Grand parallels extend to the breakfront lounge entry facing Bay Street.

On the Beach Street elevation of the Pier, this corner lounge area is linked to the balance of the façade with a stairwell bay with flagpole and a recessed fluting panel above and below a stair window, counterbalanced by horizontal scoring with recessed course lines to either side, and with moulded cornices and projecting window sills treated as continuous bands. Use of a parapetted stair well with vertical accentuation was a common relieving element in 1930s façade design, and was useful in linking parapets of differing height. The 'weave' or raised and recessed course lines on the breakfront facing Bay Street was common in Australian Art Deco design, especially in Melbourne and Perth, and is seen in the apartment and commercial buildings of Oakley and Parkes, Louis Levy, J H Esmond Dorney, Harry Norris and I G Anderson in Melbourne^{xx} and Harold Boas in Perth.^{xxi} The accentuated horizontals put the Pier Hotel's external refurbishment into the Moderne (streamlined) part of the Deco spectrum, though the vertical proportions of most of the windows and the retention of arches evoke the modernised resort hotel in the 1930s.^{xxii}

Assessment Against HERCON Criteria

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

The Pier Hotel is of historical significance at a local level for its associations with early Port Melbourne. A hotel has existed on this site since 1840, when Wilbraham Liardet, an early settler, publican and artist, opened his Brighton Pier Hotel. The present building is thought to date substantially from the late 1860s (probably incorporating fabric from the 1850s), albeit its appearance reflects extensive reworking and refacing, notably in the interwar period when a Moderne treatment was applied.

The location of the building reflects the historical theme of hotels concentrated near the waterfront in Sandridge (Port Melbourne), from the earliest phase of settlement and as related to the importance of the shipping trade in this period. Today it is one of relatively small number which still operate as hotels. In this context, it is also historically significant for having operated for more than 140 years, serving the local Port Melbourne community as a place for social and recreational activities.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Externally, the Pier Hotel is of local architectural significance as a good representative example of a nineteenth century hotel building, remodelled in the 1930s in a Streamlined Moderne style. The re-facing of earlier buildings with a contemporary style was a common approach to the modernisation of hotels in the interwar period, as the Licences Reduction Board targeted hotels with substandard facilities. The Moderne or Jazz style was a popular choice. Features of note include the enclosed first floor lounge with extensive glazing at the corner, and, on the Beach Street frontage, the use of the vertically oriented stair well bay with flagpole as a relieving and linking element between the two flanking blocks.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Not applicable.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable.

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.

The site of the Pier Hotel is of interest for its association with Wilbraham Liardet, prominent early settler, publican and artist, who established his Brighton Pier Hotel here in 1840.

Significance

What is significant?

The Pier Hotel is a two-storey overpainted brick and render hotel building, located at the north-west corner of Bay and Beach Streets. The hotel is thought to have been initially constructed in the late 1850s/early 1860s, although its appearance today, presenting as a Moderne-styled hotel belies this early date of construction. The hotel has in various iterations, operated virtually continuously since the late 1840s. The recent two-storey additions flanking the hotel are of no significance.

How is it significant?

The Pier Hotel is of historical and architectural significance to the City of Port Phillip.

Why is it significant?

The building has important associations with early Port Melbourne, with a hotel having operated from this site since 1840, when WFE Liardet, an early settler, publican and artist, opened his timber Brighton Pier Hotel. The present building is of rendered brick and is thought to date substantially from the late 1860s (possibly incorporating fabric from the 1850s), though its appearance reflects an interwar remodeling in a contemporary Moderne style. The location of the building reflects the historical theme of hotels concentrated near the waterfront in Sandridge (Port Melbourne), from the earliest phase of settlement and

as related to the importance of the shipping trade in this period. Today the Pier is one of relatively small number which still operate as hotels. In this context, it is historically significant for having operated for more than 140 years, serving the local Port Melbourne community as a place for social and recreational activities.

Externally, the Pier Hotel is of local architectural significance as a good representative example of a nineteenth century hotel building as remodelled in the 1930s in a Streamlined Moderne style. The re-facing of earlier buildings with a contemporary style was a common approach to the modernisation of hotels in the interwar period, and the Moderne or Jazz style was a popular choice. Notable features include the enclosed first floor lounge with extensive glazing at the corner, and, on the Beach Street frontage, the use of the vertically oriented stair well bay with flagpole as a relieving and linking element between the two flanking blocks.

Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012

Recommendations

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

The recent two-storey additions flanking the main building are of no significance and could be excluded from the extent of the Heritage Overlay.

Paint controls are recommended.

References

General

Allom Lovell & Associates, *Port Melbourne Conservation Study Review*, 1995.

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

Specific

ⁱ 'Liardet, Wilbraham Frederick Evelyn (1799–1878)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/liardet-wilbraham-frederick-evelyn-2358/text3087> accessed 20 June 2012.

ⁱⁱ U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, Melbourne, 1983, p. 12.

ⁱⁱⁱ U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, Melbourne, 1983, p. 12.

^{iv} U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, Melbourne, 1983, p. 14.

^v U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, Melbourne, 1983, p. 15.

^{vi} U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, Melbourne, 1983, p. 17.

^{vii} City of Melbourne valuation records, Macarthur Ward, 1857.

-
- viii Anderson, Hugh, 'Clarke, William John (1805–1874)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/clarke-william-john-1902/text2247>, accessed 20 June 2012.
- ix City of Melbourne valuation records, Macarthur Ward, 1857, U'ren, Nancy, *A History of Port Melbourne*, Melbourne, 1983, p. 21.
- x City of Melbourne valuation records, Macarthur Ward, 1857-1859.
- xi Borough of Sandridge ratebooks, 1861.
- xii *Illustrated Australian News for Home Readers*, 11 July 1868, p. 7.
- xiii *Argus*, 22 July 1868, p.3.
- xiv U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, Melbourne, 1983, p. 158.
- xv U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, 1983, p. 158.
- xvi *Sydney Morning Herald*, 7 March 1888, p. 7.
- xvii MMBW detail plans 324, 325, 329 Port Melbourne, 1895.
- xviii Allom Lovell & Associates and Bryce Raworth, *Inner Metropolitan Hotels*, prepared for the Historic Buildings Council, Melbourne, 1992, p. 64; Port Melbourne Building Register, 1 July 1937, n. R172.
- xix www.qualityhotelmilduragrand.com.au/asp/history/asp, viewed 6 June 2012.
- xx As with Mitchell House (Norris) and the former Lonsdale House (Anderson, demolished) in central Melbourne: see Philip Goad and others, *Melbourne Architecture*, Melbourne, 1999, 2009, pp. 136. item 233 (Oakley and Parkes' Yule House, 1932), 138 item 237 (Harry Norris' Burnham Beeches, 1930-33), 144 item 257 (Norris' Mitchell House, 1936); 145 item 260 (Dorney's Windemere Flats, Elwood).
- xxi See Ian Molyneux, *Looking Around Perth*, RAlA, Perth, 1981.
- xxii Julie Willis, 'Moderne', in Philip Goad and Willis, *The Encyclopedia of Australian Architecture*, Melbourne, 2011, pp. 462-466.

City of Port Phillip Heritage Review

Identifier: Former Morley's Coal Depot
Formerly: Morley's Coal Depot

Citation No:
689



Address: 2-6 Bay St, PORT MELBOURNE

Heritage Precinct Overlay: N/a

Category: Industrial

Heritage Overlay: HO38

Constructed: 1872

Graded as: Significant

Designer: George Browne

Amendment: C103

Comment: Updated citation

History

Tenders for the former Morley's Coal Depot were invited in October 1872 by the architect George Browne. It was constructed for William John T Clarke (later Sir William), prominent Melbourne property owner. Its original occupant was the coal merchant William Morley, who was a prominent early citizen of Port Melbourne and first Chairman of the Sandridge Borough Council.

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

Thematic Context

The former Morley's Coal Depot is one of a large number of former industrial buildings located within the maritime precinct close to the former Sandridge Pier.

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Warehouses connected to trade

ORIGINAL OWNER: W J T Clarke

CURRENT OWNER: [Text]

LOCAL/PRECINCT CHARACTER: Individual Character (Individual, different from adjacent)

AUTHENTICITY 70-90% original

BUILDING TYPE: Warehouse

ARCHITECTURAL STYLE: Victorian warehouse

PRINCIPAL MATERIAL: Stone



Figure 1 Detail of a photograph of Bay Street Port Melbourne looking north, c. 1872. The Coal Depot is at right. Note that the ground floor windows are 'blind'.
Source: Holtermann collection, State Library of New South Wales.



Figure 2 The Coal Depot photographed in 1975, showing the appearance of the building to Beach Street, subsequently altered.
Source: City of Port Phillip Heritage Collection.

Physical/Stylistic Description

The former Morley's Coal Depot is a rectangular building of two longitudinal bays with double gables at the north and south ends. The original parts of the walls are of squared rubble-faced bluestone with segmental arched window and door openings. Originally all the arched window openings were 'blind', however, several to both the east and west elevations have subsequently been unblocked and the openings glazed. The corners and openings have rendered quoins and arches. A cornice runs around all four sides including across the gable ends.

Above the main doorway to Bay Street is a curved topped pediment containing the lettering 'Morley's Coal Depot 1872'. The east elevation, facing to Post Office Place, is a mirror image of the façade to Bay Street in its detailing and massing, apart from the southern end of the elevation, which has retained a higher level of intact detailing than the corresponding south end of the Bay Street elevation. The gables contain large oculus windows. The roof has timber king-post trusses and columns. The walls and roof appear to have been raised above the cornice and original gables at a later date, and have a rendered finish. Above the cornice are paired segmental arched clerestory windows. The lower windows have been built up and doorways have been formed to the south end of the Bay Street elevation. A section of the roof has been raised and highlight windows inserted relatively recently, forming a clerestory. The gabled elevation facing Beach Street has been substantially altered with new window openings.

Comparative Analysis

Morley's Coal Depot utilises the common industrial trussed-roof single-storey shed type, in a two bay form. It contrasts with the multi-storey warehouse type seen in the bluestone warehouses in King Street, Melbourne and in multi-storey warehouses in South Melbourne. Comparable nineteenth century single-storey warehouses and similar structures in Melbourne include the former Hudsons Stores (originally McLean Brothers and Rigg warehouse) (1866-7), Bourke Street, Melbourne, and the former Australasian Sugar Refining Company warehouse at 11 Beach Street, Port Melbourne (c. 1891) (q.v.). Among such examples, its double-gabled form and the detailing of the bluestone walls and central pediment are distinctive.

Assessment Against HERCON Criteria

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

Morley's Coal Depot is of historical significance at a local level. Prominently sited at the north-east corner of Bay and Beach Street, at a key site on the main thoroughfare to Melbourne and within the then busy port environs, the building reflects the early industrial history of Port Melbourne.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Morley's Coal Depot is a finely executed and substantial example of a warehouse building of the early 1870s.



Criterion E - Importance in exhibiting particular aesthetic characteristics.

Constructed as a coal depot, a use which would only require the most utilitarian of structures, the architectural design and detailing of the building is elegantly realized, down to providing a row of 'blind' windows, to relieve the blank elongated elevation facing to Bay Street.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable.

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.

The building has historical associations with William Morley, a prominent local citizen and first Chair of the Borough of Sandridge.

Significance

What is Significant?

Morley's Coal Depot is a single-storeyed, double gable-roofed warehouse building constructed of rubble-faced bluestone and rendered brick. Prominently sited at the north-east corner of Bay and Beach Streets, the building has been altered over time, with recent works returning it to an approximation of its earlier form.

How is it Significant?

Morley's Coal Depot is of historical significance and aesthetic (architectural) significance to the City of Port Phillip.

Why is it Significant?

The former Morley's Coal Depot demonstrates the role of industry in Port Melbourne's nineteenth century waterfront, and is also associated with prominent early local citizen and first Chairman of Sandridge Borough Council William Morley. The building stands as a finely executed and substantial example of a warehouse building of the early 1870s. Constructed as a coal depot, a use which would only require the most utilitarian of structures, the architectural design and detailing of the building is elegantly realized, down to providing a row of 'blind' windows, to relieve the blank elongated elevation facing to Bay Street.

Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012

Recommendations

Recommended for retention in the Schedule to the Heritage Overlay in the Port Phillip Planning Scheme.

References

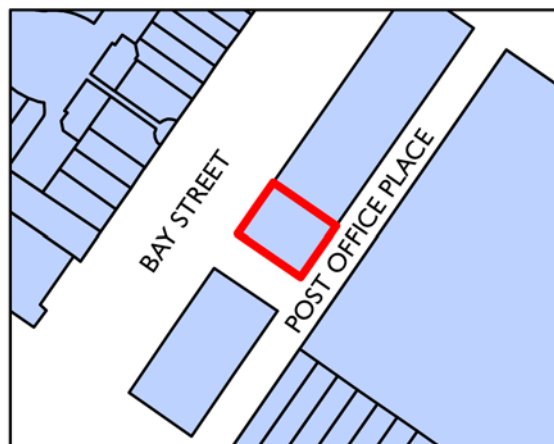
General

- Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979.
Allom Lovell and Associates, *Port Melbourne Conservation Study Review*, 1995.
Andrew Ward, *City of Port Phillip Heritage Review*, 1998.
Nancy U'Ren and Noel Turnbull, *A History of Port Melbourne*, Melbourne, 1983.

City of Port Phillip Heritage Review

Identifier: The Local
Formerly: Royal Mail Hotel

Citation No:
2359



Address: 22 Bay St PORT MELBOURNE

Heritage Precinct Overlay: N/a.

Category: Commercial: residential

Heritage Overlay: HO485

Constructed: c. 1871, c. 1918, 1937

Graded as: Significant

Designer: Richard Le Poer Terry (1937 alterations)

Amendment: C103

Comment: New citation

History

The Royal Mail Hotel was established by Carl Julius Frederick Seismann in 1871 and was described as a ten room brick bar with land.ⁱ Seismann had previously operated as a mail contractor on this site, and resided in Sandridge from as early as 1858.ⁱⁱ The 'Royal Mail' name derives from the hotel's proximity to the post office and telegraph office, then located on the south-east corner of Bay and Rouse streets. Seismann owned and operated the hotel as 'Seismann's Royal Mail Hotel' until 1880, before it was sold to a Mr J Bell.ⁱⁱⁱ

By the mid-1870s, there were 48 licensed hotels in Sandridge, providing refreshment and accommodation to the passengers and crew on board ships arriving in Hobson's Bay. It was in this period that the temperance movement began to grow, organising petitions to reduce the number of hotel licences in Port Melbourne.^{iv} Tensions between local residents, sailors and publicans rose. Frederick Seisman was prominent in the opposition to the temperance forces in the suburb in the 1880s, organising a meeting of the local publicans in February 1887.^v The Royal Mail was one of 23 hotels considered for closure by the licensing court in 1888, the Inspector of Police describing the hotel as a 'brick house, [with] slate roof, fairly furnished and well conducted', though lacking a yard 'to afford the necessary accommodation for an hotel'.^{vi} A decision to close 23 of the 47 hotels in Port Melbourne was overturned in 1890, and despite the temperance movement's efforts, seven hotels remained in Bay Street between Beach and Rouse streets in 1895.^{vii}

Hotels were often used for local meetings and police and judicial matters, and the Royal Mail Hotel hosted meetings of the Oddfellows and friendly societies, coronial inquests and funerals in the 1870s and 1880s.^{viii}

It appears that by the 1920s the hotel had acquired the adjacent land and constructed an additional wing to the north, which also featured a semicircular moulding on the parapet (Figure 3) In 1937, refurbishment works designed by architect Richard Le Poer Terry were carried out at the hotel, which linked the two bays behind a new Moderne facade.^{ix}

The Royal Mail Hotel continued to operate through the twentieth century and is now known as 'The Local'.

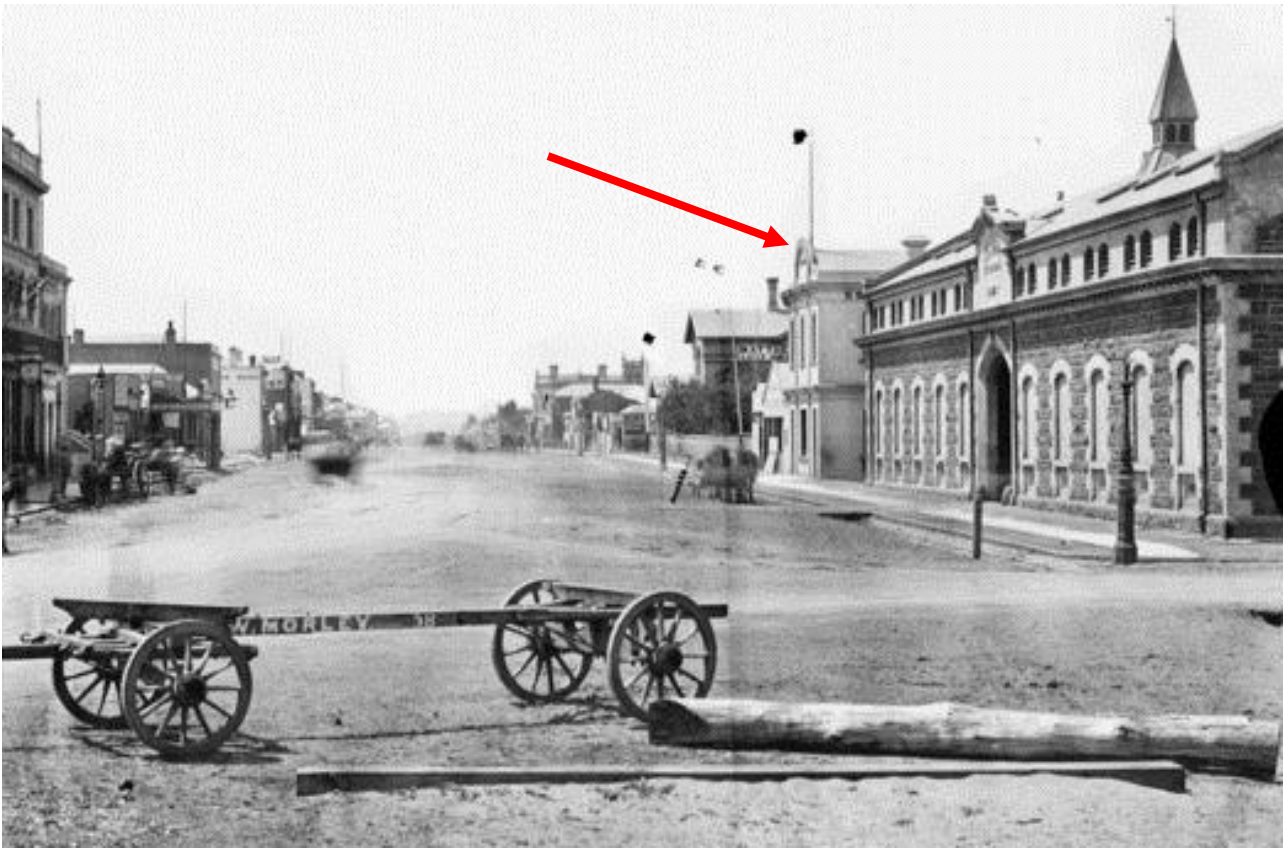


Figure 1 Detail of a photograph of Bay Street Port Melbourne looking north, c. 1872. The Royal Mail Hotel is indicated.

Source: Holtermann collection, State Library of New South Wales.



Figure 2 South elevation of the Royal Mail Hotel, prior to the construction of the rear additions.
Source: City of Port Phillip Heritage Collection, reproduced from *A History of Port Melbourne*.

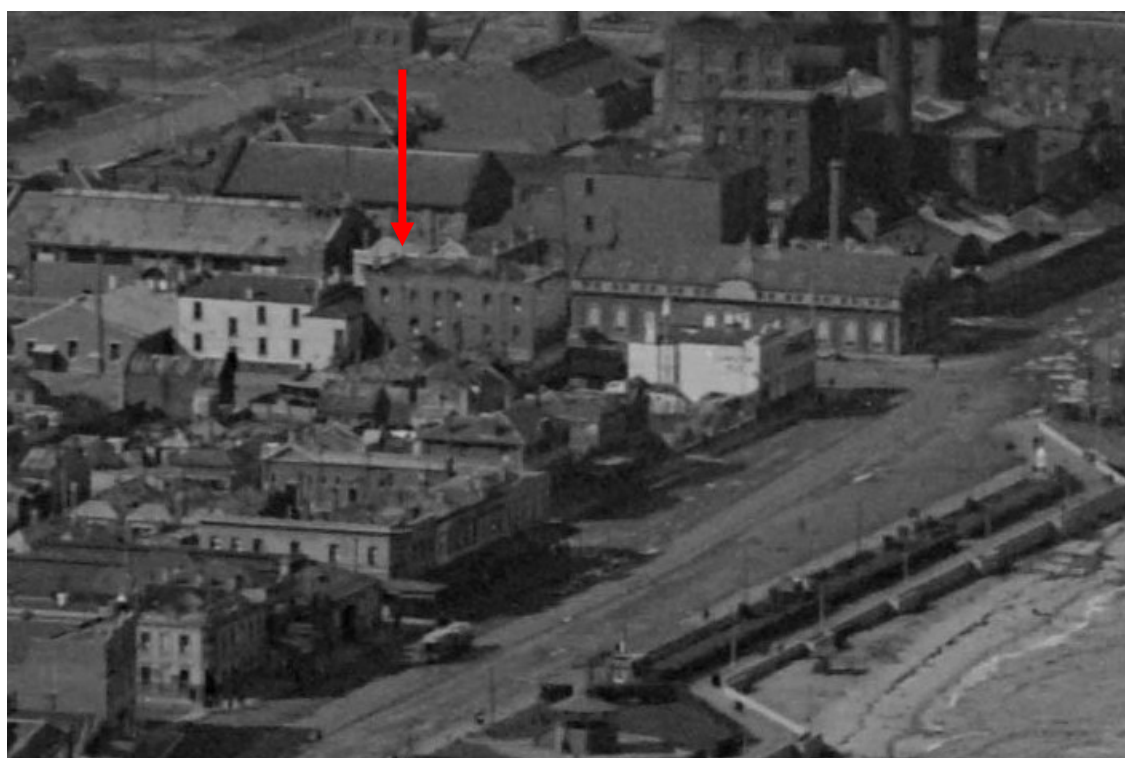


Figure 3 Airspy oblique aerial of Port Melbourne, looking east c. 1925-1929, with parapet of two bays of the Royal Mail Hotel indicated.
Source: State Library of Victoria.

Thematic Context

The former Royal Mail Hotel is one of a large number of nineteenth century hotels and former hotel buildings, historically concentrated within close proximity to the Pier, and with a clear relationship to the early maritime history of the suburb.

PRINCIPAL THEME: Assembly and entertainment

SUB-THEME: Hotels

ORIGINAL OWNER: Frederick Seismann

CURRENT OWNER: Unknown

LOCAL/PRECINCT CHARACTER: Individual, different from adjacent

AUTHENTICITY: -30% to original construction, 80% to 1930s alterations.

BUILDING TYPE: Hotel

ARCHITECTURAL STYLE: Moderne

PRINCIPAL MATERIAL: Rendered Brick

Physical/Stylistic Description

The former Royal Mail Hotel building at 22 Bay Street is constructed of rendered brickwork, to the extent of the elevations to Bay Street and to the adjoining laneway to the south. The first floor has an older stippled render, while that to the ground floor is a recent smooth finish. To the rear (east) elevation to Post Office place, parts of the original ruled, rendered finish are visible. Part of the original plinth of rough coursed bluestone is extant to both the south and east elevations.

The hotel was built in stages, with the earliest section being on the corner of Bay Street and the laneway to the south, of 1873, shown in the historic photograph at Figure 2. This shows a single-storeyed skillion-roofed service wing behind the original section of the building. Subsequently, the hotel was extended to fill the whole allotment to the east boundary with Post Office Place. A further two-storey addition north along Bay Street was constructed in c. 1918.^x Subsequently the service yard behind the c. 1918 addition to the hotel was infilled, initially as a single-storey construction in red face brick, later-over painted and most recently with a second storey added.

The hotel has a deep parapet relieved by a centralised stepped moulding, above a (blank) cement-rendered signage panel. A string course runs along all first floor window heads and there is a substantial concave-profile banded moulding, almost an entablature, separating the first from ground floor. This projects from the northern half of the facade, carried on rendered corbels and supporting a balcony at first floor level. Glazing and doors to this balcony have been removed and a larger balcony area inset within the building proper. A verandah hood, carried on painted timber brackets, provides weather protection.

Behind the parapet, the hotel roof comprises three hipped roof forms, clad in corrugated metal, with a flat roofed section to the north-east quarter of the evolved building. There are two double chimneys which rise from the south boundary wall, incorporated into the parapet. These have a stippled rendered finish and brick capping, in keeping with the Moderne decorative scheme. A third chimney, forming part of the first stage of the building's construction and located between the second and third of the first floor windows to the south elevation has been truncated, with its location still discernible when compared to historic photographs. The openings to the ground floor façade are all symmetrically placed with the doors inset, forming small alcoves. Those on the original section of the building appear to follow the rhythm of the openings shown in a later nineteenth century photograph of Bay Street, and those at first floor level of the south elevation also appear to be as originally constructed.^{xi} The glazing and doors are all recent. The first floor windows to the earliest portion of the building have been fitted with flush metal-framed glazing divided by a horizontal glazing bar, referencing a sash window form. The glazing appears to be a soundproofing measure. This window treatment continues along the south elevation and around to the rear where the original rendered projecting first floor sills are still extant. There is a single door in the rear elevation, but this is thought to have infilled a larger opening, as the space between the two flanking

sections of the bluestone plinth is considerably wider than this opening. There is a roller door and delivery area to the adjoining section of the rear elevation, set into the over-painted brickwork.

There is a modern first floor addition, set atop this originally single-level rear elevation, formed of painted panelling, which may be of mdf. Non-original illuminated signage extends from the centre of both the façade and the south elevation.

Comparative Analysis

Interwar refurbishments of existing premises were common in hotels that survived the pre-1916 Licences Reduction Board cull, incorporating residential accommodation with separate entries and additional rooms where required, and adaptations in drinking areas to deal with 6 o'clock closing.^{xii} Many were refurbished by brewing companies, especially the Carlton & United Breweries.^{xiii} Many long-standing hotels from the 1850s and 1860s were altered and refaced in a range of Federation, 1920s and 1930s decorative treatments. Such early twentieth century refurbishments include the Yorkshire Stingo in Hoddle Street Collingwood (1915), and The Royal Oak, originally constructed in 1871, in Nicholson Street North Fitzroy.^{xiv} Others included the Cricketer's Arms and the Royal in Punt Road Richmond, the Duke of Albany (1860, refurbished after 1933), Victoria Street North Richmond and the Windsor Castle Hotel, Albert Street Windsor (1871, refurbished 1935). Closer to home, and in a Port Melbourne context, interwar remodelling works were undertaken to the Pier Hotel (q.v.), Swallows Hotel at 192 Station Street Port Melbourne, and the Rose and Crown at 309 Bay Street.^{xv}

These refurbishments gave old hotels the appearance of new buildings. The architects for these refurbishments varied, with Cowper Murphy and Appleford and Robert H McIntyre being dominant in the field. However, architect Richard Le Poer Terry also completed a number of these refurbishments, including the Windsor Castle Hotel and the Continental Hotel, Sorrento both undertaken in 1935.^{xvi}

Assessment Against HERCON Criteria

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

The former Royal Mail Hotel is of historical significance at a local level. It has important historical associations through the long-term use of the site as a hotel. Sited toward the waterfront end of Bay Street, it is within an area that was historically well-populated by hotels in the late nineteenth century. Today it is one of relatively small number which still operate as hotels and has operated for more than 140 years, serving the local Port Melbourne community as a place for social and recreational activities.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

The former Royal Mail Hotel is a representative example of a nineteenth century hotel remodelled in the 1930s in the Moderne style. The re-facing of earlier hotel buildings with a contemporary style was a common approach to the modernisation of hotels in the interwar period, as the Licences Reduction Board targeted hotels with substandard facilities.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Not applicable.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable.

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.

Not applicable.

Significance

What is Significant?

The former Royal Mail Hotel is constructed of rendered brickwork, to the extent of the elevations to Bay Street and to the adjoining laneway to the south. To the rear (east) elevation to Post Office place, parts of the original ruled, rendered finish are visible. Part of the original plinth of rough coursed bluestone is extant to both the south and east elevations. The hotel was built in stages, with the earliest section being to the corner of Bay Street and the laneway to the south, of 1873. Subsequently, the hotel was extended further east to fill the whole allotment to the boundary with Post Office Place. A further extension north along Bay Street was constructed in c. 1918. The building was refurbished in 1937, at a time when nearby hotels including the Pier Hotel were also being modernised.

How is it Significant?

The former Royal Mail Hotel is of historical significance to the City of Port Phillip.

Why is it Significant?

The former Royal Mail Hotel is of historical significance at a local level. It has important historical associations through the long-term use of the site as a hotel. Sited toward the waterfront end of Bay Street, it is within an area that was historically well-populated by hotels in the late nineteenth century. Today it is one of relatively small number which still operate as hotels and has operated for more than 140 years, serving the local Port Melbourne community as a place for social and recreational activities. It is also of significance as a good representative example of a nineteenth century hotel remodelled in the 1930s in the Moderne style. The re-facing of earlier hotel buildings with a contemporary style was a common approach to the modernisation of hotels in the interwar period.

Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012

Recommendations

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

Paint controls are recommended.

References

General

Nancy U'Ren and Noel Turnbull, *A History of Port Melbourne*, Melbourne, 1983.

Allom Lovell & Associates with the Urban Consulting Group, *Port Melbourne Foreshore Strategy*, for the City of Port Melbourne, 1994.

Specific

- i Port Melbourne rate books, 1872-1873.
 - ii *Sands & McDougall Melbourne Directory*, 1858-1873, various listings.
 - iii *Argus*, 24 June 1885, p. 7.
 - iv U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, 1983, p. 158.
 - v U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, 1983, p. 158.
 - vi *Argus*, 13 June 1888, p. 11.
 - vii U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, 1983, p. 160; MMBW detail plans 324, 325, 329 Port Melbourne, 1895.
 - viii *Argus*, 27 January 1883, p 13, 20 March 1875 p 8 and 28 September 1881, p. 8.
 - ix Miles Lewis' Australian Architectural Index , *Age*, 30 April 1937.
 - x The date of this construction is only approximate and is drawn from an examination of listings in the *Sands & McDougall Melbourne Directory*, various years between 1900 and 1920.
 - xi 'Bay Street, Sandridge', Holtermann collection, State Library of New South Wales; 'Unloading kegs at Seismann's Royal Mail Hotel', Gould Collection, City of Port Phillip Heritage Collection.
 - xii Bryce Raworth with Allom Lovell & Associates, *Inner Metropolitan Hotels, Preliminary Assessment and Comparative Analysis*, for Historic Buildings Council, Melbourne, 1992, pp. 24-29.
 - xiii Bryce Raworth with Allom Lovell & Associates, *Inner Metropolitan Hotels, Preliminary Assessment and Comparative Analysis*, for Historic Buildings Council, Melbourne, 1992, discussion of Prince Albert Hotel Williamstown, n.p.
 - xiv Bryce Raworth with Allom Lovell & Associates, *Inner Metropolitan Hotels, Preliminary Assessment and Comparative Analysis*, for Historic Buildings Council, Melbourne, 1992, pp. 50 (Royal Oak) and 57 (Yorkshire Stingo).
 - xv Bryce Raworth with Allom Lovell & Associates, *Inner Metropolitan Hotels, Preliminary Assessment and Comparative Analysis*, for Historic Buildings Council, Melbourne, 1992, p. 69.
-

^{xvi} 'Windsor Castle Hotel' City of Stonnington Heritage Citation report, Hermes id #149924, accessed electronically, 18 June 2012.

Identifier Former Navy Drill Hall
Formerly Navy Drill Hall



Heritage Precinct Overlay None
Heritage Overlay(s) HO39

Address 26-38 Bay St
PORT MELBOURNE

Category Public

Constructed 1912

Designer Commonwealth Department of Works

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Navy Drill Hall is of local significance. It was the first purpose built Naval Drill Hall in Port Melbourne, replacing the Army Drill Hall near Princes Pier and the Customs shed on the Town Pier which had previously been used by the Naval Reserve for training. It remains the earliest surviving military building in Port Melbourne. Architecturally, the Drill Hall has a distinctive facade which reflects the prevailing style used by the Commonwealth Department of Works for defence and other government buildings.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

Former Navy Drill Hall

PRINCIPAL THEME: Defence

SUB-THEMES: Navy
Drill Halls

ORIGINAL OWNER: Commonwealth of Australia

CURRENT OWNER: Commonwealth of Australia

LOCAL/PRECINCT: AUTHENTICITY

Individual Character (Individual, 70 - 90% original
different from adjacent)

BUILDING TYPE: Naval Drill Hall

CONSTRUCTION: 1912

ARCHITECTURAL STYLE: Federation warehouse

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

The former Navy Drill Hall is a long rectangular building with red brick, bluestone and dressed sandstone walls and a steel-trussed roof. The front elevation has parapeted bays at each end with attached piers and, originally, large segmental arched windows and doorways, which are now built up. The central entrance has a dressed sandstone arch between attached piers with decorative brickwork similar to those on the end bays. The high level windows appear to retain the original steel frames and opening devices.

A mezzanine floor was originally constructed at each end of the large main hall. The floor originally was tarred. The interior has been altered by the by construction of partitions, which have left the roof trusses visible.

COMPARATIVE ANALYSIS

The former Naval Drill Hall is similar in style to other Commonwealth defence buildings of the period in its use of brick with stone detailing and limited use of decorative details in the end and centre bays in an otherwise austere design. The parapets to the end bays, the use of piers enclosing large arched openings and the simplified decorative details are versions of the Edwardian Baroque and Colonial Revival styles typically used by the Commonwealth Works Department in the 1910s and 20s. The Drill Hall relates to the Sailors' Accommodation Blocks (Buildings 188 and 189) at HMAS Cerberus, Westernport Bay (c. 1914) in its use of plain brick walls relieved by a centrepiece composed with a segmental arched opening framed by brick piers.

History

The site of the former Navy Drill Hall (Allotments 9-12 of Section 2A) was originally set aside for the post office, waterworks and telegraph station. The Drill Hall appears to have been constructed in 1912. By 1928, a store room and shooting gallery had been added at the south end of the building. The building is one of a number of military structures in Port Melbourne.

(Jacobs Lewis Vines, Port Melbourne Conservation Study)

Thematic Context

Compared with many other suburbs which had army orderly rooms and drill halls, Port Melbourne's location made it an obvious choice for a naval drill hall.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

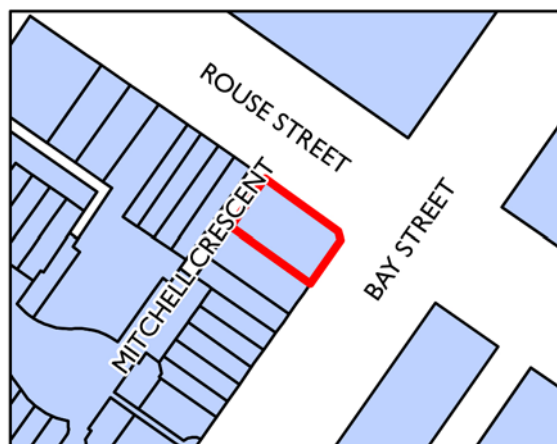
Jacobs Lewis Vines. Port Melbourne Conservation Study. p. 145

Australian Construction Services. Former Post Office and Naval Drill Hall, Port Melbourne. passim.

City of Port Phillip Heritage Review

Identifier: Exchange Hotel
Formerly: United States Hotel

Citation No:
2358



Address: 39 Bay St PORT MELBOURNE

Heritage Precinct Overlay: N/a.

Category: Commercial

Heritage Overlay: HO45I

Constructed: 1856-7?, 1879, 1916

Graded as: Significant

Designer: Frederick Williams (1879 alterations)

Amendment: CI03

Comment: New citation

History

The land on which the present-day Exchange Hotel was built was owned by Thomas Pemberton, previously a joint proprietor of the Ship Hotel, also located in Bay Street. Originally known as the United States Hotel, the building was constructed in mid-1856, and an advertisement for a barmaid appeared in the *Argus* in October that year.ⁱ The first rate book entry for the hotel in 1858 described it as a brick bar with two sitting rooms, four sleeping rooms and bagatelle, (a table-top variation of billiards).ⁱⁱ In 1872, the then proprietor, W H Sawbridge, changed the name of the United States Hotel to the Exchange Hotel, as it was known from then onwards.ⁱⁱⁱ In 1879, a tender notice appeared in the *Argus*, issued by architect Frederick Williams for tenders to cement and alter the appearance of the Exchange Hotel.^{iv}

The Exchange Hotel was extended with the addition of a wing to the south along Bay Street in 1916, and at this time the licensee changed to John Gubbins, previously the licensee of the Railway Club Hotel in Princes Street, Port Melbourne.^v In 1933, then licensee John Jessop applied for permission to serve liquor to diners. The application was opposed on account of there being only four chairs in the dining room, a fact which the police used to accuse Jessop of after-hours liquor trading.^{vi}

In recent years the hotel operated as both a 'Molly Blooms' and a 'Father Flanagans' Irish-themed hotel.

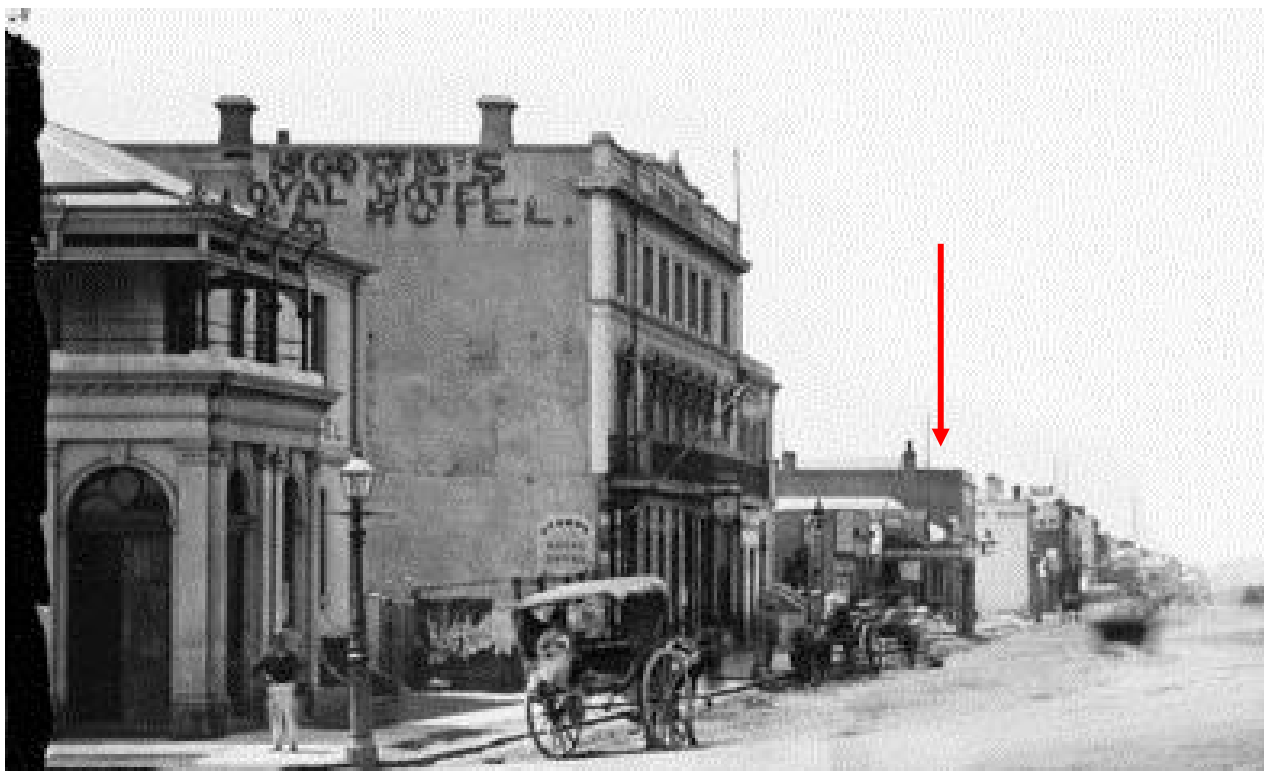


Figure 1 Detail of a photograph of Bay Street Port Melbourne looking north, c. 1872. The (then) United States Hotel is indicated.

Source: Holtermann collection, State Library of New South Wales.

Thematic Context

The Exchange Hotel is one of a once-large number of nineteenth century hotels and former hotel buildings in this area of Port Melbourne, historically concentrated within close proximity to the Pier, and thus with a clear relationship to the early maritime history of the suburb.

PRINCIPAL THEME: Assembly and entertainment

SUB-THEME: Hotels

ORIGINAL OWNER: Thomas Pemberton (Licensee)

CURRENT OWNER: Unknown

LOCAL/PRECINCT CHARACTER: Individual, different from adjacent

AUTHENTICITY: 70% (to 1916 works)

BUILDING TYPE: Hotel

ARCHITECTURAL STYLE: [Text]

PRINCIPAL MATERIAL: Rendered Brick

Physical/Stylistic Description

The Exchange Hotel at 39 Bay Street is a two-storey overpainted brick and render hotel building, with a splayed corner entry, located at the south-west corner of Bay and Rouse Streets. The hotel is thought to have been constructed in at least two phases in the nineteenth century (1856, 1879), with a scheme of works in 1916 comprising the addition of a further bay to the south along Bay Street and a wing extending back into the site as well as a comprehensive refurbishment of the earlier corner building. The exact nature and impact of the 1916 scheme of works on the earlier structure has not been confirmed, but it

appears to have been relatively thoroughgoing and may have included the partial rebuilding of the facades to Bay and Rouse Streets. Externally, the building appears to be relatively intact to the 1916 remodelling but has undergone a series of modifications at ground floor (street) level.

The roof is a hipped form to the original nineteenth century portion of the building (at the corner) with a further hipped form to the 1916 south wing, all clad in corrugated metal. The facades to Bay and Rouse Street are broken into bays by shallow brick pilasters that rise the full height of the facades, to the parapet. There is a prominent rendered parapet to either side of the corner entablature, with pressed cement lettering reading 'The Exchange Hotel', and the date '1916' on the corner parapet. The ground floor has a smooth render finish to the height of the prominent moulded cement string course, with overpainted brick and render banding to the first floor above. A frieze below the dividing string course is blank apart from non-original pyramidal forms, which form part of the recent ground floor works. At first floor level, the windows are timber-framed double-hung sashes, with rendered brick sills, and appear to date from the 1916 scheme of works. Window openings to the ground floor are now infilled with fixed plate glass. The corner entrance retains a pair of painted timber-panelled doors with glazed panes. Another pair is set into the entry from Rouse Street. The thresholds to all entrances are of concrete, and could either date from the 1916 scheme of works or a later refurbishment project.

From the rear the two-phased construction of the hotel is apparent with a narrow light court set between the two elongated rear wings. There is a later single-storey service wing to the rear along Rouse Street which returns to a laneway. This wing comprises kitchen and a dining room with a timber and glazed lantern roof form.

Comparative Analysis

The Exchange, a corner hotel with a chamfered entry, was substantially refurbished and extended to the south by a further bay in 1916. The parapet and string courses, with their reverse ogee top mouldings, are characteristic of this period. This example is less flamboyant than the contemporary hotel designs by Smith Ogg and Serpell, Robert Haddon and others. Rather, it adopts a conservative and restrained style, using banded brickwork and render, with prominent flat rendered parapets. A related but more distinctive and intact example is the Exford Hotel, 199 Russell Street at the corner of Little Bourke Street, thought to be a wholly new construction in 1913-14 to the design of architect R B Whitaker. This hotel, three storeys in height, retains its unpainted brickwork and render finishes, parapet and fine Art Nouveau leaded glass to the ground floor. Some similar design elements in the form of the window openings and parapet are discernible to the former Fox's Hotel, later the Tower Hotel and Office Inn, and again the Fox Hotel 351 Wellington Street Collingwood (1887), at the corner of Alexandra Parade. This hotel was also refaced in the Edwardian period, although the exact date of these works is not known.

While the Exchange Hotel presents as a 1916 remodelling, its nineteenth century origins are also evident and in this regard it compares generally with numerous examples of two-storey chamfered corner hotel buildings in Port Melbourne and elsewhere in the municipality.

Assessment Against HERCON Criteria

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

The Exchange Hotel is of historical significance at a local level. It is sited towards the waterfront end of Bay Street, in an area that was historically well-populated by hotels in the late nineteenth century. This reflected both the relationship of hotels to the port activities and the importance of Bay Street as the road to Melbourne and main commercial strip. The hotel is also significant for having operated for over 130 years, serving the local Port Melbourne community as a place for social and recreational activities. It is one of only a handful of historic hotel premises in the area which continues to operate as a hotel.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

The Exchange Hotel is of local significance as a representative example of a nineteenth century hotel which was extensively remodelled and extended in the early twentieth century. Its nineteenth century origins are suggested by the corner wing, with its splayed corner, with the overlay of the 1916 works representing the modernisation of the building in the late Edwardian period. Hotel were commonly remodelled and refurbished in this period and particularly into the interwar period as the Licences Reduction Board targeted hotels with sub-standard facilities.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Not applicable.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable.

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance to the City of Port Phillip's history.

Not applicable.

Significance

What is Significant?

The Exchange Hotel at 39 Bay Street is a two-storey over-painted brick and render hotel building, with a splayed corner entry, located at the south-west corner of Bay and Rouse Streets. The hotel is thought to have been constructed in at least two phases in the nineteenth century (1856, 1879), with a scheme of works in 1916 comprising the addition of a further bay to the south along Bay Street and wing extending back into the site as well as a comprehensive refurbishment of the earlier corner building. The single-storey wing at the rear is of no significance.

How is it Significant?

The Exchange Hotel is of historical significance to the City of Port Phillip.

Why is it Significant?

The Exchange Hotel is of historical significance at a local level. It was established in the late 1850s on a site towards the waterfront end of Bay Street, in an area that was well-populated by hotels in the late nineteenth century. This reflected both the relationship of hotels to the port activities and the importance of Bay Street as the road to Melbourne and main commercial strip. The hotel has operated for over 130 years, serving the local Port Melbourne community as a place for social and recreational activities. It is one of only a handful of historic hotel premises in the area which continues to operate as a hotel.

The Exchange Hotel is also of architectural significance as a representative example of a nineteenth century hotel which was extensively remodelled and extended in the early twentieth century. Its nineteenth century origins are suggested by the corner wing, with its splayed corner, with the overlay of the 1916 works representing the modernisation of the building in the late Edwardian period. Hotel were commonly remodelled and refurbished in this period and particularly into the interwar period as the Licences Reduction Board targeted hotels with sub-standard facilities.

Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012

Recommendations

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

The single-storey wing at the rear is of no significance and could be excluded from the extent of the Heritage Overlay.

Paint controls are recommended.

References

General

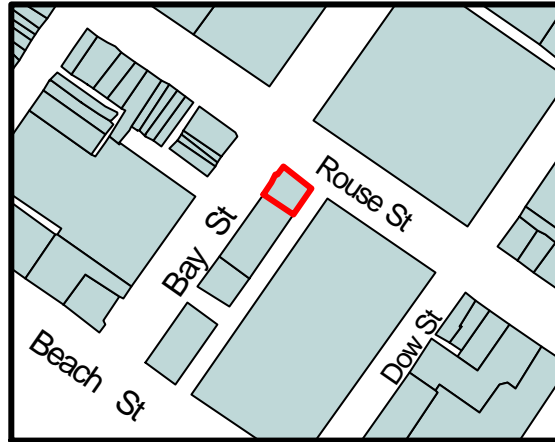
Allom Lovell & Associates with the Urban Consulting Group, *Port Melbourne Foreshore Strategy*, for the City of Port Melbourne, 1994.

Nancy U'Ren and Noel Turnbull, *A History of Port Melbourne*, Melbourne, 1983.

Specific

- i *Argus*, 7 July 1856, p. 1 and 13 November 1856, p. 1.
- ii City of Melbourne valuation records, 1857-59.
- iii *Sands & McDougall Melbourne and suburban directory*, 1869-1873.
- iv *Argus*, 24 March 1879, p. 3
- v R K Cole Index of Early Hotel Records, State Library of Victoria.
- vi *Argus*, 29 November 1933, p. 10.

Identifier Former Post Office
Formerly Post Office



Heritage Precinct Overlay None
Heritage Overlay(s) HO39

Address 40 Bay St, Rouse St
PORT MELBOURNE

Category Public

Constructed 1861

Designer John James Clarke, Public Works
Department

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Port Melbourne Post Office is of local significance. The building demonstrates the original focus of activities in Port Melbourne on the foreshore area. The building is one of three contemporary post offices in Victoria with similar two-storey symmetrical gabled form. Although altered, it retains considerable architectural significance for its picturesque design, demonstrating the influence of the picturesque Italianate style and pattern book designs on the design of smaller public buildings in Victoria in the mid-nineteenth century.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Post Offices

ORIGINAL OWNER: Victorian Government

CURRENT OWNER: Commonwealth of Australia

LOCAL/PRECINCT CHARACTER AUTHENTICITY
Individual Character (Individual, 70 - 90% original
different from adjacent)

BUILDING TYPE: Post Office

CONSTRUCTION: 1861

ARCHITECTURAL STYLE: Victorian Italianate

PRINCIPAL MATERIAL: Brick

ARCHITECT/ENGINEER: Public Works Department, possibly J.J. Clark

BUILDER: Unknown

PHYSICAL/STYLISTIC DESCRIPTION

The Post Office is a two storey cream brick building with red and brown brick detailing to the window arches, string courses and gables. The original building was designed as a double storey T-shaped block with a projecting front porch to Bay Street and a side porch to Rouse Street. The intersecting low-pitched roofs have wide eaves and gables to both principal elevations. The picturesque massing and roof forms and the round headed windows reflect the current interest in Italianate and Swiss Chalet styles derived from numerous patternbook examples. The similarity of the design to that of the nearby Court House suggests that the Post Office may have been designed by J.J. Clark, who signed the Court House drawings.

The building was extended in sympathetic style in 1912 by construction of two side wings to the original Bay Street porch and partial building-up of the original entrance doors. Further alterations were made in 1927 when the north porch was replaced by an intrusive red brick extension. The two storey brick section to the rear, providing a link to the adjoining Navy Drill Hall, probably was added at the same time.(1)

COMPARATIVE ANALYSIS

The former Port Melbourne Post Office, along with the post offices at Kilmore and Euroa, is one of a group of two-storey post offices built in the early 1860s with symmetrically composed front elevations comprising a central gabled wing and set-back two-storey transverse gabled flanking wings. All of these have single-storey gabled front porches, originally incorporating open arcaded public colonnades. The arch-headed windows, Italianate low-pitched roofs and symmetrical composition of these buildings was also common to other Public Works Department buildings in the 1860s, notably Port Melbourne and other court houses. Of these three post offices, while the Port Melbourne is the least intact, having early twentieth century extensions, it is nevertheless notable for its use of cream brick rather than red brick or stone as typically used for smaller Public Works Department buildings at the time.(2)

History

The former Port Melbourne Post Office was constructed in 1861. In 1911, the building was purchased by the Royal Australian Navy, and has been owned by the Department of Defence since.

The location of the Post Office clearly related to its proximity to the beach front, then the focus of commercial and maritime activity. The Post Office formed part of a cluster of early government building in this part of Port Melbourne, including the Police Station and Court House located opposite, the (demolished) telegraph station on Bay Street immediately to the south, and the Customs House on the corner of Nott and Beach Streets.

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

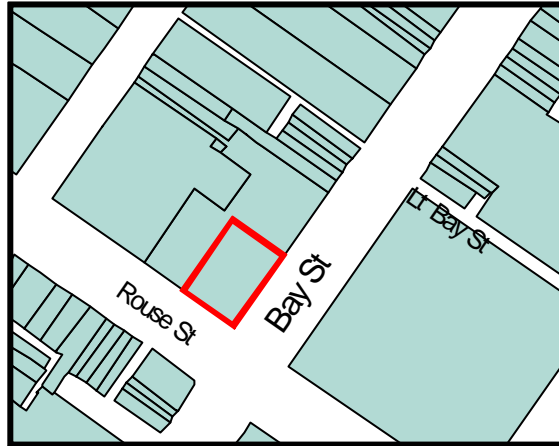
National Estate Register

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

References

1. Jacobs Lewis Vines. 'Port Melbourne Conservation Study'. p. 145.
Australian Construction Services. Former Post Office and Naval Drill Hall, Port Melbourne. passim.
2. B Trethowan. The Public Works Department of Victoria. ch. 11.

Identifier Communications House
Formerly St. Joseph's School



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 45 Bay St, Rouse St
PORT MELBOURNE

Category School

Constructed 1912

Designer unknown

Amendment C 29

Comment

Significance

The former St. Joseph's School was opened in 1912 by the Carmelite priests who established the St. Joseph's Mission at Port Melbourne, in 1882. It remained as the centre of Catholic education in Port Melbourne until closure in 1963-64 when the school was returned to its original site in Stokes Street. It has historic and aesthetic importance.

It is historically important (Criterion A) for the place it occupies in the history of Catholic education in Port Melbourne, the St. Joseph's School at this site succeeding an earlier school of the same name in Stokes Street and being followed by the new St. Josephs School also in Stokes Street. These premises therefore occupy a central position in the Church's educational history in Port Melbourne for a period of more than half a century.

It is aesthetically important (Criterion A) as a dominant corner building within the historic Bay Street centre demonstrating through its size and architectural style the pivotal role of the Church in the community during the first half of the twentieth century.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A substantial Classically derived Post Federation former school building having two floors of solid brick construction with a large Dutch gabled roof with hipped extensions on the north (rear) side, now mostly obscured by later additions. The tri-partite façade is symmetrical about a central gable and subdivided by cement banded brick buttresses into three parts, the identical subordinate outer bays giving emphasis to the central bay where there is a recent glazed lobby. The overpainted walls are of red brick, roughcast and fair

faced cement work with grouped double hung windows and dressed bluestone sills. Stylistic elements include the bracketed eaves and pedimented central bay foreshadowing the Inter-War Georgian Revival mode, ox bow motifs to the buttresses and cement moulds to the lower level windows enclosing shamrock motifs in cement.

Condition: Sound. Integrity: Medium, entry defaced, overpainting, sympathetic addition at west end facing Rouse Street, interior substantially altered.

History

The first Crown lands sale in Sandridge took place in September 1850, this block, section 4 being part of the nine acres offered. Lot 9 on which this building stands had an area of half an acre and was bought by George Porter, who in 1876 was described as a gentleman and resident of Melbourne. At that time a ten roomed brick establishment stood on lot 9, known in 1890 as the Britannia hotel. MMBW plan no.18 shows the hotel in situ in the 1890s.

By 1910, Porter was deceased and his property was in the hands of his executors. It consisted of "V land" 66 by 160 feet on the corner, a "13 B house", no.53 let to a greengrocer Charles Black and "V land" 22 by 150 feet. The last rate entry for this property was in December 1911. For some time there after this site was not listed in the rate books being presumed rate free as a property of the Catholic Church.

Catholic education in Port Melbourne had since 1857 been a part of the Emerald Hill Mission, autonomy being granted with the arrival of the Carmelite priests in 1882. The Stokes Street school had been established in 1857 and was relocated by the Carmelite priests to the corner of Rouse and Bay Streets in 1912. The site was cleared and the present two storey brick building erected as St. Joseph's School, the primary school children from the parish centred in Rouse/Stokes Streets being its first pupils.

In 1963-64 the premises were closed and the students returned to Stokes Street, a school remaining there until closure in 1995. The school building at bay Street was subsequently absorbed into the industrial/commercial activities of the area.

Thematic Context

6. Educating. 6.2 Establishing Schools

Recommendations

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

References

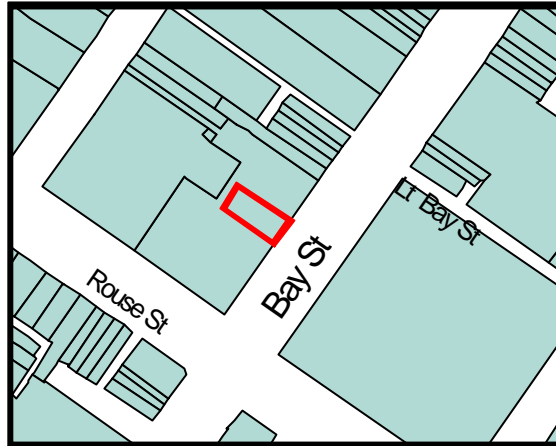
Sandridge/Port Melbourne Rate Books: 1876, 1900-01, 1910-15, 1920-21.

MMBW litho plan no.18, dated c.1895.

Sands and McDougall directories: 1890, 1910, 1920, 1965-70.

Nancy U'Ren & Noel Turnbull, A History of Port Melbourne, Oxford University Press, Melbourne, 1983, pp.17, 59.

Identifier Shops
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 47-53 Bay St
PORT MELBOURNE

Category Commercial

Constructed 1881

Designer unknown

Amendment C 29

Comment

Significance

The terrace at nos. 47-53 Bay Street, Port Melbourne, was erected in 1881 by the executors of William Hoffman. It is historically and aesthetically important.

It is historically important (Criterion A) as a terrace representative of the period of consolidation in Bay Street associated with the economic boom of the 1880s and which forms a dominant element in the history of the thoroughfare, comparing with terraces at nos. 161-163 (c.1885), 165-179 (1885-89) and the Market Buildings at 191-219 (1885-86).

It is aesthetically important (Criterion E) especially on account of its representative terraced form and for the surviving nineteenth century shop fronts which add depth to the historic character of Bay Street.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A representative stuccoed five unit Victorian period terrace with early timber shop fronts with ingos at pavement level and single window to each of the upper level dwellings. The central unit is slightly proud of the two units on either side. Ornamentation is understated and restricted to Doric capitals to the stone party walls at pavement level, architraves and simple entablatures to the windows, a string course, plain frieze and cornice and coupled consoles to the expressed end walls with moulded panels beneath.

Condition: Sound. Integrity: Medium, verandahs removed, parapet defaced, hooks for removed cantilevered verandah in situ. Stuccoed surfaces recent.

History

The first sale of Crown land in Sandridge took place in September 1850, this block, section 4, being part of the nine acres offered. William Hoffman bought lots 5 and 7, both of which had an area of half an acre and extended across the section to give frontage to Nott and Bay Streets. They were investment properties for Hoffman, who in 1851 held a slaughtering licence in Flemington, buying 323 acres in Essendon three years later and settling there. He was a member of Essendon's first municipal council and throughout his life retained his interests in Sandridge, developing the Bay Street frontages with terraces of shops with dwellings.

Commander H.L.Cox's plan of Hobson Bay and River Yarra indicates that the pre-existing buildings on this site had been erected by 1866. The 1876 rate book described the places on lot 7 as wood (nos.47-55), brick and wood (no.55) and occupied by a tobacconist, hairdresser, fishmonger, boot maker and outfitter. In 1880, three places were occupied and two were vacant. By then the terrace of brick shops on lot 5 which bounded the south side of the right-of-way understood to have been William Street (opposite Little Bay Street) existed and was fully occupied. At the time the redevelopment of lot 7 was probably in the pipeline as in 1881, despite the death of Hoffman, the present day five part terrace was built. By the end of the year it was occupied by William Freame (boot maker), Antonio Faziola (grocer), Martin Gotz (fishmonger), Euphemia Merton (stationer) and James Welsh (spirit merchant) and was in the hands of Hoffman's executors.

His executors continued their ownership of this terrace well into the twentieth century. In 1920, they leased the shops to John Dunn (boot maker), Ellen Coombes (dairy produce dealer), Jemima Gotz, Bridget Kelly (confectioner) and Albert Smith (blacksmith). The buildings were generally described as brick with five rooms.

Thematic Context

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

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

Sandridge/Port Melbourne Rate Books: 1876, 1880-85, 1900-01, 1910-11, 1920-21.

MMBW litho plan no.18, dated c.1895.

Sands and McDougall directories: 1890, 1911, 1930.

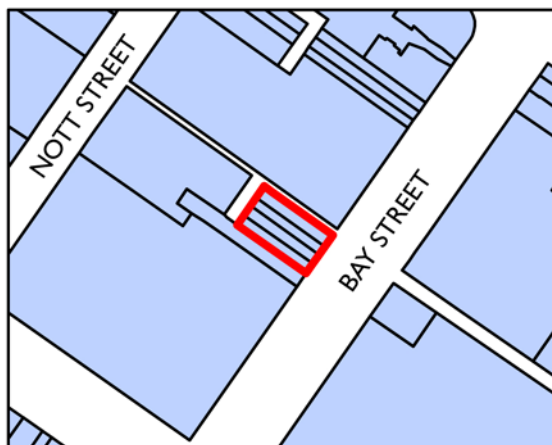
Com.H.L.Cox R.N., Surveyor, Hobson Bay and River Yarra, London, 31 May 1865. SLV

Lenore Frost (ed.), Street Names of Essendon, Ascot Vale, Moonee Ponds, Strathmore, Essendon Historical Society, 1996, p.22.

City of Port Phillip Heritage Review

Identifier: Shop and residences
Formerly: Unknown

Citation No:
2357



Address: 79-85 Bay St PORT MELBOURNE

Heritage Precinct Overlay: N/a.

Category: Commercial: residential

Heritage Overlay: HO459

Constructed: c.1878

Graded as: Significant

Designer: Unknown

Amendment: C103

Comment: New citation

History

The four two-storey shops at 63-69 (now 79-85) Bay Street were built between 1877 and 1878 for William Hoffman, Esq., of Essendon. In 1877, the eight-roomed building at the corner of Bay Street and the laneway then known as William Street, and the adjacent six-roomed shop were constructed, and were rated for a net annual value of £100 and £50 respectively.ⁱ Today these are numbered 83 and 85 Bay Street. The row was completed with the two remaining six-roomed shops, which were each rated for net annual values of £50 – today 79 and 81 Bay Street.ⁱⁱ Hoffman also erected another set of shops at the present-day address of 47-53 Bay Street in 1882 (now demolished – refer to PPHR Citation no. 2235), and owned land in Melbourne, North Melbourne and Essendon. At the time of his death in 1882, the four shops were valued at over £5,000.ⁱⁱⁱ

The shops were initially occupied by draper Alex Meston, grocers George Johnstone & Co, butcher Thomas Cooper, and tobacconist John S. Petrie. In the twentieth century, the shops were occupied by hairdressers, tobacconists and later second-hand dealers. Early occupant Alex Meston operated his drapery from no. 85 until the 1890s, and the shop continued to be occupied by drapers through the twentieth century.^{iv}

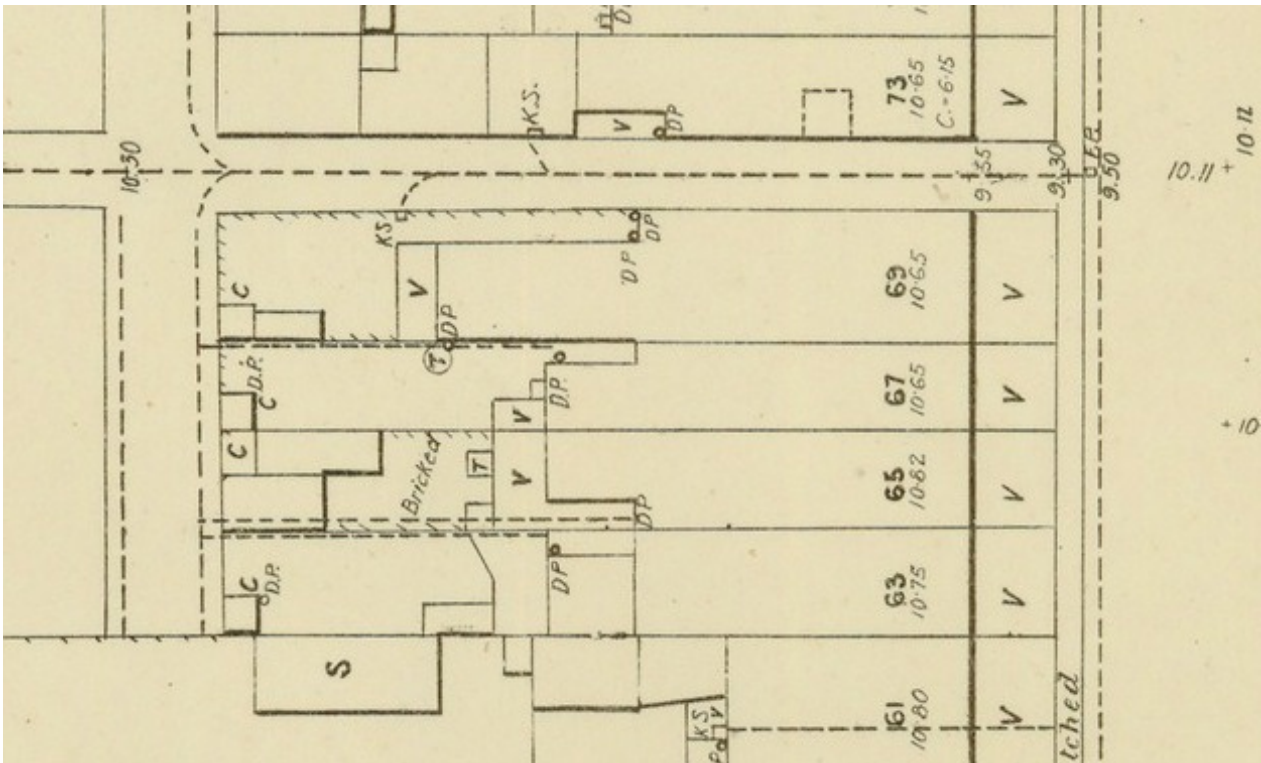


Figure 1 MMBW detail plan 328, Port Melbourne, 1895, showing the shops at 63-69 Bay Street (now 79-85).

Source: State Library of Victoria.

Thematic Context

The shops relate to the consolidation of Bay Street as a commercial shopping strip in the later nineteenth century.

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: William Hoffman

CURRENT OWNER: Unknown/Various

LOCAL/PRECINCT CHARACTER: Individual Character (Individual character different from adjacent)

AUTHENTICITY: 80% original

BUILDING TYPE: Shop

ORIGINAL RESIDENTIAL: Residence attached to shop

ARCHITECTURAL STYLE: Victorian

PRINCIPAL MATERIAL: Brick

Physical/Stylistic Description

79-85 Bay Street is a two-storey rendered brick building, comprising four shops with associated residences. They have hipped roofs, concealed by the rendered brick parapet, clad in non-original corrugated metal, with the exception of 83 Bay Street, which retains aged roofing slates.

The chimneys are of rendered brick, all of which retain their original finish, without over-painting. That to 83 Bay Street has lost its capping.

The first floor comprises relatively austere decoration including a simple moulded parapet, and a moulded string course which rises to enclose the arched window heads. Windows are double-hung timber-framed sashes, asymmetrically placed with paired sashes to 85 Bay Street, the northernmost shop, which incorporates a return façade to the adjoining laneway, originally known as William Street.^Y A further rendered string course carried on a dentilated frieze of shallow brackets sits above the convex non-original verandah, clad in aged roofing metal and supported on non-original cast iron fluted posts with Corinthian capitals. The posts bear the founder's mark to the base of each: 'VICTORIAN CAST IRON KENSINGTON'. There is a frieze of cast iron, with brackets, and to the centre of the frieze is affixed a roundel, quartered, and presumably the coat of arms of the former City of Port Melbourne.

Three of the four shopfronts retain all or part of their original timber-framed glazing, with that to 85 Bay Street the most intact, retaining the central in-go, and paired painted timber panelled and glazed doors. The stallboards to all but 79 Bay Street are of overpainted dressed basalt, and the shops are separated by piers of dressed basalt, all overpainted. The extent of the party wall which is visible to the in-gos to 81 and 83 Bay Street are of rendered brick. The shopfront to 79 Bay Street is of over-painted brick incorporating a series of narrow, arch-headed fixed glazed windows and a modern glazed door. The mouldings to the end pier to 79 Bay Street have been damaged, presumably in the course of demolition works associated with the adjoining building, with some mouldings missing. The end wall adjoining the vacant site retains its ruled rendered finish. At the north end of the shop row the façade treatment returns along the former William Street for approximately 1.5 metres. From this point a plain, ruled painted rendered finish incorporating arch-headed windows and a side entry to the ground floor and rendered square-headed sash windows to the first floor continues. There is a plinth of rough-faced basalt. Window sills are of rendered brick, with those to the ground floor of dressed basalt and fitted with painted metal bars.

The two-storey rear service wing is set back from the property boundary and retains the same rendered finishes. There are two additional entries from the return of the front wing – facing west – and from the service wing, facing north. There is a fixed panel of glass bricks towards the rear which may have infilled an original opening. A two level addition of red brick infills the former rear yard with a first floor open deck to the laneway which runs behind the shop row. The ground floor is taken up by a retractable metal roller door.

The other shops retain elements of their original outbuildings with 81 Bay Street retaining an outside lavatory with bricked-up nightsoil hatch. The rear walls at the first floor level to all retain ruled and rendered finishes, which appear to be unpainted.

Comparative Analysis

In a general sense this row compares with later examples in Bay Street, including the terraces at nos. 161-163 (c.1885), 165-179 (1885-89) and the Market Buildings at 191-219 (1885-86). It is noted however, that these are earlier than the 'boom' period shop buildings, which are characterised by more elaborate render detailing and significant parapet treatments. Their simple detailing and the use of dressed basalt to the ends of the party walls and the stallboards, is less common, with this use of stone appearing to have also been adopted for the now demolished terrace shop row previously at 47-53 Bay Street (PPHR Citation no. 2235). It has similarities to the terrace shop row at 101-09 Bay Street in its spare detailing and simple continuous parapet.

Assessment Against HERCON Criteria

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

The terraced shop row at 79-85 Bay Street is of historical significance at a local level as a relatively early survivor in the street, pre-dating the period of commercial consolidation in Bay Street associated with the economic boom of the 1880s. This rendered brick shop row, along with the near-contemporary shops further north at 105-09 Bay Street, and the now-demolished shop row to 47-53 Bay Street (1881) were

examples of a phase of development where the buildings were characterised by relatively simple and more modest architectural detailing when compared with those of the mid- to late 1880s.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

The terraced shop row at 79-85 Bay Street is of local significance as a representative and relatively externally intact example of shops of the late 1870s. The row is unusual in that three out of four of its shopfronts retain Victorian-era detailing and form. The retention of the simple ruled rendered finishes to the rear wing of 85 Bay Street and the detailing of the first floor facade and its return to the (north) side elevation are also unusual. While a remnant only, there is also evidence of the location of outbuildings to the rear laneway including a bricked-up nightsoil hatch.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Not applicable.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable.

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.

Not applicable.

Significance

What is Significant?

79-85 Bay Street is a two-storey rendered brick terraced shop row building, comprising four shops with associated residences. They have hipped roofs, concealed by the rendered brick parapet, clad in non-original corrugated metal, with the exception of 83 Bay Street, which retains aged roofing slates. Three of the four shops retain sections of their original timber shopfronts, and the rear wing of 85 Bay Street retains a ruled, rendered finish.

How is it Significant?

79-85 Bay Street is of historical significance to the City of Port Phillip.

Why is it Significant?

The terraced shop row at 79-85 Bay Street is of historical significance at a local level as a relatively early surviving commercial building in the street, pre-dating the period of consolidation in Bay Street associated with the economic boom of the 1880s. This rendered brick shop row, along with the near-contemporary shops further north at 105-09 Bay Street, and the now-demolished shop row to 47-53 Bay Street (1881) were examples of a phase of development where the buildings were characterised by relatively simple and more modest architectural detailing when compared with those of the mid- to late 1880s. The group is also significant as a representative and relatively externally intact example of shops of the late 1870s, retaining original fabric and detailing. Of note, three of the four of its shopfronts retain Victorian-era form and detailing.

Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012

Recommendations

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

Paint controls are recommended.

References

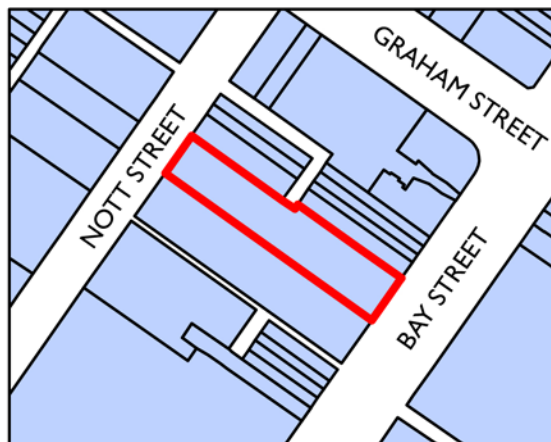
Specific

- i Borough of Sandridge Rate Books, 1876-1878.
- ii Borough of Sandridge Rate Books, 1876-1878.
- iii VPRS 28/P2/119, Probate and Administration Files, Public Records Office Victoria.
- iv *Sands & McDougall Melbourne Directory* 1878-1970, various years.
- v Recorded as such in listings in the *Sands & McDougall Melbourne Directory*, various years between 1880 and 1905.

City of Port Phillip Heritage Review

Identifier: W. J. Carr Pty. Ltd. Warehouse/Factory
Formerly: Unknown

Citation No:
225



Address: 95-99 Bay St PORT MELBOURNE

Heritage Precinct Overlay: N/a.

Category: Industrial

Heritage Overlay: HO449

Constructed: 1930

Graded as: Significant

Designer: Unknown

Amendment: C103

Comment: Updated citation

History

In December 1924, this site was covered by a thirteen room brick shop and dwelling. By September 1930, the present building had been erected. The owners shown in the rate book were Thomas Duff and Bros, a firm of shopfitters.ⁱ By December 1931, WJ Carr Pty Ltd was shown as the owner.ⁱⁱ This firm of manufacturing stationers and printers appear to have occupied the building until the 1980s. The property originally extended the full length of the block with a frontage to Nott Street behind. In 2010 the building was demolished with the exception of the building's facade to Bay Street, which has been retained and incorporated into a multi-storey residential and commercial development.

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

Thematic Context

Unknown

PRINCIPAL THEME: Commerce/trade

SUB-THEME: Warehouses

ORIGINAL OWNER: Thomas Duff and Brothers, shopfitters, or WJ Carr Pty Ltd

CURRENT OWNER: Unknown

LOCAL/PRECINCT CHARACTER: Individual Character (Individual, different from adjacent)

AUTHENTICITY: 20% original

BUILDING TYPE: Warehouse

ARCHITECTURAL STYLE: Interwar commercial

PRINCIPAL MATERIAL: Brick

Physical/Stylistic Description

The building facade – the sole portion of the building retained in the recent multi-storey residential and commercial development - is composed of a central section with windows and a large rendered panel above, flanked by smaller side wings containing doors to the factory on the left and to the offices on the right. In the central section are two columns capped by hood mouldings. The double doors to the office have glazed partially etched sidelights. Over the doorway is a neat cantilevered canopy with motifs on either side echoing those capping the central columns. The original steel framed windows have been replaced with modern forms.

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

Comparative Analysis

The design of the façade of 95-99 Bay Street is generally typical of the red brick style used for commercial and industrial buildings in the interwar period. Related in its use of brick piers and other abstracted Classical elements to the Chicago-esque style used for larger multi-storey commercial buildings between the wars, this style is generally utilitarian and without architectural pretension. In this context, 95-9 Bay Street stands out for the design of its parapet, with a large central panel, probably intended to carry a sign, flanked by piers and scalloped parapets, and for the distinctive joinery of the entrance doors which have an unusual Art Nouveau character.

Assessment Against HERCON Criteria

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

Not applicable

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Not applicable.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The design of the façade of 95-99 Bay Street is generally typical of the red brick style used for commercial and industrial buildings in the interwar period, adopting an abstracted Chicago-esque style more often used for larger multi-storey commercial buildings between the wars. The style is generally utilitarian and without architectural pretension. In this context, 95-9 Bay Street stands out for the design of its parapet, with a large central panel, probably intended to carry a sign, flanked by piers and scalloped parapets, and for the distinctive joinery of the entrance doors which have an unusual Art Nouveau character. The incorporation and design of these distinctive elements may have been intended to draw attention to the premises which were a later and unusual element in a streetscape of two-storey rendered brick shop and dwellings, and to demonstrate the original occupant's skill in fabricating shop fittings.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable.

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.

Not applicable.

Significance

What is Significant?

95-99 Bay Street is a red face brick and render façade, retained as part of the redevelopment of this site. Constructed as a factory building, the level of detailing to the façade may have been a response to its prominent position within an established commercial streetscape.

How is it Significant?

The facade to 95-99 Bay Street is of architectural significance to the City of Port Phillip.

Why is it Significant?

The symmetrical facade, verandah and entrance doors of 95-99 Bay Street have decorative details characteristic of the interwar period, and is distinctive particularly for the design of the parapet and entrance doors. These elements are indicative of an approach which departed from the utilitarian red brick factory typology more common in this period. It may in fact derive from the initial construction of the building for a firm of shopfitters, where street presentation and finishes were of importance and the building provided an opportunity to promote their products in a prominent location. The façade to Bay Street has been retained and a multi-storey residential and commercial development constructed behind the façade, extending through to Nott Street behind.

Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report, 2012*

Recommendations

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

Given the truncation of the building and the scale of the development to the rear, the Heritage Overlay need only be applied to the extent of the retained building and to a nominal depth of three metres.

References

General

Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979.
Allom Lovell and Associates, *Port Melbourne Conservation Study Review*, 1995.
Andrew Ward, *City of Port Phillip Heritage Review*, 1998.

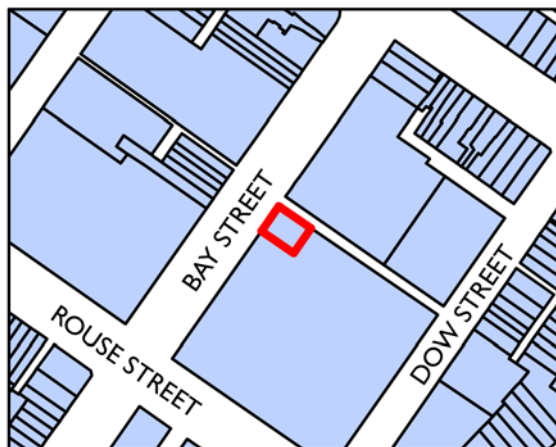
Specific

- i Port Melbourne rate book: September 1930, 831.
- ii Port Melbourne rate book: December 1931, 831.

City of Port Phillip Heritage Review

Identifier: Former National Bank
Formerly: National Bank of Australasia

Citation No:
693



Address: 96 Bay St PORT MELBOURNE

Heritage Precinct Overlay: N/a.

Category: Commercial

Heritage Overlay: HO452

Constructed: 1874

Graded as: Significant

Designer: Terry and Oakden

Amendment: C103

Comment: Updated citation

History

This former bank building occupies Section 5, Allotment 5, which was part of the first subdivision of Sandridge, shown on a plan dated 1849.ⁱ The name of the original purchaser was Mr JR Murphy, as shown on a later map of Sandridge dated 1860. Allotments 4 and 5 were later subdivided in 1864 by Mr Robert Byrne.ⁱⁱ In 1872 a branch of the National Bank was opened but not at this site.ⁱⁱⁱ In December 1874 the rate books recorded a 9 room brick building valued at £250.^{iv}

Tenders were called for this building by Terry and Oakden on the 1st January 1874.^v An early photograph shows the Bank as it was originally designed with only three bays and a central entrance. In 1889 G Jobbins, architect, undertook the addition of the extra bay to the south in a sympathetic manner.^{vi} This is visible in a photograph of 1908.^{vii}

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



Figure 1 Bay Street, Port Melbourne c. 1878-79. The subject property (truncated) is at the right side of the image.

Source: City of Port Phillip Historical Collection.

Thematic Context

The former National Bank of Australasia is a comparatively early building within the context of the later nineteenth century consolidation of Bay Street as a commercial shopping strip.

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Banks

ORIGINAL OWNER: National Bank of Australasia

CURRENT OWNER: Unknown

LOCAL/PRECINCT CHARACTER: Individual, different from adjacent

AUTHENTICITY 70-80% original

BUILDING TYPE: Bank

ORIGINAL RESIDENTIAL: Residence attached to commercial premises

CONSTRUCTION: 1874/1889

ARCHITECTURAL STYLE: Victorian Regency

PRINCIPAL MATERIAL: Rendered brick

ARCHITECT/ENGINEER: Terry and Oakden

BUILDER: Unknown

Physical/Stylistic Description

The former National Bank of Australasia, as originally constructed, had a symmetrical front elevation of rendered brick on a bluestone plinth. The 1889 extension, comprising a single bay to the south, maintained

the original detailing. The ground floor front elevation has deeply rusticated mock ashlar blocks with splayed voussoirs to the round-headed windows and door. The first floor above an intermediate cornice is plain rendered and terminated by a large dentillated cornice and flat parapet. The first floor windows have moulded architraves and flat hood moulds supported on consoles. The lower parts of the window openings are filled with decorative cast iron panels.

In 2005 the building was altered to form part of the Bank Apartments, a residential development constructed behind and adjacent to the former bank premises. The former bank building has been reconfigured as a retail premises with the window contained within the 1889 extension altered and cut down to form a discrete entrance to the first floor apartments and those in the new building behind. Both the apartment entry and the retail entry – the original bank entrance - have new doors, formed of frameless glazing. The original timber panelled entry doors have been removed. The banks' nameplate below the parapet has had the pressed cement lettering removed, and new light fittings have been mounted to the façade at ground floor level. More recently, awnings have been installed concealing the original heads to the bank entrance and flanking windows.

[Allom Lovell & Associates, *Port Melbourne Conservation Study Review*, 1995, amended by Lovell Chen, 2012].

Comparative Analysis

Leonard Terry, the original architect of 92-6 Bay Street, was responsible for the design of at least 50 bank buildings, most for the National Bank, in Victoria and other states from 1857 onwards. A relatively modest example of his work, 92-6 Bay Street typifies the refined and conservative Renaissance palazzo style favoured by Terry for nearly all of his bank and other commercial buildings. Similar elevational treatment can be seen on a grander scale in the group of Terry banks (former Colonial Bank, 1860; National Bank, 1862, Bank of New South Wales, 1862; former Bank of Australasia, 1864) in Lydiard Street, Ballarat and the National Bank, 171 Smith Street, Fitzroy, 1872.viii

[Allom Lovell & Associates, *Port Melbourne Conservation Study Review*, 1995].

Assessment Against HERCON Criteria

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

The former National Bank of Australasia, 92-6 Bay Street is of historical significance at a local level, demonstrating the consolidation of Bay Street as the commercial centre.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

The former National Bank of Australasia, 92-6 Bay Street is of significance as a representative example of a nineteenth century bank building, designed in the Renaissance Palazzo style by the noted bank architect Leonard Terry. The building was sympathetically extended by an additional bay in 1889, and has been subsequently altered in its most recent iteration as retail premises and entry to an apartment building.



Criterion E - Importance in exhibiting particular aesthetic characteristics.

While a relatively modest example of his work, 92-6 Bay Street typifies the refined and conservative Renaissance palazzo style favoured by Terry for nearly all of his bank and other commercial buildings.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable.

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance to the City of Port Phillip's history.

Not applicable.

Significance

What is Significant?

The former National Bank of Australasia, 92-6 Bay Street is a two-storey rendered brick bank building, set upon a bluestone plinth. In 1889 an additional bay to the south was constructed to the design of architect George Jobbins, which maintained the original detailing. The ground floor front elevation has deeply rusticated mock ashlar blocks with splayed voussoirs to the round-headed windows and door. The first floor above an intermediate cornice is plain rendered and terminated by a large dentillated cornice and flat parapet. The first floor windows have moulded architraves and flat hood moulds supported on consoles. The lower parts of the window openings are filled with decorative cast iron panels.

How is it Significant?

The former National Bank of Australasia, 92-6 Bay Street is of historical and aesthetic (architectural) significance to the City of Port Phillip.

Why is it Significant?

The former National Bank of Australasia, 92-6 Bay Street is of historical significance as a comparatively early building in the development of Port Melbourne's commercial shopping centre, during the later nineteenth century. Its location towards Beach Street is evidence of the former economic importance of the foreshore area of Port Melbourne. The former National Bank is also of aesthetic (architectural) significance as a fine example of the conservative and refined Renaissance palazzo style employed by the architect Leonard Terry on other National Bank buildings. The addition of the south bay in 1889 is sympathetically realised and does not detract from the aesthetic significance of the structure.

Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012

Recommendations

Recommended for retention in the Schedule to the Heritage Overlay in the Port Phillip Planning Scheme.

References

General

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

Allom Lovell & Associates, *Port Melbourne Conservation Study Review*, 1995.

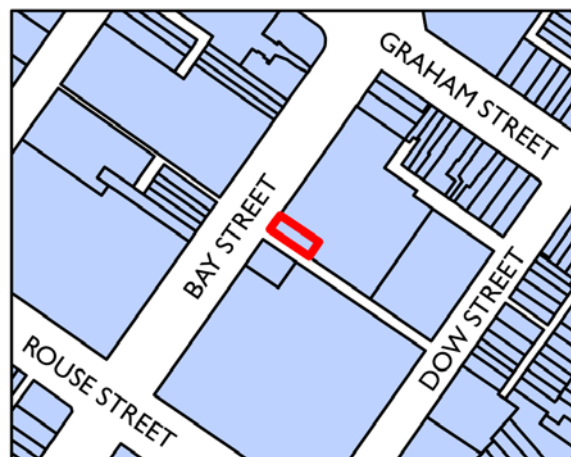
Specific

- i *Plan of Allotments. Marked at Sandridge. Parish of South Melbourne* [map] 1849.
- ii Vale Collection, La Trobe Library, State Library of Victoria, Volume 2a, p. 100; Volume 7, p. 67.
- iii Port Melbourne rate book, February 1874, no. 1387.
- iv Port Melbourne rate book, December 1874, no. 1425.
- v *Australasian Builders and Contractors News*, 1 January 1874, p. 386.
- vi Troupe, J, 'Leonard Terry and some of his banks', B. Arch thesis, University of Melbourne, 1970, pp. 90-93.
- vii National Bank of Australasia Ltd., *Souvenir of the Jubilee of the Bank 1858-1908*, Melbourne: Atlas Press, 1909.
- viii Lewis, Miles, 'Leonard Terry', *Australian Dictionary of Biography*, Parkville, Vic.: Melbourne University Press, 1976, Vol. 6. pp. 257-8.

City of Port Phillip Heritage Review

Identifier: Shop and Residence
Formerly: Unknown

Citation No:
248



Address: 98-100 Bay Street PORT MELBOURNE

Heritage Precinct Overlay: N/a

Category: Commercial

Heritage Overlay: HO486

Constructed: 1866

Graded as: Significant

Designer: Unknown

Amendment: C103

Comment: Updated citation

History

The land in Section 5 was included in the first subdivision of Sandridge, shown on a plan dated 1849. The name of the Crown Grantee, M Benjamin, is shown on this plan.ⁱ Allotments 4 and 5 of Section 5 were later subdivided by Mr Robert Byrne.ⁱⁱ Byrne still owned Allotment 4 in November 1865.ⁱⁱⁱ

By November 1866, a four room brick shop had been erected on the land.^{iv} It was erected during the same period as the Army and Navy Hotel which is on the same allotment, facing Dow Street. The shop was owned and occupied by a grocer, Mr Henry Edwards. Edwards had previously conducted his grocery business in a shop situated on Allotment 1, owned by a fellow grocer, William Kelly.^v A photograph of the shop taken c. 1878/79 shows the building in its original condition (Figure 1). The front was built in brick (subsequently rendered) and had no verandah. Elegant arch headed shop windows were grouped to the right of the doors. These have since been replaced by double hung sash windows.

The building has been enlarged since it was first built and a cast iron posted verandah has been added. Alterations also took place in 1945 for Mrs Wellington.^{vi} The extent and nature of these alterations are unclear. More recently, the building has been integrated into the Bianca residential development and this encloses the building to the rear (east) and to the north sides.

[Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979, revised and updated by Lovell Chen 2012].



Figure 1 Bay Street, Port Melbourne c. 1878-79. The subject property is at the centre of the image.
Source: City of Port Phillip Historical Collection.

Thematic Context

98-100 Bay Street is a comparatively early commercial building within the context of the later nineteenth century consolidation of Bay Street as a commercial shopping strip.

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: Henry Edwards, Grocer.

CURRENT OWNER: [Text]

LOCAL/PRECINCT CHARACTER: Individual Character (Individual character different from adjacent)

AUTHENTICITY: 70% original

BUILDING TYPE: Shop

ORIGINAL RESIDENTIAL USE TYPE: Residence attached to shop

ARCHITECTURAL STYLE: Victorian Regency

PRINCIPAL MATERIAL: Brick

Physical/Stylistic Description

98-100 Bay Street is a pair of two-storey former shop premises. The facade, now rendered with horizontal roughcast to the ground floor, appears originally to have been face brick. There is a simple cornice to the parapet and non-original urns. The first floor windows have moulded architraves, which are not original, and the decorative brackets set between the first floor windows have been added at a later date, thought to have been later in the nineteenth century. A photograph dating from c. 1878-79 shows the building

prior to the addition of these later elements. The ground floor sash windows have replaced the original wide shop windows with arched three-light frames. The doors appear to be in approximately the original locations, with the former northern doorway now infilled with modern frameless glazing, and the southern doorway fitted with a fully glazed pivot-hinged door, set below the possibly original timber-framed toplight. The building originally had no verandah, and the present-day verandah is wholly new, comprising reproduction cast iron posts, frieze and a curved profile verandah roof. This construction replaced an earlier skillion-profile verandah, which may have been of nineteenth century origins. The current verandah's frieze and cast iron patterning conforms to that seen on other buildings in Bay Street – the shops at 79-85 Bay Street opposite (q.v.) have the same cast iron frieze. The building retains its overpainted brick south elevation, adjoining Little Bay Street. Openings to this elevation have also been altered with a bricked-up doorway evident as well as a two-storey brick bay added to the rear of the building.

The building has been integrated into the Bianca residential development which encloses the building to the rear (east) and north sides.

Comparative Analysis

The simple Classical Revival design of 98-100 Bay Street is typical of shop design of the 1860s and 70s. Other early shops in Bay Street are 235-37 Bay Street (1869) and 397 Bay Street (probably before 1863) (q.v.). None of these buildings retain original shop fronts. Further afield, the row of four shops at 61-6 Errol Street, North Melbourne (1854-6) are among the earliest surviving two-storey shop fronts in Victoria, and retain a columned verandah over the footpath. The pair of shops at 99-101 Errol Street, North Melbourne (1863) retains an original timber shopfront.^{vii} Relatively few shops built in the 1860s or earlier survive in Port Melbourne or elsewhere, the majority dating from the 1880s boom.

Assessment Against HERCON Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

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

The pair of shops at 98-100 Bay Street is of local historical significance. This relatively early building survives along with the adjacent former National Bank in an otherwise considerably altered area and provides evidence of the former centre of activity in Port Melbourne along the foreshore. It is historically important as an early precursor to the period of commercial consolidation in Bay Street which was associated with the economic boom of the 1880s and which forms a dominant element in the history of the thoroughfare.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

While altered, the shops at 98-100 Bay Street are broadly representative of shop buildings of the 1860s and 1870s. The facade has been altered with the addition of the verandah and cast cement decorative elements

including the parapet urns and brackets to the first floor façade (probably of the late nineteenth century) however, it also retains typical original or early details including the placement of the first floor windows, unpainted brick chimney and hipped roof forms.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Not applicable.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable.

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.

Not applicable.

Significance

What is Significant?

98-100 Bay Street is a two-storey pair of shops, constructed in the middle 1860s. Constructed of rendered brick, the building underwent some early alterations, undertaken later in the nineteenth century, and has more recently had a reproduction verandah added.

How is it Significant?

The shop building to 98-100 Bay Street is of historical significance and architectural significance to the City of Port Phillip.

Why is it Significant?

98 - 100 Bay Street is of local historical significance. This relatively early building survives along with the adjacent former National Bank in an otherwise considerably altered area and provides evidence of the former centre of activity in Port Melbourne along the foreshore. It is historically important as an early precursor to the period of commercial consolidation in Bay Street which was associated with the economic boom of the 1880s and which forms a dominant element in the history of the thoroughfare. While altered, the shops at 98-100 Bay Street are broadly representative of shop buildings of the 1860s and 1870s. The facade has been altered with the addition of the verandah and cast cement decorative elements including the parapet urns and brackets to the first floor façade (probably of the late nineteenth century) however, it also retains typical original or early details including the placement of the first floor windows, unpainted brick chimney and hipped roof forms.

Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012.

Recommendations

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

Paint controls are recommended.

References

General

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979.

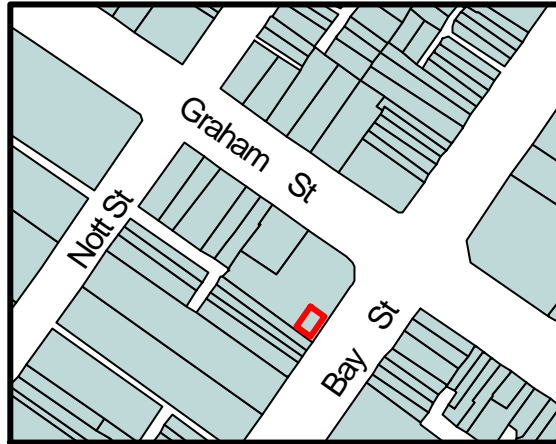
Allom Lovell and Associates, Port Melbourne Conservation Study Review, 1995.

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

Specific

- i Plan of Allotments marked at Sandridge in the Parish of South Melbourne, 1849. Lindsay Clark, Assist. Surveyor, July 1849.
- ii Vale Collection of plans held at La Trobe Library, State Library of Victoria, Vol. 7, p. 35.
- iii Port Melbourne rate book: November 1865, 1373.
- iv Port Melbourne rate book: November 1866, 1304.
- v Port Melbourne rate book: 1865.
- vi Port Melbourne City Council Building Permit Register.
- vii G Butler, *North and West Melbourne Conservation Study*, prepared for the Melbourne City Council, 1983, pp. 281, 285.

Identifier Police Station, Port Melbourne
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO40

Address 113 Bay St
PORT MELBOURNE

Category Public

Constructed Before 1864

Designer Samuel White Public Works
Department

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Port Melbourne police station is of state significance. Built before 1864, it is a relatively early surviving example of a Public Works Department building and appears to be the earliest double storey police station in Victoria. The low pitched gabled roof, the decorative use of brickwork and the verandah details are characteristic of government buildings of the 1860s.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Infrastructure
SUB-THEME: Police stations
ORIGINAL OWNER: Victorian Government
CURRENT OWNER: Victorian Government
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90%+ original
different from adjacent)
BUILDING TYPE: Police station
ARCHITECTURAL STYLE: Victorian Regency
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

The Port Melbourne Police Station has a two-storey rectangular form with a low-pitched gabled slate roof and front verandah. The brick walls have broad contrasting bands above the verandah and between the hood

moulded first floor windows. The verandah is supported on paired timber columns.

COMPARATIVE ANALYSIS

Port Melbourne Police Station appears to be the earliest two storey police station built in Victoria, predating by over a decade Sale (1876) and Carlton (1877), and probably Ballarat (undated). These later police stations all had symmetrical facades, but unlike Port Melbourne, had hipped roofs. Of these buildings, only Ballarat has a front verandah as at Port Melbourne. In general terms, the red brick walls with contrasting bands, the treatment of the fenestration and the low-pitched gabled roof are all typical of smaller Public Works Department buildings of the 1860s and '70s. While symmetrical facades were frequently used in these early decades for police stations and other public buildings, they were by no means universal, and most police stations of the period employed a variety of asymmetric configurations.(3)

History

The date of construction of this building is unknown, but it was almost certainly constructed before 1864 to a Public Works Department design. The original but undated drawings survive (1) and are signed by Samuel White who resigned from the Public Works Department in 1863.(2)

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

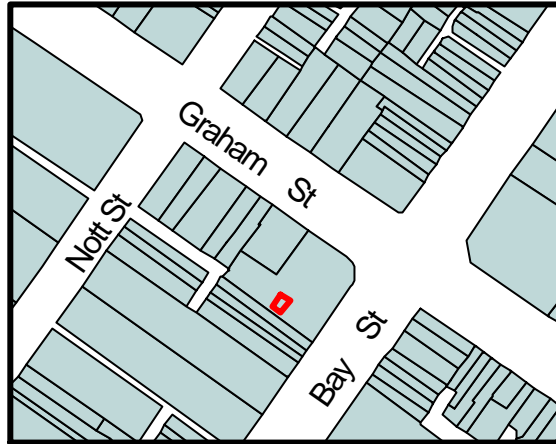
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Held at the Public Record Office
2. B. Trethowan. 'A History of the Public Works Department'. Vol. 2. p. 21
3. *ibid.* vol. 2. p. 141

Identifier Lock Up, Port Melbourne

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO40

Address 113(rear) Bay St
PORT MELBOURNE

Category Public

Constructed unknown

Designer Public Works Department

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Port Melbourne lock up is of state significance. Part of the substantially intact police station and court house precinct, it has a typical plan form with cells each side of a central entrance. It remains substantially intact and is one of a relatively small number of such early structures to survive.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Infrastructure

SUB-THEME: Lock ups

ORIGINAL OWNER: Victorian Government

CURRENT OWNER: Victorian Government

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90%+ original
different from adjacent)

BUILDING TYPE: Lock up

CONSTRUCTION: Not known, probably 1860s or 70s

PRINCIPAL MATERIAL: Basalt

PHYSICAL/STYLISTIC DESCRIPTION

The lock up is T-shaped in plan, containing two cells on each side of the central entrance and has rock faced squared and coursed bluestone walls with dressed margins to the corners and openings. The slated roof is gabled to the end and side elevations. The high level windows are barred.

COMPARATIVE ANALYSIS

The lock-up is a typical rectangular design of two cells with projecting gable entrance and resembles many other lock ups constructed by the Public Works Department from the 1850s to the 1880s. Comparable bluestone examples with central gabled entrances include the lock-ups at Avoca, Learmonth and Inglewood, all probably roughly contemporary with the Port Melbourne lock-up.(1) It appears to be the only extant example of this type in the metropolitan area.

History

The date of construction of this lock up is not known but is likely to be contemporary with the construction of the Police Station in the early 1860s.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

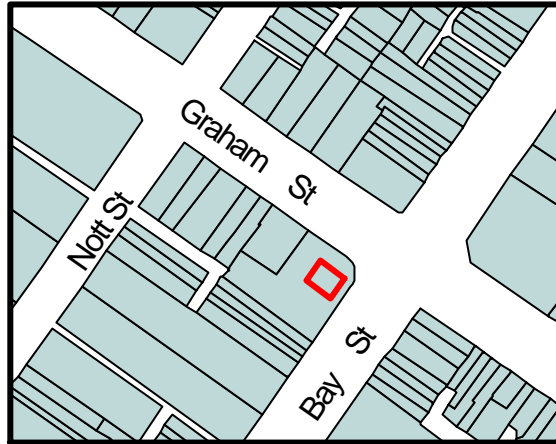
National Estate Register

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

References

1. B. Trethowan. 'A History of the Public Works Department'. vol 2. p. 145

Identifier Court House, Port Melbourne
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO40

Address 119 Bay St
PORT MELBOURNE

Category Public

Constructed 1860

Designer John James Clarke, Public Works Department

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Port Melbourne Court House is of state significance. Along with the police station and lock up on the same site, and the nearby Post Office, it demonstrates the original focus of activity in Port Melbourne on the foreshore area. The design relates to that of the post office in its use of simple symmetrical massing, gabled roof and round-headed windows, and illustrates the influence of pattern book and picturesque styles in early Public Works Department buildings. Apart from the intrusive 1950s additions, the building is substantially intact.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Infrastructure
SUB-THEME: Court Houses
ORIGINAL OWNER: Victorian Government
CURRENT OWNER: Victorian Government
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, different from adjacent) 70-90% original
BUILDING TYPE: Court House
ARCHITECTURAL STYLE: Victorian Italianate
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

The court house has a double-height rectangular main block with a wing projecting to the south side and a front entry porch. The walls are of cream brick with contrasting banding and arch bricks to the round-headed and bullseye windows. The arched entry has a stepped reveal with dentillated bricks. The gabled roof is slated. Flat roofed extensions were constructed in 1957 on each side of the entry porch.

COMPARATIVE ANALYSIS

Other than for variations of detail, the basic form of the Port Melbourne Court House was used repeatedly in Victorian court houses built from the late 1850s until the 1880s. Among early examples, such as Port Melbourne, built in the 1850s and 60s, a round arched style was usual, with either single arched openings or arcades to the entrance porches. Comparable examples with single front-facing arched entrances are the court houses at Stawell (1859), Creswick (1859), Chiltern (1864) and Taradale (1864). Other notable early court houses with comparable form or elevational treatment include Kyneton (1856) and Ararat (1865) court houses. Among early court houses of this type, Port Melbourne appears to be the only example in the metropolitan area.(7)

History

The Court House occupies part of Allotment 10, Section 5. Section 5 was included in the first subdivision of Sandridge, shown on a plan dated 1849. (1) The whole allotment was reserved for a watchhouse prior to 1860. (2) In 1860 the Court House was built for a cost of £1,000 (3) to a Public Works Department design; the original drawings were initially by John James Clarke. (4) In 1885 - 86, "sundry works" were undertaken to the building (5) and in 1957 the two witness rooms were added to the front.(6)

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

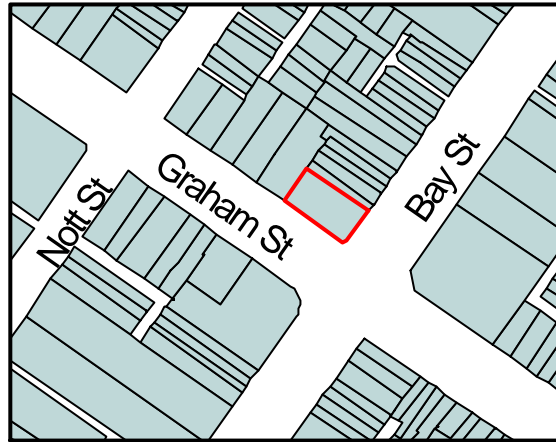
National Estate Register

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

References

1. Plan of Allotments marked at Sandridge 1849
2. Map of Sandridge 1860
3. B. Trethowan. 'The Public Works Department of Victoria'. Vol. 2. p. 103
4. Held at the Public Records Office, drawing dated 17 May 1860. Initialled J.J.C.
5. Public Works Department Summary of Contract Books 1858 - 1894/95
6. Drawing held at the Public Records Office. Dated 26 March 1857, initialled B.I.
7. B. Trethowan. op. cit. vol. 1. p. 130. vol. 2. p. 103

Identifier Hotel Rex
Formerly Victoria Hotel, Square's Hotel



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 145 Bay St
PORT MELBOURNE

Category Commercial: residential

Constructed pre 1859?

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Hotel Rex is of local significance. Probably the largest hotel built in Port Melbourne, its exterior is relatively intact and is a refined Renaissance revival design, representative of hotel design in the 1870s and '80s. It is a prominent element in the Bay Street streetscape.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Description

PRINCIPAL THEME: Assembly and entertainment

SUB-THEME: Hotels

LOCAL/PRECINCT CHARACTER:

Precinct Character (similar to adjacent, contributes to overall character of the precinct)

AUTHENTICITY
90%+ original

BUILDING TYPE: Hotel

CONSTRUCTION: Possibly before 1859. Possibly rebuilt or refaced c.1872

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered brick

PHYSICAL/STYLISTIC DESCRIPTION

The two storey Hotel Rex has facades to both Bay and Graham Streets with a splayed corner. Its present design is Renaissance palazzo style with similarities to the former National Bank at 92-6 Bay Street. The rendered masonry walls are articulated by an intermediate cornice at first floor level and a roof level cornice and balustraded parapet. The ground floor walls have horizontal chamfered rustication with splayed

voussoirs above the round headed door and window openings. The round-headed first floor windows have recessed panels between the intermediate cornice and sill level and moulded archivolt. There are continuous string courses at sill and arch springing level. Above the splayed corner is a small triangular pediment. The balustraded parapet is punctuated by pedestals, originally all carrying urns, on each side of the corner pediment and above the doors to the street elevations. The original doors have been replaced by recent glazing or glazed doors.

COMPARATIVE ANALYSIS

The Renaissance palazzo style as seen in the Hotel Rex was frequently used for hotels in the 1870s and '80s. The two storey corner building form was typical. The treatment used on this building, of rusticated ground floor, plain upper floor and balustraded parapet was similarly used in the earlier Cassidy Family Hotel (1875) (q.v.) and (former) St Osyth Hotel, Graham Street (1872) (q.v.) and the Railway Club Hotel (1875-6), Raglan Street, Port Melbourne. On a considerably grander scale, similar treatment can be seen on the three-storey Maori Chief Hotel, Moray Street, South Melbourne (1875).

History

A hotel has been on this site since at least 1859, when licensee of the Victoria Hotel, Sandridge, Robert Holmes, had his licence removed for having abandoned the premises. (1) In 1872, the name of the hotel was changed to Square's Hotel after its new owner, Sarah Square, but it was quickly changed back to the Victoria the following year. (2) At this date the building was described in rate books as a 12-roomed brick hotel with bar, cellar and land. (3) It was valued at £180. (ibid.) The hotel appears to have been refaced sometime during the 1880s, though no documentation has been located for this work, and the rate information does not suggest a particular date. By 1890, the hotel was owned by Henry O'Brien, who also owned an adjacent row of five six-roomed houses in Bay Street. (4)

The hotel is now known as the Hotel Rex.

Thematic Context

Located in the main commercial and retail street, the Hotel Rex has a history which is typical of most inner suburban hotels constructed in the mid-nineteenth century. The presumed refacing of the hotel in the 1880s to present a more sophisticated boom-style Italianate appearance is somewhat unusual for the area, and may be indicative of the prominence of this hotel in Port Melbourne at this time.

Recommendations

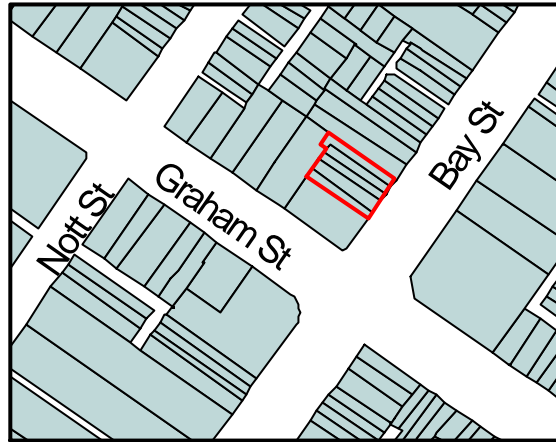
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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

References

1. Argus. 10 June 1859.
2. R K Cole Collection.
3. Port Melbourne rate book, 1871-2, no. 682.
4. Port Melbourne rate book, 1890-91, no. 697.

Identifier O'Brien's Terrace
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 147-155 Bay St
PORT MELBOURNE

Category Commercial: residential

Constructed 1886

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

O'Brien's Terrace is of local significance. The relatively elaborate treatment of the pilastered and pedimented elevation is unusual in Port Melbourne. Much of the original cast iron verandah and some of the shopfronts are intact.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Commerce / trade

SUB-THEME: Shops

ORIGINAL OWNER: Henry O'Brien

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Precinct Character (Similar to adjacent, contributes to overall character of the precinct) 90%+ original

BUILDING TYPE: Shops

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

CONSTRUCTION: c1886

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered brick

PHYSICAL/STYLISTIC DESCRIPTION

O'Brien's Terrace contains five shops with a central passage to the rear. The elevation above the verandah

has bays divided by Corinthian pilasters supporting a string course and dentiled cornice. The central pediment has a moulded centre panel and an anthemion finial. The verandah retains the original cast iron posts and most of the frieze panels and brackets. Several original timber shop fronts remain. The parapet balustrade and urns are missing.

COMPARATIVE ANALYSIS

Terrace rows with central triangular pediments, while not uncommon among residential terraces, appear to be relatively rare among shops, the majority of which had either flat parapets or smaller raised parapet centrepieces. O'Brien's Terrace can be compared in this respect to the larger and grander Municipal Buildings and shops at 52-68 Errol Street, North Melbourne (1883-4), which has triangular pediments to the end bays and a segmental central pediment. O'Brien's Terrace is unusual in Port Melbourne also for the characteristic moulded lettering below the pediment, the pediment decoration and the central passage giving access to the rear of the terrace. In other respects, the treatment of upper floor elevation as bays divided by Corinthian pilasters, while notably refined, is relatively conservative for the date and more typical of nineteenth century shop design of the preceding decade.

History

Apart from the reserve for the Market, the land in Section 8 was all sold by the Crown prior to November 1860, with Allotment 11 purchased by B. Williams. (1)

By January 1887, the set of shops known as O'Brien's Terrace had been erected. The owner, Henry O'Brien, also had an interest in the adjoining Victoria Hotel. The first occupants were Alfred Brown, a hairdresser and long-time tenant, and George Walter Briggs, a tailor. (2) Briggs was still advertising from the same shop in 1947, (3) some 60 years later.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Sandridge, plan dated 5 November 1860.
2. Port Melbourne rate book, January 1887, 680
3. Photograph.

Identifier Shops

Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 161-163 Bay St
PORT MELBOURNE

Category Commercial: residential

Constructed 1885

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

161 - 3 Bay Street is of local significance. Along with the similar group of shops adjacent at 165 - 79 Bay Street (qv.), they demonstrate in substantially intact form a typical inner suburban shop design. The unpainted render facade and traces of early signage are of particular importance.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, 90%+ original
contributes to overall character of the
precinct)

BUILDING TYPE: Shops

ORIGINAL RESIDENTIAL

USE TYPE: Residence attached to commercial premises

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered Brick

PHYSICAL/STYLISTIC DESCRIPTION

161 - 3 Bay Street comprises two shops with rendered masonry facades. The first floor overhangs a carriageway to the south side of the shops. The facade has Tuscan pilasters and a simple cornice moulding. The segmental arched windows have stilted arch mouldings above a string course. Early shops fronts

remain. The cast iron verandah is partially intact. Traces of old painted sign lettering remain on the unpainted render facade.

COMPARATIVE ANALYSIS

The conservative Renaissance Revival facade of these shops is typical of the 1870s and '80s period. The asymmetric design of the facade and the side passage are unusual, as is the exceptional integrity of the surface of the upper level facade with its unpainted render and traces of early sign painting.

History

The land in Section 8 was sold by the Crown prior to November 1860, with H. Stooke purchasing Allotment 12. (1) The present shops first appear as a pair of 'six room brick shops' in the rate book of January 1886.

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Sandridge, plan dated 5 November 1860

Identifier Holy Trinity Church Hall, Port Melbourne
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 162 Bay St
PORT MELBOURNE

Category Church

Constructed 1887

Designer Frederick Williams

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Holy Trinity Church Hall is of local significance. The building, designed by the locally notable architect Frederick Williams in 1887, is externally substantially intact, and has a simple and restrained polychrome Gothic design. It is historically significant as part of the church precinct, which has been continuously associated with the Church of England since 1851. The Moreton Bay fig tree is a contributory element.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Religion
SUB-THEME: Church halls
ORIGINAL OWNER: Church of England
CURRENT OWNER: Church of England
LOCAL/PRECINCT CHARACTER: AUTHENTICITY:
Individual Character (Individual, 90%+ original
different from adjacent)
BUILDING TYPE: Church Hall
CONSTRUCTION: 1887
ARCHITECTURAL STYLE: Victorian Gothic
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

The hall is constructed of red brick with cream arches to the pointed arch windows and doorways with basalt plinth walls and window sills. The building has a simple rectangular gabled form with a gabled porch to the

front. The front elevation has paired single light pointed-arch windows each side of the porch, with similar paired windows above the porch within the main gable. The porch has matching blank window recesses. The gables of the main building and the porch are parapeted with rendered copings supported at the bases by large moulded render brackets. The side walls are buttressed and contain single light pointed-arch windows. There is a mature Moreton bay fig tree alongside.

COMPARATIVE ANALYSIS

In its basic gabled form and brick Gothic detailing, the hall is typical of nineteenth century church halls. It is distinctive for the bichrome brickwork to the door and window arches and the parapeted gables to the porch and main building. Other church halls in Port Melbourne include St Joseph's Church School, Rouse Street (1889) and the Chapman Memorial Hall, 80-2 Ross Street (1903) (q.v.). The near contemporary St Joseph's Church School has plain brickwork and is unusual for the Renaissance Revival detailing to the round-headed window to the main elevation. The later Chapman Memorial Hall is similar in form and Gothic style to Holy Trinity Hall, but is more rudimentary in its Gothic references.

History

The land on which this hall is built was granted to the Church of England on 25 March 1860. (1) In 1887 the new Sunday School 'in connection with Holy Trinity Church, Port Melbourne' was opened. (2) It was designed by architect Frederick Williams who, according to Victoria and its Metropolis,

"was born in London in 1838, and coming to the Colony in 1857, commenced the practice of his profession of architect and surveyor in 1869, since which time he has been engaged in erecting numerous buildings in the city, suburbs and country. He was elected a member of the Sandridge (Port Melbourne) Borough Council in 1875 and was Mayor of the Borough in 1880. He was chosen as the Council's representative on the Melbourne Tramways Trust and served in that capacity until 1888 when he retired from the Council ..."

Williams designed many buildings in Port Melbourne including numerous shops and dwellings in Bay Street and alterations to two hotels in Bay Street. (3) The foundation stone for the hall was laid by Frederick Derham, a partner with Swallow and Ariell, then postmaster general of Victoria. (4)

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

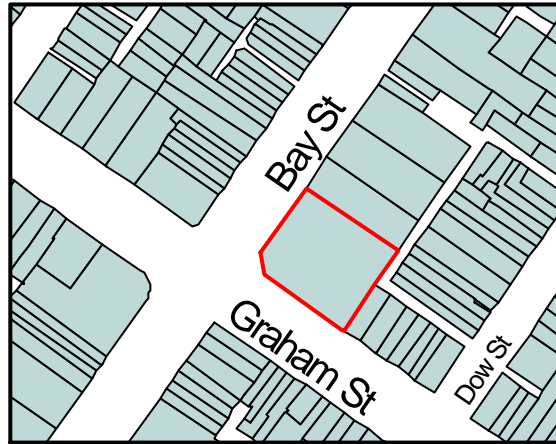
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Map of Sandridge 1878
2. Australian Buildings and Contractors News. 6.8.1887
3. Miles Lewis Index of Australian Architecture.
4. According to P. Grainger.

Identifier Holy Trinity Church of England (Church)

Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 162 Bay St
PORT MELBOURNE

Category Church

Constructed 1908-13

Designer Knight, Kemp and Kerr

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Holy Trinity Church of 1908 - 13 is of local significance. The site containing the manse and hall as well as the Church is an important precinct which has been continuously associated with the Church of England since 1851, and is of considerable local historic significance.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Religion

SUB-THEME: Churches

ORIGINAL OWNER: Church of England

CURRENT OWNER: Church of England

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90%+ original
different from adjacent)

BUILDING TYPE: Church

SIGNIFICANT TREES: Two Canary Island Palms (*Phoenix canariensis*)

ARCHITECTURAL STYLE: Federation Gothic

PRINCIPAL MATERIAL: Brick

The Fincham and Son Organ is Classified by the National Trust

PHYSICAL/STYLISTIC DESCRIPTION

The church is of brick construction with render detailing to window openings, and render bonding and gable copings. It comprises a gabled nave and chancel and a square tower to the north-west corner. The gabled

west front has a slightly projecting gabled porch with a flattened arch and lable mould over the main door, flanking single light pointed arch windows and, above, a large tripartite window with perpendicular tracery. The tower and the side vestry to the south each contain arched door openings with lable moulds. The rendered tympanum above the central door contains circular and trefoil recessed decorations. The original timber bellcote surmounting the tower, with open pointed arched arcading and a steep pyramidal roof, has been dismantled, as have sections of the brick battlement tower parapet. The side elevations are buttressed and have simple lancet windows. The church contains a Fincham and Son organ.

COMPARATIVE ANALYSIS

The church has rudimentary and conventional Gothic detailing of a type repeated in numerous small nineteenth century churches in Victoria, with most interest being focussed on the relatively simple perpendicular tracery of the west window. The most distinctive feature of the church, now removed, was the timber bellcote which previously surmounted the brick tower.

The conservative style of this church can be contrasted with other more stylistically advanced churches built in the 1890s such as the polychrome Gothic Wesleyan church in Bridport Street, Albert Park (Oakden, Addison and Kemp, 1890) and the Arts and Crafts reinterpretations of the Gothic and Romanesque styles at St Alban's, Orrong Road, Armadale (Inskip and Butler, 1898) and the Baptist church, Kooyong Road, Armadale (Sydney Smith, 1898).

History

On 23rd December 1851, Bishop Perry made an application to the Lieutenant-Governor for the setting aside of land for a Church of England church in Sandridge. (1) Two acres were granted, however this was later reduced to one acre, and of this acre half was for the church and the other half acre was for the vicarage and school house. (2) In 1852 a committee was formed to erect a school house which was to act as a temporary church. When their efforts were unsuccessful, a large tent was erected. (3) At the first service a collection was taken up and it resulted in a sum of £24 being donated. (4)

The first church was of prefabricated iron construction and was imported from England with two others, one going to Williamstown. Before leaving England, the three churches were set up at Bristol and some Bishops and Clergy inspected the edifices and then expressed their approval. (5) The iron church arrived from England in 1854 in the form of four sections. Following delays caused by the shortage of labour, the building was erected under the direction of the Denominational School Board of Victoria in 1855. (6) The church cost £2000 for the parishioners to purchase from the diocesan authorities (7) and another £2000 for its erection. (8) Shortly after its erection the parish was placed in the charge of the Reverend Rowland Hayward (9) and the opening service was on 30th December, 1855. (10)

In February 1898, it was found that the church tower of the iron church was in a dangerous state. Plans were drawn up and tenders were invited for a west front in brick as a commencement of a new building. (11) The architects were Messrs. Knight, Kemp and Kerr. (12) In June 1898, the memorial stone was laid, and on September 11th the same year the church was reopened. (13) In 1908 the brick front was blown down after a fierce storm and the whole church was rebuilt. The present nave was opened on December 7th, 1909. (14) In 1912 the chancel organ and vestries were started and 1913 the whole church was completed and reopened. (15) Since then the top of the present tower has been removed as it was unstable. (16)

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

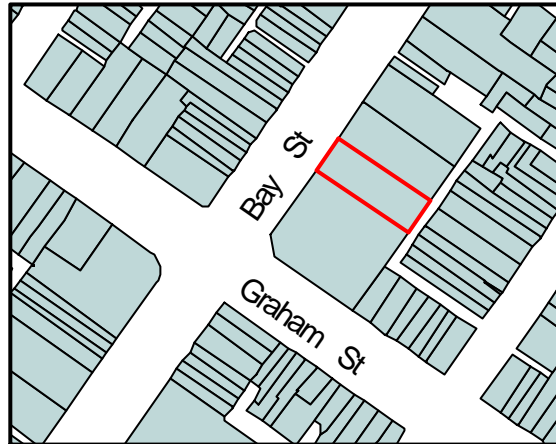
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Centenary Celebrations Comm. Greater Port Melbourne, p. 45
2. Ibid.
3. Weekly Times, 27.2.1904. p. 8
4. Port Melb. Centenary Celebrations Comm. Greater Port Melbourne, p. 45
5. Leader, 25.6.1898
- 6 and 7. Weekly Times, op cit . p. 8
- 8 and 9. Leader, op. cit.
10. Diamond Centenary Booklet of the Holy Trinity Church.

11. Ibid.
12. Holy Trinity Messenger 1909/1914
- 13, 14 and 15. Centenary Celebrations Comm. Greater Port Melbourne. p. 45
16. Weekly Times 27 February 1904, p. 12 and 3 October. p. 25

Identifier Holy Trinity Church of England Manse, Port Melbourne
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 162 Bay St
PORT MELBOURNE

Category Church

Constructed 1887

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Holy Trinity Manse is of local significance. The residence, designed in a typical restrained Italianate style, is of historical significance as part of the church precinct, which has been continuously associated with the Church of England since 1851.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Religion

SUB-THEME: Vicarage

ORIGINAL OWNER: Church of England

CURRENT OWNER: Church of England

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90%+ original
different from adjacent)

BUILDING TYPE: Nineteenth century brick house, two-storeys

ORIGINAL RESIDENTIAL Vicarage

USE TYPE:

DOMESTIC GARDEN TYPE: Nineteenth century villa

CONSTRUCTION: Before 1894; probably 1880s

ARCHITECTURAL STYLE: Victorian Italianate

PRINCIPAL MATERIAL: Brick

ARCHITECT/ENGINEER: Unknown

BUILDER: Unknown

PHYSICAL DESCRIPTION

The manse is a two-storey rendered brick residence with a hipped slated roof. The asymmetric front elevation has a projecting square fronted bay to the left containing two plain window openings to each floor. There is a timber framed balcony to the right with cast iron frieze panels, brackets and balustrading. The elevation as a whole is of austere design relieved only by a string course moulding below the eaves.

HISTORY

The manse adjoining Holy Trinity Church had been constructed by 1894 (1), and probably dates from the 1880s. It was constructed as part of the church reserve set aside in 1851. (1)

COMPARATIVE ANALYSIS

While large detached houses of this type were uncommon in Port Melbourne, the asymmetric Italianate form and the austere detailing of the elevations is typical of middle class houses built in middle class Melbourne suburbs such as Hawthorn in the 1870s and '80s. 344 Graham Street (q.v.) is a locally comparable example in terms of form, but is more distinctive for its mixed Italianate and Tudor detailing. The Carmelite Priory at 95 Stokes Street (q.v.) is comparable as a large residence attached to a church, but is later in date and architecturally dissimilar.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Jacobs Lewis Vines, Port Melbourne Conservation Study

Identifier Shops
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 165-179 Bay St
PORT MELBOURNE

Category Commercial: residential

Constructed 1885-1889

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

165 - 79 Bay Street is of local significance. This group of shops, like 161 - 3 Bay Street (qv.), demonstrates a relatively intact form of typical inner suburban shop design. The simple and conservative design, contrasting with the more flamboyant style fashionable in the 1880s demonstrates the persistence of earlier styles in Port Melbourne compared with other Melbourne suburbs.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: Unknown

CURRENT OWNER: Various

LOCAL/PRECINCT CHARACTER:
Precinct Character (similar to adjacent,
contributes to overall character of the precinct)

AUTHENTICITY
90%+ original

BUILDING TYPE: Shops

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Regency

PRINCIPAL MATERIAL: Rendered brick

PHYSICAL/STYLISTIC DESCRIPTION

This double-storey terrace of eight rendered masonry shops has a central carriageway below the overhanging

first floor. Like 161 - 3 Bay Street, the rendered masonry principal elevation has Tuscan pilasters and a simple cornice. The simplicity of the elevation and the relatively wide proportions of the windows are more characteristic of the 1860s than the mid-1880s and represent a very conservative style for the period of construction. The form of the verandah and some of the cast iron parts remain; frieze panels and other details are lacking.

COMPARATIVE ANALYSIS

The very plain treatment of the facade, with widely spaced Tuscan pilasters supporting a simple entablature, and the wide proportions of the first floor windows, are all characteristic residential and commercial terrace row design of the 1850s and '60s. It contrasts with the greater elaboration of Classical detail seen on other shops in Bay Street. In this respect, these shops illustrate the sometimes extreme conservatism and lack of elaboration of building design seen also in other buildings in Port Melbourne.

History

The land in section 8 was sold by the Crown prior to November 1860. Allotments 13 and 14 were purchased by I. Leigh and J. Brewer respectively. (1) Construction of the present group of shops commenced in 1885, when a twelve room building was constructed and used by the Bank of Australasia. (2) The next shops to be erected were 173, 175 and 179 which were shown in the rate book of February 1889. No. 171 and 177 were also shown as '6 room brick shops in progress'. This left a parcel of land 60' x 120' between 165 and 171. (3) Shops were constructed on this land in 1889 and by February 1890, all the shops were shown in the rate book. (4)

(Jacobs Lewis Vines, Port Melbourne Conservation Study)

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Sandridge, plan dated 5 November 1860.
2. Port Melbourne rate book, January 1886.
3. Port Melbourne rate book, February 1889. 701A, 702, 703, 704, 704A, 705.
4. Port Melbourne rate book, February 1890.

Identifier Former J. E. Earl, Shop
Formerly J.E. Earl, Shop



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 181-189 Bay St
PORT MELBOURNE

Category Commercial

Constructed c. 1900-14

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

181 - 9 Bay Street is of local significance. J. E. Earl Pty Ltd was one of the oldest and longest-standing retailers in Port Melbourne, established in 1856, and operating until the 1980s. Its presence in Bay Street from about 1900 is demonstrated by the intact shop front which includes the name of the firm in gilded lettering. The large size of the shop, the result of successive enlargements, contrasts with other nineteenth and early twentieth century shops in Bay Street and demonstrates the commercial growth of the business and the area. The substantially intact bronze-framed shop front is notable.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shop

ORIGINAL OWNER: J. E. Earl

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Precinct Character (similar to adjacent, 90%+ original contributes to overall character of the precinct)

BUILDING TYPE: Shop

ARCHITECTURAL STYLE: Federation Free Classical

PRINCIPAL MATERIAL: Rendered brick

PHYSICAL/STYLISTIC DESCRIPTION

18 -9 Bay Street is a single storey shop with a central entrance and a side carriageway leading to a yard at

the rear. The street elevation has a plain rendered parapet with three curved and stepped pediments with decorative scrolled finials. Below the cantilevered awning is the original bronze framed shop front with painted lettering on a glazed panel (J. E. Earl Pty Ltd) above the door. The shop front, erected by the shopfitting firm Thomas Duff, has bevelled glass and leadlight panels above the door.

COMPARATIVE ANALYSIS

Along with Faram Bros hardware store, 405-15 Bay Street, this shop is the only single storey shop dating from the nineteenth or early twentieth century in Bay Street. Among shopping centre streets of this period generally, as distinct from isolated shops in residential areas, single storey buildings are exceptional. The curved form of the parapet is characteristic of the transitional Victorian-Federation style. The early twentieth century shop front, while lacking the elaboration or signage of particularly outstanding examples such as Brinsmead's Pharmacy, 73 Glen Eira Road, Ripponlea (1918) or Tipping's Variety Store, 304 Clarendon Street, South Melbourne (building c. 1876), is among the most intact such examples in Port Melbourne. In terms of quality and integrity, it can be compared locally with the shopfronts to 191-219 Bay Street, adjacent (q.v.), and 383-7 Bay Street (q.v.).

History

This group of shops was a relatively late addition to Bay Street. The land was originally purchased by C Farrell by November 1860, but appears to have been still vacant in February 1899. At this stage it was owned by Sir Rupert Clark. (1) J. E. Earl had established a hardware business in Port Melbourne in 1856 and was located at the corner of Beach and Nott Streets from 1858. (2) The move to Bay Street occurred probably in 1900.

(Jacob Lewis Vines, Port Melbourne Conservation Study)

181-9 Bay Street was constructed in stages probably in the period 1900-1914. The first stage included a single fronted shop to the south of the site, comprising the section under the existing north pediment, and a yard to the south. A second building was subsequently constructed to the south with a covered entryway between. This was later included in the shop and the central pediment was constructed to create the existing form of the building. (3)

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Jacob Lewis Vines, Port Melbourne Conservation Study.
2. 'They Can Carry Me Out'. p. 64.
3. *ibid.* p. 64.

Identifier Market buildings
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 191-219 Bay St
PORT MELBOURNE

Category Commercial: residential

Constructed 1883-1887

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Market Buildings are of local significance. Although the internal market hall has been demolished, the 1883 - 7 Bay Street buildings continue to demonstrate the original purpose of the site, which was reserved as a market in 1860. The buildings and shopfronts make a major contribution to the streetscape.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: 191-9: W. P. Buckhurst, auctioneer, South Melbourne

CURRENT OWNER: City of Port Phillip

LOCAL/PRECINCT CHARACTER:

Precinct Character (similar to adjacent,
contributes to overall character of the precinct)

AUTHENTICITY
70-90% original

BUILDING TYPE: Shops

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered brick

PHYSICAL/STYLISTIC DESCRIPTION

The three groups of two-storey buildings which make up the Market Buildings are similar in overall design and proportions, but differ in details. They are all double-storey rendered masonry buildings with all of the facades

divided by pilasters. The earliest group, 191 - 9 Bay Street, has simple round-headed windows and a flat-topped parapet apparently originally surmounted by urns. The later buildings have more elaborate rusticated pilasters, architraves to the windows and a variety of pediments on the parapet. The original form of the verandah has been partly reconstructed recently, with simple tubular steel posts. The bronze-framed shop fronts appear to date from the 1920s and are largely intact. The market hall behind the shops has been demolished and replaced with a supermarket.

COMPARATIVE ANALYSIS

All three sections of the Market Buildings are typical, in their relatively restrained use of Renaissance Revival elements such as quoined pilasters, pediments of various designs and moulded window surrounds, of numerous nineteenth century terrace rows of shops in Victoria. The 1920s shopfronts are among the better and most intact examples in Port Melbourne, other comparable examples including the shopfronts to the former J. E. Earl shop at 181-9 Bay Street (q.v.) and 383-7 Bay Street (q.v.).

A small number of the market buildings survive in the metropolitan area. Of these, Victoria Market and Prahran Market are the most prominent, and both continue to function as markets. In terms of built form, if not architectural style, Prahran is directly comparable to the original form of the Port Melbourne market in having a market hall set behind a range of two storey shops facing the street.

History

The two acre site on the corner of Bay Street, Liardet Street and Nott Street was set aside as a market reserve early in the development of Port Melbourne. Certainly it was shown on the plan of Sandridge published by the Department of Lands and Survey dated 5th November 1860. The grant for a General Market site was formally issued on 12 June 1862. (1) An early photograph (c 1870 - 1880) shows the site fenced with a wooden picket fence and devoid of any buildings. (2)

The first group of buildings, 211 - 219 Bay Street, were constructed between December 1883 and January 1886. By January 1886, 5 six-room brick shops, constructed for W.P. Buckhurst, had been erected at 191 - 199 Bay Street. These were all vacant at that date. (3) By January 1887, the land in the middle had been built on; a four room brick shop and dwelling, a four room bank and a three room brick photographic studio being the resulting buildings. (4)

(Jacobs Lewis Vines, Port Melbourne Conservation Study)

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Sandridge, plan dated 21 May 1878
2. Photograph. View of market site from Liardet Street. c. 1870-80. City of Port Phillip.
3. Port Melbourne rate book January 1886. 697-701
4. Port Melbourne rate book January 1887

Identifier Former Port Melbourne Building Society
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 226 Bay St
PORT MELBOURNE

Category Commercial: residential

Constructed 1886-1887

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Port Melbourne Building Society Building is of local significance. Constructed for the local building society, its size and restrained classical detailing are demonstrative of the importance of the building society in the area at the time of construction. Architecturally, the building is representative of the conservative Classical revival style typically used for banks and similar commercial buildings during the period.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Commerce/Trade
SUB-THEME: Building society offices
ORIGINAL OWNER: Port Melbourne Building Society
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, contributes to overall character of the precinct) 90%+ original
BUILDING TYPE: Offices
ORIGINAL RESIDENTIAL Residence attached to shop or office
USE TYPE:
CONSTRUCTION: 1886-7
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

This rendered masonry building is of refined design with the lower floor windows of the principal elevation facing Bay St being arch headed, and separated by pairs of Doric pilasters. On the upper floor, each window has flanking doric pilasters and a surmounting triangular pediment. Less complex decoration is used on the side elevation. Originally there was a balustraded parapet which contained pineapple decorations symbolising hospitality, on the pedestals. All have subsequently been removed. This may have occurred in 1942, when the building was converted to a maisonette by a Dr. Potter.(2)

COMPARATIVE ANALYSIS

The conservative Renaissance Revival style of the facades of 226 Bay Street was typically used for banks and other commercial buildings in the mid to late nineteenth century. Similar examples include the Commercial Bank of Australasia, 259 Lygon Street, Carlton (Lloyd Tayler, 1873), the now demolished Melbourne Savings Bank, 345-53 Clarendon Street, South Melbourne (George Wharton, 1884) and the Eastern Hill Hotel, Victoria Parade, Fitzroy (Joseph Burns, 1854).

History

The Port Melbourne Building Society originated in 1884. Offices were taken and an influential provisional committee of over 100 members was formed. The Society was so successful in Port Melbourne, South Melbourne and surrounding suburbs that in eighteen months it became necessary to start a second Port Melbourne Building Society. The committee of this second Society decided at once to purchase Allotment 20 of Section 20, which was for sale at that time. It was felt that this was a convenient central position from which to conduct business. The present building was erected soon after the land was purchased. (1)

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. The New Tourists Guide and Victorian Views Album for 1888 - 89, Cooke, Durre and Co., Melbourne, 1888. facing page 87.
2. P.M.C.C. Building Permit Register

Identifier Shops
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 235-237 Bay St
PORT MELBOURNE

Category Commercial: residential

Constructed 1869

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

235 - 7 Bay Street is of local significance. Like the adjacent pair of shops at 239 - 41 Bay Street (q.v.), these shops were constructed at a relatively early date and are substantially intact above the verandah. They are important streetscape elements.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER:H. Davenport

LOCAL/PRECINCT CHARACTER:

Precinct Character (Similar to adjacent, contributes to overall character of the precinct)

AUTHENTICITY

70-90% original

BUILDING TYPE: Shops

ORIGINAL RESIDENTIAL Residences attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION

The pair of rendered masonry double-storey shops at 235 - 7 Bay Street, like its slightly younger neighbour at 239 - 41 Bay Street, has pairs of windows on the upper floor placed centrally between thin raised vertical

bands. Above these are pairs of consoles which, despite their elaborate design, support a very simple parapet. A photograph dated c.1876 shows the shops without a verandah and possessing a widow's walk on the roof.

(Jacob Lewis Vines, Port Melbourne Conservation Study, 1979)

COMPARATIVE ANALYSIS

The facade of this pair of shops is typical of the simple Renaissance Revival style of the 1860s and '70s used for numerous shops in Victoria. The most distinctive feature of the building, now removed, was the roof-top widow's walk, of which a similar but more dramatic mansard roofed example survives at 292 Carlisle Street, Balaclava.

History

This land was sold by the crown to Robert Byrne between 1860 and 1869. (1) It was subsequently owned by a pawnbroker, Henry Davenport. He erected the present shops in 1869. He occupied one shop and William Trasker, a butcher, occupied the other one. (2)

[Jacob Lewis Vines, Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Sandridge, plan dated 21 May 1878
2. Port Melbourne rate book. December 1869. 389, 390.

Identifier Shops
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 239-241 Bay St
PORT MELBOURNE

Category Commercial: residential

Constructed 1871

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

239 – 41 Bay Street is of local significance. Like the adjacent pair of shops at 235 - 7 Bay Street (q.v.), these shops were constructed at a relatively early date and are substantially intact above the verandah.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: William Henry Newman

LOCAL/PRECINCT CHARACTER:

Precinct Character (similar to adjacent contributes to overall character of the precinct)

AUTHENTICITY
70-90% original

BUILDING TYPE: Shops

ORIGINAL RESIDENTIAL Residences attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION

The two (double-storey rendered masonry) shops at 239 - 241 Bay Street are very similar to the adjacent ones at 235 - 7. The detailing is slightly more elaborate with quoins defining the edges of the building and

urns surmounting the parapet. An early photo shows that the shops were originally built without a verandah, and possessed an elegantly detailed splayed entry shopfront.

(Jacob Lewis Vines, Port Melbourne Conservation Study, 1979)

COMPARATIVE ANALYSIS

Like the adjacent shops at 235-7 Bay Street, these shops are typical of the simple Renaissance Revival style of the 1860s and '70s used for numerous shops in Victoria.

History

These two shops were built in 1871 by a Sandridge undertaker, William Henry Newman. The first two tenants were Robert Hart, a grocer, and Alexander Embling Aitken, an estate agent. (1) At the same time, the nearby shops at 231 - 233 Bay Street (demolished in 1975) were also being built. (2)

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Port Melbourne rate book, January 1872, 754
2. Port Melbourne rate book, January 1872, 750

Identifier Shops
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 247-251 Bay St
PORT MELBOURNE

Category Commercial: residential

Constructed 1874

Designer John Flannagan

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

247 - 51 Bay Street is of local significance. Although diminished by the demolition of two of the original five shops and by removal of the pediment and parapet urns, the upper part of the front elevation retains much of the unusually elaborate decorative mouldings to the pilasters and hood moulds.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME:Shops

ORIGINAL OWNER:William Henry Newman

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Precinct Character (similar to adjacent, 40-70% original contributes to overall character of the precinct)

BUILDING TYPE:Shops

ORIGINAL RESIDENTIAL Residences attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE:Victorian Free Classical

PRINCIPAL MATERIAL:Rendered masonry

ARCHITECT/ENGINEER:Possibly John Flannagan

PHYSICAL/STYLISTIC DESCRIPTION

247 - 51 Bay Street comprises three double-storey rendered masonry shops remaining from the original group of five. The upper part of the rendered elevation is divided by pilasters with moulded rustication and

scrolled and swagged consoles supporting a cornice. The cornice is divided by square bosses with lion masks on the faces. The segmental arched windows have elaborate hood moulds. The two demolished shops were located on the site of 243 - 5 Bay Street to the south. A curved pediment above 247 Bay Street, with scrolled brackets to each side, and parapet urns above the pilasters have been removed. The shop fronts are relatively recent.

COMPARATIVE ANALYSIS

247-51 Bay Street is directly comparable to the former Gertrude Hotel, Gertrude Street, Fitzroy, designed in 1873 by John Flannagan. Flannagan, presumed also to be the designer of 247-51 Bay Street, was one Melbourne's leading architects and produced a substantial body of commercial work between 1854 and his death in 1882. Like the Gertrude Hotel, the simple Renaissance Revival form of the facade, typical of commercial architecture of the 1870s, is enlivened by the arched hood moulds from which are suspended garlands of flowers. The moulded detail to the face of the pilasters, the swagged brackets and the lion masks to the cornice are further enrichments which make this facade a most unusual one for its date. In its original form, five bays wide and supporting an urned parapet with a large arched central pediment, the elevation would have been even more distinctive.

History

The land in Section 32A, Allotments 1 and 2, was sold by the Crown after 1860 (1) to R. Byrne and N. Polak respectively. This area of Bay Street was originally part of a swampy lagoon which was subsequently reclaimed. (2)

The present building may have been designed by architect John Flannagan. Flannagan erected the Gertrude Hotel in Gertrude Street Fitzroy in 1873 (4) and the surviving building uses identical decorative elements to those on the Bay Street shops: segmental window hoods with festoons and a richness of mouldings. The rate books appear to show that the original five shops in this terrace group were constructed in 1874. (5, 6) for William H. Newman, a Sandridge undertaker. These 5 shops are visible in an early photo which shows the buildings unified by a projecting central pediment and the parapet decorated by urns. These have all unfortunately been stripped.

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Plan of Sandridge. 1860. Allotments marked but unsold.
2. Plan of Sandridge . 1878.
3. As shown on the 1860 plan.
4. Argus 21.1.1873, p. 3.
5. Port Melbourne rate book. February 1874. 743, 744 and 745.
6. op. cit. December 1874. 749, 750, 751-55

Identifier Post Office, Port Melbourne
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 253-259 Bay St
PORT MELBOURNE

Category Public

Constructed 1910

Designer R Quintino, Commonwealth Public Works Department

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Port Melbourne Post Office is of local significance. The Palladian design is unusual in the context of other contemporary post offices and is significant as a possible prototype for post World War I post office designs. The brickwork detailing is typical of work produced by the Commonwealth Public Works Department, particularly under the influence of Murdoch.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Description

PRINCIPAL THEME: Commerce/Trade
SUB-THEME: Post Office
ORIGINAL OWNER: Commonwealth of Australia
CURRENT OWNER: Commonwealth of Australia
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90%+ original
different from adjacent)
BUILDING TYPE: Post office
ARCHITECTURAL STYLE: Federation Free Classical
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

The Post Office is designed in a stripped Classical style with symmetrical Palladian massing to the front elevation screening the simple gable roofed form of the main body of the building to the rear. The single

storey building is constructed from red brick, with alternate recesses (one) and projecting (three) brick courses and rubble-faced bluestone (now painted) and painted render details. The roof is of corrugated iron.

The projecting centre bay is pedimented below a flat-topped parapet and has rusticated brick piers to each side. The lower flanking wings originally contained the two entrances, one of which has been altered to form a window, and also are rusticated at the corners. The centre pediment has flat modillions and is decorated with a laurel wreath containing the date of construction and the letters 'G R'. Below the pediment are three windows with leaded upper lights, divided by plain brick piers and set above a bluestone sill. The piers to each side contain slit windows with prominent render sills and lintels. The flanking entrance openings have rendered flat lintels, with chamfered moulds to the upper edges and incorporating rectangular moulded panels, and render bond stones to the jambs resembling quoins. The parapets all have painted bluestone flat copings.

The exterior of the Post Office has been altered recently by construction of an access ramp across the front elevation and alterations to the remaining entrance.

COMPARATIVE ANALYSIS

The Palladian design of the Post Office is unusual in the context of pre-World War I Commonwealth Public Works Department architecture, and has been seen by Jeanette Kilby as a possible precursor of the standardised form used for post offices in the 1920s. (7) Kilby has noted the stylistic variety of post offices of the 1901-14 period, referring to examples in the Queen Anne, French, Classical Boom style, neo-Baroque and gabled styles, built in both brick and timber. In contrast, post offices in the 1920s became far more standardised, and utilised two basic plans, one with a single side porch and the other, apparently derived from the Port Melbourne design, with two porches flanking the central public office. Most of these later post offices, as exemplified by Lismore Post Office (1923) have symmetrical stripped classical facades with either hipped roofs or parapets. (8)

History

The Port Melbourne Post Office was constructed in 1910 to a design by the Commonwealth Public Works Department. The building replaced the original Port Melbourne Post Office, at the corner of Bay and Rouse Streets, which was subsequently sold to the Department of Defence and converted as part of new naval drill hall complex. (1)

It has been suggested that the design was the work of R. Quintino, a draughtsman in the Department, (2) though the authorship of designs produced by the Department during the period is not clear. (3) Quintino's name certainly appears on drawings for many of the post offices constructed between 1910 and 1914, however, during his time with the Department (1909-1914) Quintino did not rise above the level of draughtsman, and it would appear more likely that one of the more senior members of staff was responsible for the design. One possible candidate, for example, might be J. S. Murdoch, later Director-General of the Department of Works and Railways. (4) Jeanette Kilby has suggested that the design of this building was used as the basis for one of the standard post office designs of the 1920s. (5)

Thematic Context

The original Port Melbourne Post Office was located on land reserved for a 'Post Office, Telegraph Station and Water Works' on the corner of Bay and Rouse Streets. (6) The choice of the original site reflected the centrality of the beachfront area to Port Melbourne's early commercial and shipping activities. Its relocation to the site at 253-9 Bay Street would appear to relate to the subsequent development of the northern end of Bay Street and to its proximity to the Town Hall and municipal offices.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Jacobs Lewis Vines. Port Melbourne Conservation Study. p. 144.
2. J. Kilby. 'Public Buildings in Victoria, 1901-1932: An Overview'. p. 54.
3. T. Sawyer. Pers. comm.
4. J. Kilby. op. cit. p. 26.
5. *ibid.* p. 54.
6. Jacobs Lewis Vines. op. cit. p. 143.
7. J. Kilby. op. cit. pp. 54, 120.
8. *ibid.* pp. 117-21.

Identifier South Suburban Building Society

Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 272-274 Bay St
PORT MELBOURNE

Category Commercial: residential

Constructed 1890

Designer John B. Grut

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former South Suburban Building Society Office is of local significance. The building derives historical significance from its associations with this nineteenth century building society. The substantially intact facade, designed by the notable local architect J.B. Grut, is notable for its combination of face brick and render detail, unusual for the date of construction, and the distinctive detailing of the ground floor shop window, the first floor windows and the pediment. The nineteenth century shop window is an uncommon survival.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Building Society offices

ORIGINAL OWNER: South Suburban Building Society

CURRENT OWNER: Unknown

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Precinct Character (similar to 90%+ original

adjacent, contributes to overall

character of the precinct)

BUILDING TYPE: Office

ORIGINAL RESIDENTIAL Residence attached to shop or office

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

This two-storey brick shop retains the original pair of ground floor arched timber shop windows and flanking doors, all separated by Doric pilasters supporting a rendered intermediate cornice. The face-brick upper storey is relieved by two moulded render string courses, and contains two sash windows with stilted segmental arched hood moulds and projecting moulded sills supported on console brackets. Below the rendered principal cornice is a frieze band bearing the name 'SOUTH SUBURBAN BUILDING SOCIETY' in pressed cement. The large central pediment is raised and segmental arched and contains a panelled centre containing the inscription ESTABLISHED A 1888 D. The pediment is supported by consoles to each side and is surmounted by a pineapple finial.

COMPARATIVE ANALYSIS

The combination of face brickwork and moulded render Renaissance Revival detail, while not uncommon in residential architecture, was unusual among commercial buildings in the 1880s, which usually had rendered facades. It reflects the emergence in the late 1880s of the Queen Anne and other red brick styles, as seen in Port Melbourne at 305-7 Bay Street (q.v.). While individual details such as the bracketed window sills, the central arched pediment and symmetrical pilastrated shopfront are relatively commonly found, the design of the facade as a whole is notable for its refinement and is among the more intact shop facades in Port Melbourne.

History

Until late in 1890, this site was occupied by a four room wooden shop. (1) In July 1890, architect J.B. Grut called tenders for the erection of offices for a building society. (2) By February 1891, a five room brick building had been erected on the site. (3) It was occupied by the South Suburban Building Society, which was established in 1888. (4) Part of the building was used by John Grut as his office. He designed and prepared plans for alterations of many Port Melbourne buildings around this time.

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

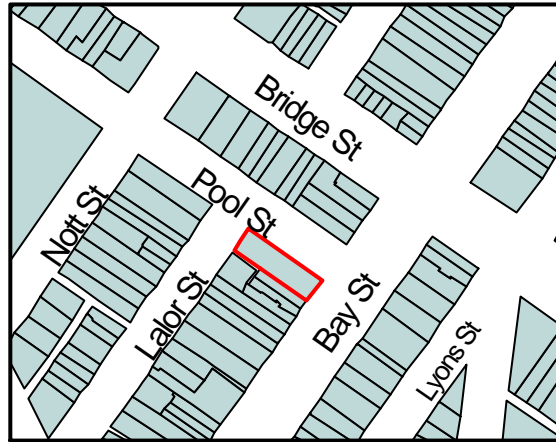
recommended inclusions:

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

References

1. Port Melbourne Rate Book: February 1890, 1537

Identifier Shop
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 283 Bay St
PORT MELBOURNE

Category Commercial: residential

Constructed 1887

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

283 Bay Street is of local significance. A prominent corner building, this building has refined Classical detailing and is notable for its central pediment and Corinthian pilasters to the side elevation.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: David C Armstrong

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, contributes to overall character of the precinct) 70-90% original

BUILDING TYPE: Shop

ORIGINAL RESIDENTIAL Residential attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION

This two storey corner shop with splayed corner has rendered masonry walls, blank to the ground floor except for the shop window, and with round headed windows to the first floor. At first floor and roof level are moulded cornices, the upper cornice having modillions. The first floor windows have moulded and bracketed sills and

moulded archivolt springing from a string course. The parapet appears to have been altered in the early twentieth century and is plain with raised flat-topped piers. In the centre of the side elevation to Pool Street is a triangular pediment supported on Corinthian fluted pilasters which create an aedicule from the centre first floor window. The pilasters are supported in turn on rusticated plain pilasters at ground floor level, which are repeated to form regular bays towards the rear of the elevation. Probably there were ground floor window and door openings on the side elevation, which have been built up.

The shop front and cantilevered verandah on the Bay Street elevation are relatively modern.

COMPARATIVE ANALYSIS

The restrained Classical detail of the fenestration and cornices of 283 Bay Street is typical of shop design of the 1880s. Of greater interest is the relatively elaborate pedimented centrepiece to the side elevation, unusual among shops where the architectural focus was usually on the front elevation.

History

This brick shop was constructed in 1887 as the business premises of local Port Melbourne auctioneer, David C. Armstrong, who had previously had a four-roomed wood and iron store on the site. When completed, Armstrong's new building was rated at £80, and was described as a 12-roomed brick and wood building. (1) It seems possible from this description that the new structure incorporated something of the old timber building, but this is not clear, and by 1891, the property was simply described as a ten-roomed brick shop.(2)

By the turn of the century, the shop had been leased to the well-known Melbourne grocers, Moran & Cato.

Thematic Context

The original owner of this shop, David Armstrong, was involved in a wide range of business, community, sporting and political activities in Port Melbourne, including football, debating, and the woman suffrage movement. He was also the Liberal candidate for the 1894 State Parliamentary elections, and chaired the founding meeting of the Port Melbourne branch of the Liberal Party. (3)

From the late 1890s, the building was leased to the grocery firm of Moran and Cato, which had been established in 1880, at 191 Brunswick Street, Fitzroy. (4) The firm had also set up a second branch, in North Melbourne, by 1885. (5) In 1894, it was described as 'importers, tea merchants, wholesale and retail cash grocers; wholesale depot and office, 190, 192, 194 Brunswick St, Fitzroy. Branches in all suburbs.' (6) By the 1930s, when its founder, F. J. Cato died, the firm had 170 branches and employed 1,000 people. (7)

Recommendations

A Ward, Port Phillip Heritage Review, 1998

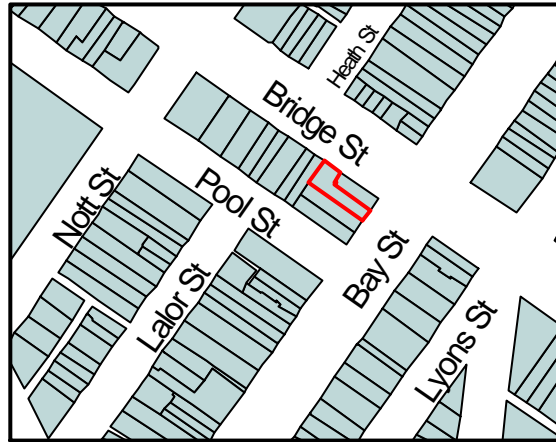
recommended inclusions:

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

References

1. Port Melbourne rate book, 1887-88, no. 843.
2. Port Melbourne rate book, 1890-91, no. 851.
3. N Turnbull and N U'Ren. 'A History of Port Melbourne'. pp. 118, 157, 167, 171, 172, 197.
4. J Speiring. 'Buying and Selling', in Cutten History Committee. Fitzroy: Melbourne's First Suburb, p. 202.
5. Sands and McDougall Melbourne Directory. 1885.
6. Sands and McDougall Melbourne Directory. 1894.
7. J Speiring. op. cit. p. 202.

Identifier Shop
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 293 Bay St
PORT MELBOURNE

Category Commercial: residential

Constructed 1896

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

293 Bay Street is of local significance. The only local example of a shop with a recessed first floor loggia, the building has a notably elegant treatment to the intact upper part of the facade.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: Francis Roberts

LOCAL/PRECINCT CHARACTER:

Precinct Character (similar to adjacent, contributes to overall character of the precinct)

AUTHENTICITY
70-90% original

BUILDING TYPE: Shop

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION

This two-storey shop, of rendered masonry construction, has a recessed arcaded loggia to the first floor above a cantilevered verandah and modern shop front. The loggia comprises three arches with moulded archivolt and enriched keystones supported on Corinthian columns, possibly of cast iron. The piers to each side of the arcade have enriched string courses at the arch springing points. The columns rest on square masonry piers between open balustrading to the balcony. At roof level is a cornice and a balustraded parapet with a large round-topped pediment incorporating a coquillage insert.

COMPARATIVE ANALYSIS

Although houses with one or two-storey recessed loggias were constructed in significant numbers, particularly in Fitzroy and Carleton, shops with loggias to the first floor appear to have been far less common. 293 Bay Street is the only example of this type in Port Melbourne. It can be compared with the pair of shops at 116-8 Park Street South Melbourne, which have slightly more elaborate arcading of semi-elliptical arches supported on slender paired columns.

History

This shop was constructed in 1896 for its first owner, Francis Roberts. When the building was first rated in 1896-7, Roberts had rented the premises to the chemist Patrick Muir Hendry. The building was described as a seven-roomed brick shop, and was valued at £80. (1) It is interesting to note that some years earlier, in 1893-4, Hendry had rented the shop next door at 295 Bay Street, from its owner, Francis Dobbyn, who was also a chemist. (2) At the same time that Hendry moved to the new building at 293 Bay Street, Dobbyn set up his own chemist shop at 295 Bay Street. In 1900-01, the two were still in business, and presumably, in competition, next door to one another.(3)

Thematic Context

Though the northern end of Bay Street was later to develop than that closest to the foreshore, by the 1880s, the entire length of the street was occupied by a range of small shops and other commercial buildings.

Recommendations

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

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

References

1. Port Melbourne rate book, 1896-7 no. 771.
2. Port Melbourne rate book, 1893-4, no. 870.
3. Port Melbourne rate book, 1900-01, nos 734-735.

Identifier Shop
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 295 Bay St
PORT MELBOURNE

Category Commercial: residential

Constructed 1889

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

295 Bay Street is of local significance. The building occupies a prominent corner location and the upper part of the front elevation and the side elevation remain substantially intact. The detailing of the parapet and window surrounds is refined and relatively restrained for the date of construction.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: Francis B. Dobbyn

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Precinct Character (similar to adjacent, contributes to overall character of the precinct) 70-90% original

BUILDING TYPE: Shop

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free classical

PRINCIPAL MATERIAL: Rendered Masonry

PHYSICAL/STYLISTIC DESCRIPTION

The building occupies a corner position and has a splayed entry. On the upper floor are double hung sash

windows surrounded by a simple moulding. Over each window is a hood moulding, supported on decorative consoles. The front window has a tripartite arrangement of inter-connecting circles. At ground floor level, the shopfront has been altered from its original form, probably in the 1930s.

(Jacob Lewis Vines, Port Melbourne Conservation Study)

COMPARATIVE ANALYSIS

The facade of 295 Bay Street, while generally typical of shops of the 1880s, contains distinctive detailing for the first floor tripartite window to the Bay street elevation, the hood moulds over the windows supported on enriched consoles, and the parapet detail of interlocking ellipses, differing from the more usual balustraded parapets and displaying an unusual degree of elaboration. Tripartite windows, although commonly found on houses, are less common on shop fronts. 355-9 Clarendon Street, South Melbourne (1881) can be compared with 295 Bay Street for its similar parapet of interlocking circles.

History

This site was purchased from the Crown by Robert Byrne, an agent who bought a large amount of land in Port Melbourne. (1) Prior to construction of the present building, the site was occupied by a three room brick butcher's shop. (2) The original owner and occupier of the existing building was Francis B. Dobbyn, a chemist. (3)

(Jacobs Lewis Vines, Port Melbourne Conservation Study)

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. The Township of Sandridge plan dated 5th November 1860
2. Port Melbourne rate book January 1888, 847
3. Port Melbourne rate book, February 1889, 844

Identifier Shops
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 301-303 Bay St
PORT MELBOURNE

Category Commercial: residential

Constructed 1899-1900

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

301-3 Bay Street is of local significance. The only local example of the Queen Anne style applied to shops, the substantially intact facades are notably urbane, and by contrast to the predominantly nineteenth century Classical Revival character of Bay Street, demonstrate the variety in the stylistic development of commercial architecture in the 1890s and early twentieth century.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: William Cross

LOCAL/PRECINCT CHARACTER:

Individual Character (Individual,
different from adjacent)

AUTHENTICITY

70-90% original

BUILDING TYPE: Shops

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Federation Anglo- Dutch

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

The Queen Anne style of this pair of two storey shops was derived from seventeenth century English and

Dutch models, and is characterised by emphasis on red face brickwork with applied render detailing, Dutch gables, often supporting triangular or round-topped pediments, and loosely Classical decorative motifs. The facade of 301-3 Bay Street is articulated vertically by rendered pilasters, rusticated at first floor level, rising to fluted consoles and pedestals probably originally supporting urns, and horizontally by a string course and deep cornice at first floor and roof level. The prominent gables to each shop have scalloped sides and support tall pediments on fluted bases. Both shop fronts appear to be of relatively recent date. The shopfront to no 303 has been constructed in a typical nineteenth century style which may have been copied from the original to this building.

COMPARATIVE ANALYSIS

The Anglo-Dutch Queen Anne style was relatively uncommon among small shops of this type, and was applied more usually to larger buildings such as the Eastern Hill Fire Station, East Melbourne (1893) and state schools of the 1890s. The former Port Melbourne Fire Station in Liardet Street (q.v.) is also in the Anglo-Dutch style. Among other examples of small shops in this style are a shop in Sturt Street, Ballarat (1896), with Flemish gable and arcaded first floor loggia, and the Flemish Baroque 294-6 Bridge Road, Richmond (1909). Both of these buildings are considerably more flamboyant than the relatively restrained 301-3 Bay Street.

History

This pair of brick shops was constructed in 1899-1900 for William Cross. The buildings replaced two earlier shops, which were owned for many years by local auctioneer, Henry Norval Edwards when first rated in 1900-1, the six-roomed brick shops were each valued at £50. (1)

Thematic Context

By the 1880s, Bay Street had developed into the principal commercial and retail street in Port Melbourne. Some of the earliest shop buildings in the street, many of which dated from the 1850s, were replaced from the turn of the century by new brick buildings.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Port Melbourne rate book. 1900-01, nos. 731-732.

Identifier Chequer's Inn
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 316 Bay St
PORT MELBOURNE

Category Commercial: residential

Constructed c. 1861, 1888

Designer John B. Grut

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Chequer's Inn Hotel is of local significance. The hotel was originally constructed before 1861, and is historically significant as a relatively early hotel in Port Melbourne. As remodelled in 1888, the hotel is representative of Boom-style hotel architecture of the 1880s. The design of the corner bays is notable for its combination of decorated pediments above the arched windows and the Lombardic Romanesque arcading to the parapet.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Assembly and Entertainment

SUB-THEME: Hotels

ORIGINAL OWNER: Edward James Crockford

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Individual Character (Individual, 70 - 90% original
different from adjacent)

BUILDING TYPE: Hotel

ORIGINAL RESIDENTIAL: Residence attached to commercial premises

USE TYPE:

CONSTRUCTION: c. 1861, 1888 alterations

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

The Chequer's Inn Hotel is a two storey rendered brick building designed in a vigorous Renaissance Revival

Boom style. The elevations to Bay and Bridge Streets have projecting corner bays, and a splayed corner. The two corner bays have pediments above the modillioned main cornice, with decorative moulded infill, and are surmounted by a tall parapet with closely spaced Lombardic Romanesque blind arcading. The lower parapets to each side have alternating balustraded and solid panels. The first floor windows are round-arched, with moulded archivolt. Below the sills are panelled recesses above the intermediate cornice. The ground floor windows and doors are segmental arched. The lower part of the walls has been blind and the parapet urns and flagpole have been removed. One of the first floor windows to Bridge Street has been altered. The building otherwise remains externally substantially intact.

COMPARATIVE ANALYSIS

The relatively elaborate details of the facades of the Chequers Inn Hotel are generally typical of boom period hotels built in Melbourne suburbs in the 1880s. Typical examples include the Spread Eagle Hotel, Bridge Road, Richmond, the former John Franklin Hotel, Victoria Street, Collingwood and the former Caledonian Hotel, 361 Coventry Street, South Melbourne. Hotels such as these applied to the standard two storey form of earlier corner hotels a more enriched Italianate styling, and contrast with the grand hotels of three or four storeys erected during this period, exemplified by the Hotel Victoria, Beaconsfield Parade, South Melbourne. In this context, the distinctive features of the Chequers Inn Hotel, not generally found in other hotels, are decorated pediments to the projecting bays on each side of the corner, and especially, the Lombardic Romanesque blind arcading to the raised parapet above the corner bays.

History

The original Chequer's Inn Hotel was erected by 1861 and Edward Jas Crockford was the first recorded licensee. (1) The hotel remained in the Crockford family until 1908. (2) In 1888 the Port Melbourne rate book described the hotel as "10 room brick and iron" valued at £100 (3), and by February 1889 the description had become "16 room brick" at £198. (4) The architect J.B. Grut was responsible for the extensive additions and face lift to this building. (5) Grut achieved the remarkable feat in 1888 of carrying out alterations or additions to the Rising Sun Exchange, Hibernian and Cosmopolitan, in addition to the Chequer's Inn Hotel. (6)

The building is described in a contemporary publication as follows: (7)

Chequer's Inn established by the late Mr E.J. Crockford, about the year 1859. At the same time his brother built and opened the Fountain Inn ... The old Chequer's Inn is at present hardly recognisable. Built into it, right on the corner, is a fine handsome brick structure, two stories high, fancifully decorated with frescoes, columns and trusses of all the latest modern styles. It has a large number of rooms, internally fitted with every convenience for guests, and contains billiard rooms, club rooms, hot and cold baths, parlours, surgeries, etc. and is well worth a visit if you require a comfortable room during your stay in town.

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

References

1. R. K. Cole Collection
2. loc. cit.
3. Port Melbourne rate book: 1888
4. op. cit., 1889
5. Australian Buildings and Contractors News 3.3.1888
6. Miles Lewis Architects Index
7. The New Tourists Guide and Victorian Views Album for 1888 - 89, Cooke, Durre and Co., Melbourne, 1888. p. 69.

Identifier "Peckham Terrace"
Formerly Peckham's Cottages



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 330-340 Bay St
PORT MELBOURNE

Category Residential:row

Constructed 1859?

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Peckham Terrace is of local significance. It appears to be the earliest surviving residential terrace in Bay Street, and is unusual in retaining its original residential use. The original form of the buildings and the restrained classical design of the facade remain largely intact behind the 1920s verandah. Particularly in the case of the two storey house, this original form reflects English models of the 1840s. Peckham Terrace is a relatively rare surviving example of a residential terrace which contrasts with later residential and commercial buildings in Port Melbourne. The 1920s alterations are a somewhat idiosyncratic reflection of changing architectural fashions, and are representative of numerous verandah additions to nineteenth century houses in the area in the 1920s.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Description

PRINCIPAL THEME: Residential

SUB-THEME: Brick terrace, 1 and 2 storey

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 70 - 90% original
different from adjacent)

BUILDING TYPE: Brick terrace, 1 and 2 storey

ORIGINAL RESIDENTIAL Private residences

USE TYPE:

ARCHITECTURAL STYLE: Victorian Regency

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

This terrace of six houses, one two storey and the remainder single storey, retains the form and much of the detail of the original c. 1859 building behind the 1920s verandahs. The terrace is of rendered masonry construction. The longitudinal gabled roofs have parapets only to each end, the roof over the single storey section being continuous over the party walls. The roofs are covered with a mixture of slate, possibly the original material, corrugated iron and recent concrete tiles. Except at the rear, the chimneys appear to have been rebuilt, to a simplified design.

The two storey house to the north (no 340) has intermediate and parapet cornices on the front elevation, with end consoles supporting projecting blocks with lions' heads to the lower level. The parapet is flat topped. Rendered quoins remain on the south corner but appear to have been removed from the north corner. The windows generally are relatively wide in proportion to their height and have moulded render architraves. Some of the windows have eight-light sashes.

The verandahs are in Californian Bungalow style with characteristic low pitched shingled gables and squat roughcasted piers with tapering upper sections. Alterations include removal of the previous verandah and appear to have included lowering of the parapet to the single storey section and rebuilding to a simplified design.

The rear of the terrace retains the original form and rendered wall finish, with single storey hipped roofed wings with central chimneys projecting from the rear of the terrace. The sash windows have plain segmental arched openings and multi-light sashes.

COMPARATIVE ANALYSIS

There are several other terraces in other Melbourne suburbs, notably Fitzroy and North Melbourne, which date from the 1850s and are essentially pre-Victorian in style with high set transversely gabled roofs, wide multi-paned windows and simple Classical detail similar to the original fabric of Peckham Terrace. Examples include Glass Terrace, Gertrude Street, Fitzroy (from 1853), 12-72 Gore Street, Fitzroy (from 1858) and 41-3 Lothian Street, North Melbourne (1858). In Port Melbourne, Peckham Terrace, appears to be the only such extant example. The particular combination at Peckham Terrace of a single storey terrace terminated by a double storey house is uncommon, but is seen also, for example in the group of terraces in Greaves Street Fitzroy. Replacement of original verandahs was not uncommon in the 1920s, local examples including Carroll's Terrace, 350-64 Bay Street (q.v.), and the small timber cottage at 395 Graham Street.

History

Peckham Terrace was probably constructed in 1859. It is possible that the terrace was constructed even earlier. Directory information is not conclusive for this period and there are no rate book for these years. In early directories, the buildings are described as 'Peckham's cottages'. (1.)

Thematic Context

Peckham Terrace is a typical early speculative development of inner suburban working-class housing.

Recommendations

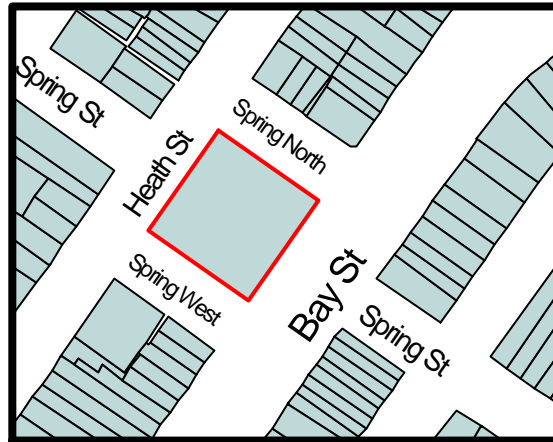
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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

References

- 1) Sands and Kenny Melbourne Directories, 1858 - 18

Identifier Town Hall, Port Melbourne
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO41

Address 333 Bay St
PORT MELBOURNE

Category Public

Constructed 1882

Designer J.J. Wild

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Port Melbourne Town Hall is of local significance. The principal public building in Port Melbourne, it was the first substantial municipal building in the Borough of Sandridge and has been a symbolic focal point for the municipality since its construction in 1882. While of less architectural significance than some of the other town halls built in the 1880s, including South Melbourne, North Melbourne, Fitzroy and Collingwood, this grandiose Renaissance Revival building is by far the largest and architecturally the most ambitious building in Port Melbourne.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Assembly and entertainment
SUB-THEME: Town Halls
ORIGINAL OWNER: Borough of Sandridge
CURRENT OWNER: City of Port Phillip
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90%+ original
different from adjacent)
BUILDING TYPE: Town Hall
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Rendered masonry
BUILDER: ? Ireland

PHYSICAL/STYLISTIC DESCRIPTION

The Town Hall was constructed in rendered masonry and was designed in Renaissance Revival style with projecting end pavilions and a central tower to the principal elevation facing Bay Street. An arcaded loggia at ground floor level extends across the width of the recessed bays each side of the tower between the end pavilions. The ground floor walls and the loggia piers have horizontal rustication, and the spandrels to the loggia arches are decorated with thin mouldings following the curve of the arches. The first floor windows to the recessed bays have segmental pediments with scrolled consoles above and balustrading below. The windows to the end of the pavilions are tripartite, relatively plain to the ground floor and with flat and segmental pedimented hood moulds supported on scrolled consoles to the upper floor. The parapet is flat-topped, solid to the end pavilions and with open balustrading to the recessed bays.

The tower has four main levels, plus a pedimented cupola, with piers or pilasters to each main level supporting cornices and a balustraded parapet encircling the cupola. The ground floor piers are rusticated to match the walls, and there are paired Ionic pilasters at first floor level and wide panelled pilasters to the levels above. The upper level of the tower contains clock faces to each side.

The interior has been altered, but retains an arch with elaborate consoles in the entrance lobby and a modest stair with balustrading. Cast iron fencing remains on the side boundaries.

COMPARATIVE ANALYSIS

Port Melbourne Town Hall was built as one of a wave of grandiose municipal halls constructed across Melbourne and in other parts of Victoria in the 1870s and '80s. Nearly all of these adopted Classical Revival styles, ranging from the Italian Renaissance style of the South Melbourne, Hotham (North Melbourne) and Fitzroy Town Halls to the French Second Empire Style Collingwood Town Hall. Large clock towers, placed either centrally or on a corner, were almost universal. Compared with these buildings, Port Melbourne Town Hall is stylistically more conservative and is more coarse and simplified in its details. The ground floor arcaded loggia and details such as the pedimented window hoods possibly derive from the 1875 Hotham Town Hall.

History

Section 28 was gazetted a Town Hall Reserve in 1873 (1), but the existing building was not erected until 1882. The first meeting of the Sandridge Municipal Council was held at the courthouse at the corner of Graham and Bay Streets on August 16, 1860 (2), but it is not known where the Council met until the construction of the present building.

The 'Illustrated Australian News' of November 1, 1882 (3) provides a detailed description of the building, part of which is included here:

Some time ago it was decided to erect a new town Hall, and the design of Mr J. J. Wild for the work was accepted. A portion of the building was completed at a cost of £2000, and recently tenders was (sic) accepted for the balance at a cost of £6000 or £8000 in all. Mr Ireland was the contractor, and the erection of the building is going on under the supervision of Mr Bircill. The premises will have a frontage to Bay Street of 104 feet, and the central portion contains the rate collectors, librarians and other offices, these being flanked by a colonnade on each side of the tower. The wing on each side of the main portion contains respectively the town clerk and surveyor's offices, each 25 by 18 feet. The main hall is 70 feet by 36 feet, and is entered from the corridor at the rear of these offices. The upper floor contains a long reading room and library 62 feet by 18 feet, to be fitted up in a very handsome manner. From the centre rises the clock tower 80 feet high, surmounted by a belfry and flagstaff, and the frontage presents a very imposing appearance. The base of the building is bluestone, and the superstructure of brick cemented, with a slate roof. The building is enclosed by a very neat iron palisading on a bluestone plinth, and the effect of the whole is, as shown by the sketch, exceedingly agreeable.

(Jacob Lewis Vines, Port Melbourne Conservation Study, 1979)

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

References

1. Map of Sandridge 1878
2. Port Melbourne Centenary Souvenir
3. 'Illustrated Australian News', November 1, 1882, pp 170 - 173

Identifier Flint Webster Building
Formerly Doctors Surgery and Residence



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 348 Bay St
PORT MELBOURNE

Category Residential:detached

Constructed c. 1892

Designer Possibly Loyd Taylor

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

348 Bay Street is of local significance. Built originally as a combined doctor's surgery and residence, it retained that use until 1947, and is the largest such surgery-residence in Port Melbourne. The double height recessed loggia design, possibly by the prominent architect Lloyd Taylor, is unique in the local context. The mannerist detailing of the brick and render facade, and particularly the stilted segmental-arched double-storey loggia, was advanced for its date and is demonstrative of the transition in the 1890s from earlier Renaissance Revival styles to the more interpretive and eclectic Federation Freestyles.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Description

PRINCIPAL THEME: Residential

SUB-THEME: Brick freestanding house, 2 storeys
Health & Welfare

ORIGINAL OWNER: Dr George Cuscaden

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90%+ original
different from adjacent)

BUILDING TYPE: Residence, Medical surgery

ORIGINAL RESIDENTIAL Private residence

USE TYPE:

ARCHITECTURAL STYLE: Victorian Mannerist

PRINCIPAL MATERIAL: Brick

ARCHITECT/ENGINEER: Possibly Loyd Taylor

PHYSICAL/STYLISTIC DESCRIPTION

This distinctive two storey building has a double storey recessed loggia and boldly modelled Mannerist detailing. The facade is constructed of brick, with contrasting moulded render detailing. The five bay wide loggias at each level have stilted segmental arches supported on thin square brick piers with exaggerated capitals. On each side of the central entrance bay are heavy stepped piers with simplified fluted consoles supporting small projecting pediments at the intermediate and parapet level cornices. The wing walls at each end of the facade have rendered pilasters with fluted friezes corresponding to the central consoles. The parapet is balustraded, similarly to the upper verandah, and with a tall and narrow curved pediment to the centre, containing the date and the apparently recent name 'Flint Webster'. The ground floor loggia balustrade is solid brick with recessed panels articulated by rendered mouldings, and wide miniature balustrades above. Presumably, the existing paint scheme was devised to create the original contrast between the red brick and grey render.

COMPARATIVE ANALYSIS

348 Bay Street can be compared with a number of other slightly earlier buildings with double-storey loggias, including Brassey House, 111 Chapman Street, North Melbourne (1888) and 18 Erin Street, Richmond (c. 1891). These buildings all have a more conventional Classical treatment, with round-headed arches set behind a trabeated structure of pilasters and entablatures. More closely similar in their use of stilted segmental-arched arcading and moulded render detailing are two buildings by the prominent architect Lloyd Taylor, 5-7 Collins Street, Melbourne (1885) and 116-8 Nicholson Street, Fitzroy. Like 348 Bay Street, both of these buildings were originally used for doctors' surgeries and residences. The close parallels between these buildings strongly suggests that Taylor was the architect for 348 Bay Street.

History

This building may have been constructed in 1892, probably as a surgery-residence.⁽¹⁾ The local doctor and Port Melbourne councillor, Dr George Cuscaden was in occupation by 1895-6. ⁽²⁾

It was still used as a doctor's surgery as late as 1947. ⁽³⁾

Thematic Context

The construction of this surgery-residence in Bay Street is demonstrative of the frequent combination of business premises with a residence in the nineteenth and early twentieth centuries. This combination was particularly common in relation to professional and sole practitioners, especially those in the health area, such as doctors and dentists.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

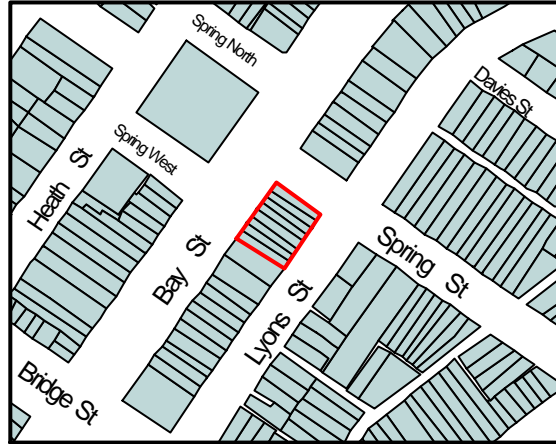
recommended inclusions:

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

References

1. Date on pediment, apparently original to the building.
2. Sands and McDougall Melbourne Directories, 1895-96, N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p. 277.
3. Sands and McDougall Directory of Victoria and Canberra, ACT, 1947

Identifier "Carroll's Terrace"
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 350-364 Bay St
PORT MELBOURNE

Category Residential:row

Constructed 1884

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Carroll's Terrace is of local significance. The substantially intact first floor facade of the 1884 terrace has a restrained symmetrical design and is one of the few buildings in Port Melbourne which retains unpainted render. The 1927 shop front extension is unusually intact. The two sections of the building together provide an unusually clear demonstration of a typical pattern of physical development and changing use of a formerly residential building in a commercial area.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Residential

SUB-THEME: Nineteenth century brick terraces, two storey shops

ORIGINAL OWNER: William Carroll

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Individual character (Individual, 40-70%
different from adjacent)

BUILDING TYPE: Nineteenth century brick terraces, two storey shops

ORIGINAL RESIDENTIAL Private residences

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical Interwar commercial

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

Carroll's Terrace, as originally constructed in 1884, comprised a terrace of four two-storied residences of unpainted rendered masonry construction. The symmetrical facade was of Classical composition, with a slightly projecting central bay with a pediment-like gable. Apart from the windows to the centre bay, which were distinguished by flat hood moulds, the first floor windows have segmental-arched openings, and moulded architraves surrounds. The gable barge boards have decorative fascia boards and a turned timber finial surmounting the gable. The prominent chimneys also are finished in unpainted render.

The 1927 shop-front constructed in front of the original building has a roughcasted parapet above the cantilevered verandah, with rectangular decorative recesses and a band of exposed red brick. The parapet top is slightly curved between square piers located on the parting walls. Bronze framed shop windows, probably original to 1927, remain in place.

COMPARATIVE ANALYSIS

Compared with other residential terrace rows with central pediments, such as Balmoral Terrace, 1-5 St Vincent Place, South Melbourne (1871-5), the original part of Carroll's Terrace is unusual for its combination of relatively grand proportions and central breakfront with extremely austere detailing more typical of the 1860s or '70s. Few terraces of this relatively late date were constructed with overhanging eaves rather than a front parapet, or with a central pediment expressed simply as a low-pitched gable.

The 1927 shop fronts are designed in a typical 1920s style repeated in numerous suburban shop fronts. Design elements such as the roughcasting and brick banding, the decorative rectangular recesses and the shallow arched tops to the parapet all derive from the fashionable bungalow idiom of the time. These shop fronts, and the surviving first floor elevation of the original building, are more intact than most examples.

History

The land on which Carroll's Terrace is built was purchased from the Crown by R. Fitz Stubbs and F. Lloyd. (1) In 1864 'Carroll's Terrace' was constructed for William Carroll. (2) This replaced house and sheds owned by Carroll which had occupied the site earlier. (3) An early photo shows the building in its original residential terrace form with a continuous verandah along the front set well back from the street behind uniform fences.

In 1927 owner Mr Matters installed the new shops along the front, removing the original verandah. (4) The parapet of these shops survives along with some shopfronts, but most have been subsequently modernised.

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Map of Sandridge, 1860
2. Port Melbourne rate book: Jan 1885, nos. 185 - 1392
3. op. cit. no. 1340
4. Port Melbourne Council Building Register, 1927

Identifier Prince Alfred Hotel

Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 355 Bay St
PORT MELBOURNE

Category Commercial

Constructed 1866

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

The Prince Alfred Hotel is of local significance. Possibly remodelled at the time of construction of the Town Hall adjacent, it forms an important element of the Town Hall precinct.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Description

PRINCIPAL THEME: Assembly and Entertainment

SUB-THEME: Hotels

ORIGINAL OWNER: Joseph Priestly

LOCAL/PRECINCT CHARACTER:

Precinct Character (similar to adjacent, contributes to over all character of the precinct)

AUTHENTICITY
70% - 90% original

BUILDING TYPE: Hotel

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL /STYLISTIC DESCRIPTION

The Prince Alfred Hotel is a two-storey rendered masonry building on a corner site. The principal facades, apparently remodelled probably in the 1880s, are articulated by string courses and a bracketed cornice, above

which is a plain parapet and a shallow arched pediment, above the splayed corner, supporting a pair of urns. The ground floor windows on each side of the corner are round-headed, with stilted archivolt rising from a string course. The walls below this string course are covered with relatively recent tiling. The first floor windows are of unusual design with straight headed sashes having curved corners, and heavy surrounds comprising bracketed sills, architrave mouldings and flat hood moulds supported on console brackets. One of the first floor windows on the Bay Street elevation is wider than the others and extends down to floor level. It appears to have been altered. A doorway below this window has recently been built up.

COMPARATIVE ANALYSIS

The Prince Alfred Hotel is typical of numerous hotels in Melbourne built or remodelled in the 1880s. It can be compared with examples such as the Cassidy Family Hotel (1875) (q.v.) and (former) St Osyth Hotel, Graham Street (1872) (q.v.) and the Railway Club Hotel (1875-6), Raglan Street, Port Melbourne (q.v.). Its most distinctive feature is the heavy surround design, with wide architraves and flat hood moulds, to the first floor windows.

History

The Prince Alfred Hotel appears to have been constructed in 1866, probably by its first owner, stonemason Joseph Priestley. (1) The building was first described as a being of six rooms of brick (2). It is not clear whether it was used as a hotel in this first year. The following year, however, the building appears to have been enlarged to nine rooms and was leased from Joseph Priestley by publican, George Sefton. Its value had increased dramatically from £26 to £70.(3) The building had increased in size to thirteen rooms by 1891-2. It would appear that the building was refaced sometime during the 1880s, possibly in 1883, when the Town Hall was constructed.

Thematic Context

The Prince Alfred Hotel was constructed in Bay Street in the late 1860's as part of its development into Port Melbourne's principal shopping strip.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

REFERENCES

1. Port Melbourne rate book, 1866-67, no. 939.
2. Port Melbourne rate book, 1866-67, no. 939
3. Port Melbourne rate book, 1867-68, no. 926

Identifier Residences
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 378-382 Bay St
PORT MELBOURNE

Category Residential:row

Constructed 1900

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

378 - 82 Bay Street is of local significance. A rare example in Port Melbourne of a grand terrace of three houses, it is of unusually late date for the style. The terrace demonstrates the original mixed residential and commercial character of Bay Street. The terrace is notable for its elaborate parapet design and cast iron balcony decoration.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick terraces, two storey
ORIGINAL OWNER: James Mclaughlan
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character, Individual, 90%+ original
(different from adjacent)
BUILDING TYPE: Nineteenth century brick terrace, two storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

These three two-storey terrace houses were constructed in polychromatic brickwork, now painted. They are

relatively wide and have cast iron balconies and verandahs. The central house is more elaborate than its flanking neighbour; having a triangular pedimented parapet and more complex cast iron decoration. In addition the central house has tripartite windows, arched to the ground floor, rather than the paired windows found on the other three houses. The cornice detailing on the two outer houses differ from that on the central house. The south house has a rectangular pediment which differs from the possibly altered pediment on the north house. The original decorative urns have been removed. A previous high wooden picket fence and substantial gateposts have been replaced by a brick wall.

COMPARATIVE ANALYSIS

Built in an unusually conservative style for the date of construction, this terrace typifies the richly decorated grand terraces built in suburbs such as South Melbourne and Carlton in the 1870s and '80s in its use of cast iron balcony decoration and moulded render detail to the parapet. 378-82 Bay Street can be compared with examples such as Balmoral Terrace, 1-5 St Vincent Place, South Melbourne (1871-5) and Vermont Terrace, 37-41 Cardigan Place, South Melbourne (1885), which also have central pediments rising above the parapet.

History

This allotment was purchased from the Crown by T. Fordham. (1) By February 1900 the land was owned by James McLaughlan, of Howe Crescent, South Melbourne. (2) During that year he erected three 8 room brick houses. (3)

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Plan of Sandridge, dated 21.5.1878
2. Port Melbourne rate book: February 1900, 628
3. Port Melbourne rate book: February 1901, 629 - 630

City of Port Phillip Heritage Review

Place name: **Shops**
Other names: -

Citation No:
602



Address: 383-387 Bay Street, Port Melbourne

Heritage Precinct: Port Melbourne

Category: Retail and wholesale: Shop

Heritage Overlay: HOI

Style: Federation Arts & Crafts

Graded as: Significant

Constructed: 1925

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Significance

383-7 Bay Street is of local significance. The simple Arts and Crafts design of the facade, with exposed eaves, raised central parapet projecting through the roof, and roughcast panel, is unusual in Port Melbourne and remains substantially intact. The intact bronze shop windows are original and are good examples.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Though the rate information relating to these three shops is somewhat unclear, it would appear that the

buildings were constructed in 1925. The site had been occupied since the nineteenth century by the Naval Brigade Hotel. Immediately to the south of the hotel were three nineteenth century brick shops. By 1924, the hotel had come into the ownership of Dennis Ryan, whose family had been residents of Port Melbourne since the 1860s. The hotel was described in the rate books for this year as a fourteen-roomed brick hotel, valued at £80 (1). The following year, however, two different premises were listed on the site of the hotel. The first was a ten-roomed brick shop, valued at £80, and the second was a brick shop, with the number of rooms not specified, valued at £50. (2) The larger premises were occupied by another member of the Ryan family, Joseph John Ryan, a boot retailer, while the smaller building was occupied by a milliner, Ruby Anderson.

It is possible that the ten roomed premises used by Ryan actually comprised two separate shops used jointly, while the third shop was leased by a different tenant, and so, was listed separately. No building permit application for the demolition of the hotel and the construction of the shops appears in the Port Melbourne Building Register, however, and the origins of the buildings remain unclear. It is possible that the hotel building may have been retained and absorbed into the shop development.

By the 1920s, a great deal of pressure had been placed on hotel licensees in Victoria by the Licenses Reduction Board. Many hotels in inner-suburban municipalities such as Port Melbourne were de-licensed in the first three decades of the twentieth century, while those which were not de-licensed, were pressured to improve the standard of their premises and the Naval Brigade Hotel was one of seven in Port Melbourne that the Licensing Court recommended for closure (*Record*, 10 March 1923, p.3 'Port Melbourne Hotels'). It may be that by the 1920s, the Naval Brigade Hotel had become rundown and required upgrading works. Because of its location in Port Melbourne's main shopping strip, the hotel's closure and demolition and the construction of the three shops which survive on the site today may have been a more profitable solution for owner, Dennis Ryan.

References

1. Port Melbourne rate book, 1924-5, no. 734.
2. Port Melbourne rate book, 1925-26, nos 729-730.
3. D. Bick et al. *St. Kilda Conservation Study. Area 2. Vol. 1. p. 176.*

Description

This building comprises two ground floor shops with a central entrance to the first floor offices. The front elevation, mainly brick with panels of smooth and roughcast render, is painted, but probably was unpainted originally. The facade to the upper floor has a pair of brick piers defining a centre bay rising above the eaves of the gabled roof and enclosing a tall segmental-arched rendered parapet. Two additional piers rise above the roof at each end of the facade. The two central piers have ball finials on moulded caps. The first floor windows have plain rectangular openings, the centre window having a roughcast panel below and the flanking windows having moulded sills. The bronze-framed shop windows are original and have glazed tiles below. The cantilevered awning is not original.

Comparative analysis

The Arts and Crafts design of 383-7 Bay Street is atypical in Port Melbourne and relatively uncommon among shops in other suburbs. Perhaps the best comparable example is Brinsmead's Pharmacy, 71-73 Glen Eira Road, Ripponlea (Sydney Smith and Ogg, 1918), notable in particular for its elaborate and intact Edwardian shop front and fittings. Like 383-7 Bay Street, this building is designed in an Arts and Crafts style with transverse gabled roof, but is more elaborate, having also a front facing gable and stepped gable parapets.



Assessment

No information.

Recommendations

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

Primary source

Allom Lovell and Associates, *Port Melbourne Conservation Study Review*, Volume 2, 1995

Other studies

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

Other images

-

Identifier Shops

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO42

Address 397 Bay St
PORT MELBOURNE

Category Commercial: residential

Constructed before 1863

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

397 Bay Street is of local significance. Constructed probably before 1863, it is among the earliest surviving shops in Bay Street, and its bluestone construction is unusual in the area.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: David Smith

LOCAL/PRECINCT CHARACTER:

Precinct Character (similar to adjacent, contributes to overall character of the precinct)

AUTHENTICITY

40-70% original

BUILDING TYPE: Shop

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

CONSTRUCTION: possibly before 1863

ARCHITECTURAL STYLE: Victorian Regency

PRINCIPAL MATERIAL: Stone

PHYSICAL/STYLISTIC DESCRIPTION

This double-storey shop is constructed of coursed rubble-faced bluestone. The windows on the upper floor

are defined by rusticated quoins and vermiculated voussoirs over the top of the opening. The building retains a corrugated iron roof; however the shopfront on the lower floor has now been replaced and the original verandah has been replaced with a cantilevered verandah.

COMPARATIVE ANALYSIS

The simple transverse gabled form and overhanging eaves, and the exposed rough-faced bluestone walls, of 397 Bay Street are representative of buildings of the early colonial period up to the beginning of the 1860s. The building contrasts with the other shops in Bay Street which have parapets concealing the roofs and more urbane Classical Revival rendered facades. The stone corbels supporting the front eaves gutter are notable. Although other residential and shop buildings of this type and early date survive in other parts of Melbourne, they are relatively rare. In the Port Melbourne context, the exposed bluestone construction is exceptional in an area predominantly of rendered masonry, brick or timber construction, and is more characteristic of suburbs such as North Melbourne and Footscray.

History

Allotment 16 of Section 22 was sold by the Crown to Fulton and Co, before November 1860. (1) By November 1863, David Smith owned a 4 room brick and stone shop on the site. This was occupied by Hugh Wilson, a butcher. Rate book entries for the 1860s are somewhat confusing, describing the building as a '4 room brick and stone shop' in 1863 (2), a '4 room brick shops and land' in 1864 (3) and a '3 rooms stone shop' in 1865 (4). Although it is possible that the building dates from 1865, replacing the earlier building, it seems more probable that it was constructed by David Smith between 1861 and 1863.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

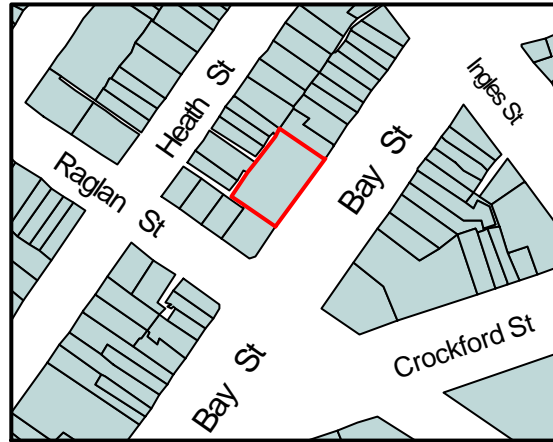
National Estate Register

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

References

1. Township of Sandridge, plan dated 5 November 1860
2. Port Melbourne rate book, November 1863, 891.
3. Port Melbourne rate book, December 1864, 940.
4. Port Melbourne rate book, December 1864, 975.

Identifier Faram Bros. Shop
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 405-415 Bay St
PORT MELBOURNE

Category Commercial: residential

Constructed 1859

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

405 - 15 Bay Street is of local significance. Although the 1859 two storey timber shop and residence, which represents a notable survival of an early building type, has been partly demolished, the surviving ground floor is significant being an early Port Melbourne building retaining its original retail use. The 1920s verandah is the longest continuous cast iron verandah remaining in Port Melbourne, and demonstrates a previously common streetscape element.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER:A. G. Warren

LOCAL/PRECINCT CHARACTER:

Precinct Character (Similar to adjacent, contributes to overall character of the precinct)

AUTHENTICITY
40% original

BUILDING TYPE: Shop

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION

This group of single storey shops comprises the remaining ground floor of the 1859 building to the south and

the early 1920s section to the north. The 1859 building retains the 1907 shop front, with central splayed entry, and has a pressed metal ceiling internally, probably of early twentieth century date. The 1920s timber shop front to the north section and the verandah added at various dates from the 1920s, remain largely intact. The verandah is of standard design with cast iron posts, frieze panels and brackets.

COMPARATIVE ANALYSIS

In its earlier form, with 1859 two storey weatherboard shop and 1920s extension, this building was virtually unique in the inner metropolitan area as a survival of an early colonial two-storey timber shop building. Even in its present state, the building is unusual in the urban context and is more characteristic of the often ad hoc development and timber construction of shops in rural areas.

History

The original shop on the site was constructed in 1859 by A.G. Warren, the original purchaser of Allotment 9 comprising the southern part of the existing site. Allotment 10, comprising the remainder of the site to the north, had been purchased by M.B. Muir in 1859, who constructed some smaller buildings. (1)

The Warren shop was a two storey weatherboarded building with a gabled roof, and was used originally as a general store with living accommodation above. A new shop front was constructed in 1907. (2)

The Faram brothers purchased the property in 1919, adding a cast iron verandah in front of the original shop the following year and constructing a single storey extension to the north in the early 1920s. The verandah was extended the full length of the shop subsequently. (3)

The upper floor of the 1859 house was demolished in 1970. (4)

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

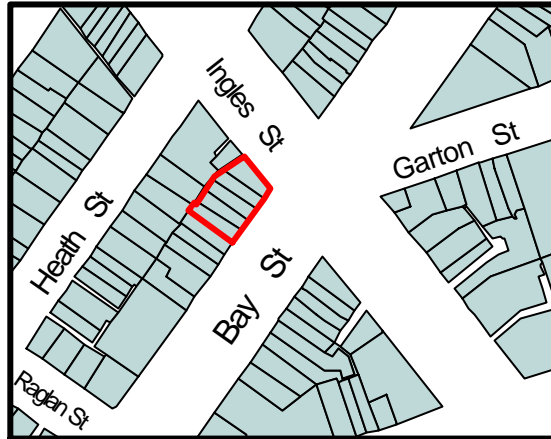
recommended inclusions:

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

References

1. They Can Carry Me Out, pp. 65 - 67
2. *ibid.*
3. *ibid.*
4. *ibid.*

Identifier Residences
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 427-435 Bay St
PORT MELBOURNE

Category Residential:row

Constructed 1886

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

427 - 35 Bay Street is of local significance. This large and substantially intact terrace of five houses is notable for its large size and relatively opulent design, reflecting residential development in other suburbs but unusual in the working class context of Port Melbourne.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick terraces, two storey
ORIGINAL OWNER: Richard Sprott
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, 90%+ original
contributes to overall character of the precinct)
BUILDING TYPE: Nineteenth century brick terraces, two storey
ORIGINAL RESIDENTIAL Private residences
USE TYPE:
ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Rendered brick

PHYSICAL/STYLISTIC DESCRIPTION

These large terrace houses are in a style common in such suburbs as Parkville, Fitzroy and Carlton, but uncommon in Port Melbourne. They are double storey brick houses, with cast iron decoration on the verandahs and an elaborately modelled rendered parapet composed of rectangular sections infilled with

interlocking circular motifs. A cast iron single palisade fence is used to define the front boundary. The planning is interesting because of the irregular shape of the allotment where Bay Street intersects with Ingles Street. The houses read as a uniform group due to the consistent colour scheme, and form an impressive corner element in Bay Street

(Jacob Lewis Vines, Port Melbourne Conservation Study, 1979)

COMPARATIVE ANALYSIS

One of a small number of large two-storey terrace rows in Port Melbourne, also including 378-82 Bay Street (q.v.) and 160-2 Station Street (q.v.), this terrace is the largest and the most richly decorated. In contrast to the typically more modest size and architectural elaboration of other Port Melbourne houses, it can be compared with the grand terraces built in suburbs such as South Melbourne, Parkville and Carlton in the 1870s and '80s in its use of cast iron balcony decoration and moulded render detail to the parapet. The design of the parapet, with interlocking circles on a solid background and alternating console brackets and roundels, is unusual.

History

This land was purchased from the Crown by H. Brown. (1) By January 1886, Richard Sprott, a builder from South Melbourne, owned the land. (2) During 1886, Sprott erected the five brick terraced houses which now occupy the site. (3) It is possible that Sprott built the houses himself; maybe with the help of Thomas Dixon, a bricklayer who owned and occupied 435 Bay Street in January 1887. The first occupants of the houses were Frederick Miller, Ticket Collector (427 Bay Street), Colin Young, Clerk (429), John Penman, Driver (431), James Chapell, Labourer (433) and Thomas Dixon, Bricklayer (435) (4)

[Jacob Lewis Vines. Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

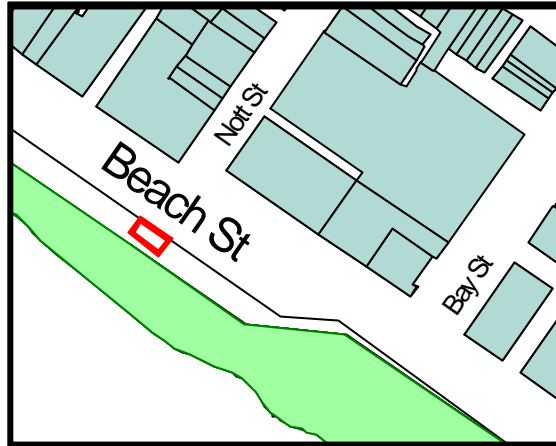
recommended inclusions:

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

References

1. Plan of The Township of Sandridge, dated 5 November 1860
2. Port Melbourne rate book. January 1886, 1134
3. Port Melbourne rate book. January 1887, 1135 - 1138
4. Port Melbourne rate book. 1887

Identifier Bicentennial memorial
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO51

Address Beach St
PORT MELBOURNE

Category Monument

Constructed 1988

Designer Peter Christoff

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Bicentennial memorial on Beach Street, Port Melbourne, was designed by the architect, Peter Christoff and unveiled in 1988. It is historically and socially important. Its historical importance (Criterion A) is derived from the incorporation of two blocks presumed to have their origins in the Port Melbourne sugar works established in 1891. Its social importance (Criterion G) is derived from the value placed by the community on the story of Wilbraham Frederick Liardet, founder of Port Melbourne, and the capacity of the memorial to interpret his role in the area's history.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

To commemorate the bicentenary of European settlement in Australia, the Government and local community groups jointly commissioned local architect, Peter Christoff to design a memorial to the life, goals and achievements of Port Melbourne pioneer Wilbraham Liardet. Christoff's brief was to incorporate in the design two bluestone blocks that were understood to be the "oldest in Port Melbourne". The blocks are thought to have been part of the bluestone foundations of the old sugar works (later part of Harpers) that were demolished in the 1980's.

When talking about the design of the memorial, Christoff said that it is a "symbolism of growth. Liardet pushed in a variety of directions, but they all led to the same thing, the future development of Port Melbourne". The memorial was constructed in bluestone because of its "enduring, almost indestructable qualities". The contrast in texture and form between the old blocks at the base of the monument and the smooth new blocks thrusting up from them are symbolic also of the old, new and future Port Melbourne.

Construction of the monument was carried out to a detailed design by stonemasons Hendersons Marble and Granite of Sunshine. Provision was made for four plaques:

- "The Liardet Memorial. Wilbraham Frederick Liardet was acknowledged as the first European settler and Founder of Port Melbourne (Sandridge) arriving in 1839 with his family. The family camped at what was known as Liardet's Beach, later to become Sandridge, later still Port Melbourne. They began a ferry service with a couple of boats and waggons, ferrying people to and from ships in the Bay and collecting and delivering mail. Their interests also included the building of Liardet's Pier Hotel in Beach Street. Wilbraham specialised in painting water colours, was involved in numerous activities in the colony and supported the development of local government. Liardet died in New Zealand in 1878."

- "Australia 1788-1988. Dedicated to Wilbraham Frederick Evelyn Liardet 1799-1878. A pioneer of Port Melbourne. An Australian Bicentennial Project to commemorate the nation's Bicentenary in 1988."

- "Australia 1788-1988. An Australian Bicentennial Project with financial assistance from the Commonwealth Government and the City of Port Melbourne erected by the City of Port Melbourne, the Bicentennial Community Committee and the Historical Society."

- "Designed by Peter Christoff (architect) in association with the City of Port Melbourne, the Bicentennial Community Committee and the Historical Society."

History

A recent dressed bluestone memorial incorporating two early bluestone blocks with margins and sparrow picked faces. The elements consist of two aligned columns with massive caps, one mounted on a pyramidal base and as a consequence, higher than the other.

Condition: Sound.

Integrity: High.

Thematic Context

8.9 Commemorating significant events and people. 8.9.3 Remembering people.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

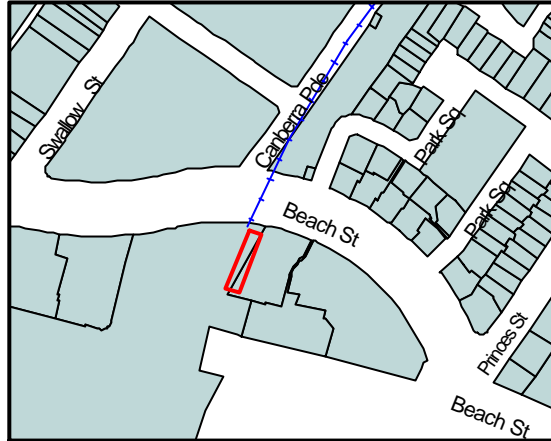
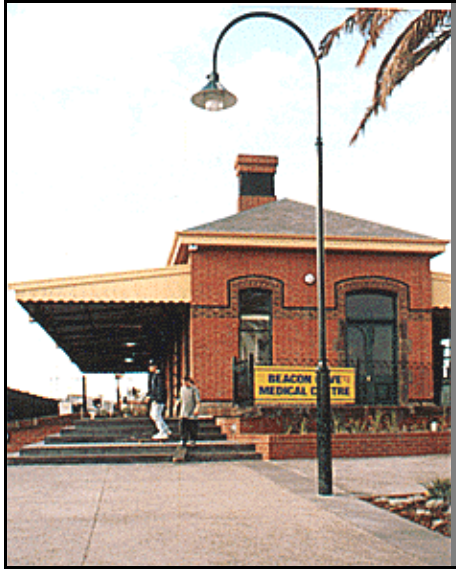
Peter Christoff, Peter Christoff Architecture - memorial designer.

Pat Grainger, Port Melbourne Historical and Preservation Society.

Memorial plaques.

Identifier Port Melbourne Railway Station

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO46

Address Beach St, West of Princes
PORT MELBOURNE

Category Public

Constructed 1898-9

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Port Melbourne Railway Station is of architectural and historical significance at a State level. Although the curtilage of the station has been considerably altered by the removal of virtually all of the original railway infrastructure, the remaining station building and platform have important historical associations with the first public steam railway in Australia and with the development of the Port Melbourne piers. In particular, the station has historical associations with the rise of the bay steamers in the late nineteenth and early twentieth centuries, and demonstrates the social importance of the bay steamers in this period. The building is the only metropolitan example of the group of three brick stations of this type designed following the 1890s depression.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Infrastructure

SUB-THEME: Transport

ORIGINAL OWNER: Victorian Railways Department

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Individual Character (individual, 90%+ original
different from adjacent)

BUILDING TYPE: Railway station

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Brick

BUILDER: MacDonald and Chalmers

PHYSICAL/STYLISTIC DESCRIPTION

Port Melbourne railway station is a single-storey red brick structure with a hipped slate roof to the main block. The walls are constructed on a basalt plinth and are relieved by a band of dark-coloured bricks running above the door and window openings. The segmental arched openings, presently all sheeted up, have dressed basalt jambs and sills and dark brick arches. There is a triple-arched arcade opening off the entrance hall onto the platform. The cantilevered awning over the platform and street entrance has a scalloped ripple iron valence. The lavatory wing, returning to the north-east corner, has a double bay corrugated iron roof concealed by parapet walls, with louvred lantern vents.

Apart from substantial alterations to curtilage of the station, including the removal of the goods yard lines, the lines onto Station Pier (qv) and ancillary structures such as signalling, the footbridge and smaller buildings, the main change has been the truncation of the station platform following demolition of the Centenary Bridge. The station building itself, which was not inspected internally, is reported to have been vandalised internally, but otherwise remains largely intact.

COMPARATIVE ANALYSIS

Port Melbourne Railway Station has been identified by Ward and Donnelly, along with Tallarook and Woodend stations, as one of a small group of brick station buildings designed in the period 1896-8 following the 1890s depression. They were constructed at a time when most other stations were constructed to a standard timber design and were among the last Victorian Railways Stations to be designed in a Classical style. Of these, Tallarook is in poor condition and has been significantly altered. Woodend, which, like Port Melbourne, remains substantially intact, is considered to be the most important example in this group. (6)

History

The first railway for Victoria was proposed by the Government Surveyor at Port Phillip, Robert Hoddle, as early as 1839. The line was planned to run from Melbourne to The Beach (now Port Melbourne). The line did not eventuate, but on 20 January 1853 the Melbourne and Hobson's Bay Railway Company, a private Company, was authorised by the Government to build a similar line. On 12 September 1854, the railway to Sandridge was officially opened. This was the first steam railway in Australia.

A number of the earliest railways in Victoria were built by private companies. Gradually the Government purchased these companies and their railways; including the Melbourne and Hobson's Bay United Railway Company on 1 July 1878. The purchase of the company included the station building at Port Melbourne. (1)

By 1898 it was decided to demolish the old building and erect a new station. This was required to cope with the large number of passengers who used the bay steamers, which departed from Port Melbourne railway pier. 'The Australian' described the building -

'The new station ... is to be of red brick, relieved by coloured bricks with bluestone base. The main building is to be 111 ft. by 22 ft. It will include telegraph and parcels offices (accessible from outside as well as from the platform within the barrier), booking hall, general waiting-room, ladies' waiting room, porters' room and stationmaster's office. The lavatories will be connected with the sewerage system. The building will be roofed with slate, and it will have verandahs at the front and back.'(2)

The station site also included extensive goods yards and workshops, constructed in 1882 from portions of the 1880 Melbourne Exhibition Building annexes and demolished in 1917. The line extended onto Railway Pier and subsequently Station Pier, and the station platform was extended onto the pier in 1908, as far as the bay steamer berths.(3)

The platform on Station Pier was dismantled in 1972. The Port Melbourne railway line was closed in October 1987 and reopened as a light rail line in December 1987.(4) The station building is no longer in use.

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

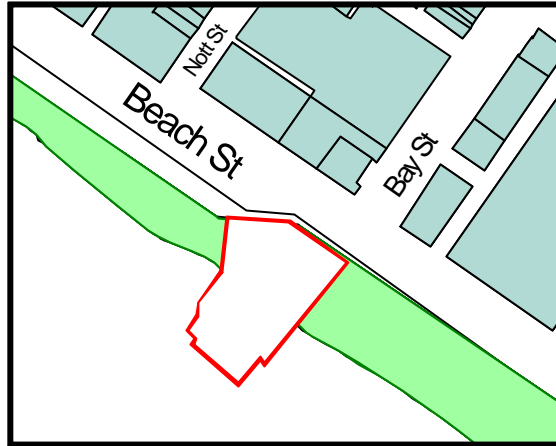
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Early railway history from L. Harrigan, Victorian Railways to '62, Pocket History Vic Rail 1839 - 1977, V.R. Print, 1978 and J. Lee Bayside Heritage Study p. 109 - 20

2. Australian, 17 September 1898, p. 647. Includes a photograph of the old station, and a drawing of the new station.
4. J. Lee et al. Bayside Heritage Draft Study. p.115-7
5. *ibid.* p. 117.
6. J. Lee. Bayside Heritage Study. p. 120, quoting A. Ward and A. Donnelly. Victoria's Railway Stations. An Architectural Survey.

Identifier Port Melbourne Yacht Club
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO52

Address Beach St
PORT MELBOURNE

Category Public

Constructed from 1990

Designer Keswick Howden

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The premises of the Port Melbourne Yacht Club are located at the end of Bay Street, Port Melbourne, and were designed by Keswick Howden and opened on 28th. February, 1998. They have historical, aesthetic and social importance. Their historical importance (Criterion A) rests on the capacity of the complex to demonstrate the existence of the Port Melbourne Yacht Club since 1889. Their aesthetic value (Criterion E) rests on the striking design for the building which uses contemporary architectural forms to interpret the nautical aspect of the Club's reason for existence. As such it constitutes a unique (Criterion B) architectural statement in the Municipality. It has social importance (Criterion G) for the value placed on the complex by the members of the Club and community of Port Melbourne. The site may also have importance for any remnants it might contain of earlier pier structures expressive of the existence of the old town pier.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

Sailing parties were conducted on the Bay by pioneer resident Wilbraham Liardet from Port Melbourne as early as 1840. In addition to this initiative, Liardet organised a regatta which was held in January the following year, thus establishing very early connections in the area with sailing.

It is understood that during the 1850's a sailing club was formed and that it used temporary moorings between the lagoon and town piers in the 1880's. It was not until December 1889 however that the Port Melbourne Yacht and Sailing Club emerged following a major regatta organised co-operatively by all Victorian yacht clubs to celebrate the centenary in 1888. It is understood that at about this time the local fishermen were refused admittance to the Royal Yacht Club, so they formed a club of their own with a membership of 104 and 20 boats. The first Commodore, local architect, Peter Grut is considered to be the founder of the Club. A

clubhouse was established, possibly the old Water Police shed which was moved to a position near the entrance of the lagoon. In 1892, the Club adopted its present name.

Subsequent sites for the clubhouse include the Esplanade in 1910, the old morgue building on the bend of Beaconsfield Parade from the late 1930's, a Navy shed in the 1960's which is still in the Club's possession and a shed on the site of the present club rooms. This shed was razed by fire in 1990 and the present clubhouse, designed by Keswick Howden was commenced on new concrete piles and decking. It is understood a few former Town Pier piles remain in the sand on the foreshore. Work on the new clubhouse was carried out by various contractors including Alex Gillon and Partners (piles and base) and Mark Williams Constructions (steel frame). A significant amount of the work was done by club members themselves and is ongoing. The new Port Melbourne Yacht Club was officially opened on 28th, February 1998.

History

A striking contemporary club building erected on the shoreline at the end of Bay Street, Port Melbourne. It consists of a principal central element with saw tooth roof redolent of waves approaching the foreshore. There are attached angular rooms and spaces with a surrounding deck that relates the complex with the horizontal planes of the sea and shoreline. Materials include rebated vertical timber siding stained light grey, stainless steel gutters and powderkote aluminium windows. The colour scheme of light and rich blue, white and bare metal enhances the nautical image which is further reinforced by the staircase at the front of the building. Inside, the roof is carried on exposed gang nail trusses and there are offices and other rooms surrounding the central space which has an aspect over the sea. There is an associated boat shed carried on timber piles on the site of the original town pier and it is possible this structure may incorporate elements of an earlier pier.

Thematic Context

8.1 Organising recreation. 8.5. Forming associations. 8.5.4. Associating to pursue common leisure interests.

Recommendations

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

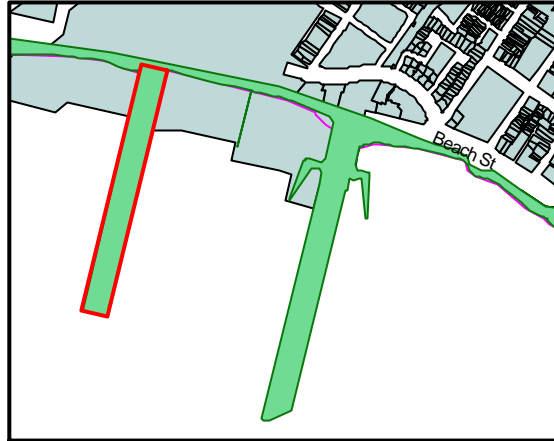
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Sid Gladman, Notes from an address given at the opening of the new building on 28 February, 1998.
Nancy U'Ren & Noel Turnbull, "A History of Port Melbourne", Oxford University Press, Melbourne, 1983, pp.13-14, 122, 205.

Identifier Princes Pier and associated structures

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO43

Address Beach St
PORT MELBOURNE

Category Public

Constructed 1912-5

Designer Victorian Public Works Department

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

The following statements of significance are taken from the Bayside Heritage Study: (7)
Princes Pier: Of state significance as an intact surviving example of early twentieth century overseas cargo and passenger facilities. Its landmark qualities and its individual structures register important changes in the technology, the economic, social and political history of Melbourne and Victoria.

Gatehouse and fences: [Of state significance.] Unique as a building type in Victoria and an important physical link with the history, development and use of the pier in the twentieth century. Its prominent siting also endows it with landmark status.

Terminal Buildings: [Of local significance.] An intact group of early twentieth century port buildings which are integral to the inter-war character and significance of the pier.

Switch Room: [Of local significance.] Architecturally unremarkable although ... integral to the inter-war character and significance of the pier.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description

PRINCIPAL THEME: Infrastructure

SUB-THEME: Transport Structures

ORIGINAL OWNER: Melbourne Harbour Trust Commissioners

CURRENT OWNER: Port of Melbourne Authority and Urban Land Authority

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Individual Character (Individual, 70-90% original
different from adjacent)
BUILDING TYPE: Pier
PRINCIPAL MATERIAL: Timber
ARCHITECT/ENGINEER: Victorian Public Works Department
BUILDER: R. O. Law

PHYSICAL/STYLISTIC DESCRIPTION

Princes Pier is 580 m in length and 57 m wide. Constructed from timber piles and framing, the original 1912-5 timber decking was replaced with concrete in 1941. There is a central roadway, raised to railway platform height on the seaward part of the pier, and four railway tracks on each of the outer sides. Structures on the pier include two terminal buildings constructed in 1914 and the 1934-5 gatehouse and fences.

The terminal buildings are steel-framed and clad with timber, with decorative fascia detailing. The low pitched roofs are hipped with small gables. The accommodation, originally for passengers and offices, is all on the upper level raised above the roadway and railway platform which run below. On each side of the lower level are timber lockers built in 1928 for valuable cargo.

The gatehouse, similar to that on Station Pier (q.v.), is timber-framed and clad with weatherboards, with shingled gables. As with the terminal buildings, the main accommodation is on the upper level, with the road, gates and small gatekeepers' office below. The design of the symmetrical elevations is based on the Californian Bungalow style, and includes slightly projecting gabled wings to each end of the main landward and seaward elevations.

Also on the pier is a small weatherboarded switchroom built in 1917.

COMPARATIVE ANALYSIS

Few other piers in Australia are directly comparable with Station and Princes Piers in terms of their design for the dual purposes of overseas passenger terminals and general cargo handling on a large scale. Among similar examples are the Woolloomooloo Bay Finger Wharf, Railway and Gellibrand piers, Williamstown and the Cunningham Pier, Geelong. While the Woolloomooloo pier provided only cargo handling facilities, the Williamstown piers and to a limited extent also the Geelong pier, combined passenger and cargo facilities, as did Port Melbourne. (5)

Unlike the other piers, the Port Melbourne piers also incorporate a range of structures such as gate houses and terminal buildings. The gate houses in particular are unique in Victoria as a building type. (6)

The number of cranes in the Port of Melbourne peaked at 32 in 1956. Apart from the two cranes on Station Pier, only one other crane survives, a Stothert and Pitt semi-portal crane at 5 North Wharf. (7)

History

From the late 1880s, the question of additional pier accommodation at Port Melbourne had been discussed by the Melbourne Harbour Trust and the Victorian Government, as Melbourne emerged as the commercial and financial capital of southern Australia.

In 1912, it was decided that a new railway pier be constructed 1,000 feet [305m] west of the existing railway pier. Princes Pier was designed by the Public Works Department on behalf of the Melbourne Harbour Trust and was constructed between 1912 and 1914. The pier was intended to provide berthing for up to four ships at once with facilities for passenger and cargo handling. (1) A number of improvements and alterations were made to the pier between 1915 and 1930.

The construction of Station Pier in 1930 contributed to a decline in the volume of trade handled at Princes Pier, though the latter came back into full use during World War II, when 'vessels of the United States of America carrying personnel and equipment berthed in great numbers.' (2) Like Station Pier, Princes Pier had an important role in handling the influx of migrants to Australia in the post-war period. Many alterations were made to the pier following its construction to improve facilities for passenger arrivals and cargo. (3)

Princes Pier was closed to commercial shipping in May 1985. (4)

Thematic Context

Princes Pier is a major landmark structure which reflects Port Melbourne's general maritime character, and, more specifically, the early twentieth century expansion of facilities for handling trade and passengers in the Port of Melbourne.

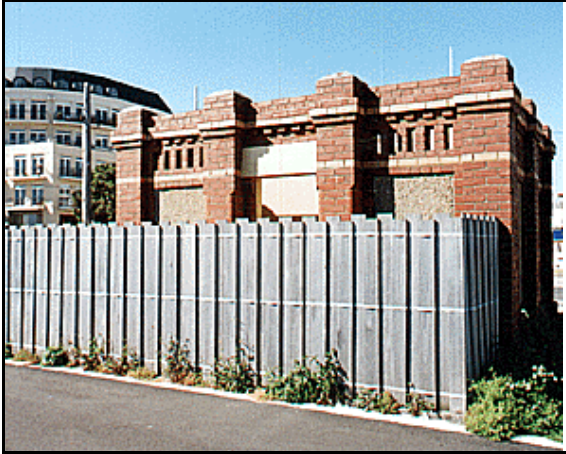
Recommendations

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

References

1. J. Lee et al. Bayside Heritage Study Draft Report. p. 46-49.
2. *ibid.* p. 53.
3. *ibid.* p. 53.
4. *ibid.* p. 55.
5. *ibid.* pp. 90-1
6. *ibid.* pp. 96-7
6. *ibid.* pp. 136-9

Identifier Public Conveniences
Formerly Unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO50

Address Beach St
PORT MELBOURNE

Category Public

Constructed 1902

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Beach Street public conveniences were built on the foreshore opposite Nott Street, Port Melbourne, from 1902. They have historical and aesthetic importance. Their historical importance (Criterion A) rests on their capacity to demonstrate an aspect of the improvements to the Port Melbourne foreshore undertaken after the 1890's depression and following the provision of a sewerage system in 1897. They recall the emerging role of the foreshore as a recreational resource at the time, comparing with the more popular nearby beaches of South Melbourne and St. Kilda. They have aesthetic importance (Criterion E) as rare surviving early buildings of their type designed as ornamental structures on the foreshore improving its standard of civic amenity.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

Separate Ladies' and Men's public conveniences in bi-chrome brick, the Ladies' having pilasters with unpainted roughcast panels in between and the upper sections of the walls being pierced at regular intervals with a surmounting projecting and bracketed cornice, the details being suggestive of the Edwardian period. There is a recent timber screen wall to the main entry. The smaller Men's conveniences to the south are also bi-chromatic but have an axe finished bluestone plinth and dressed bluestone capping course to the parapet. The walls have a lozenge pattern and there is a carved stone capping to the east elevation centre pier with the year 1902 incised on the face. Metal studs on the upper surface of the capping suggest that it may also have acted as the base for a lamp.

Condition: sound. Integrity: High (lamp removed?).

History

The Royal Mail boathouse and the morgue were the only structures on the foreshore between the Town Pier and Nott Street in 1894 (MMBW litho plans). By 1897 Port Melbourne had been connected with the municipal sewerage system with a consequent and dramatic improvement to public health. As the post depression economy recovered Council resolved to improve the Beach Street foreshore, removing the morgue in 1897. Mrs. Opitz, the Freemasons Hotel licensee, erected a bandstand in Beach Street opposite her hotel at the Stokes Street corner, also in 1897. On Friday nights the foreshore became a major centre for local entertainment, with bands playing, merry-go-rounds, swing boats and other attractions (See U'Ren, N. and Turnbull, N., p.180.) The public conveniences, erected from 1902, were the principal public works erected by Council to facilitate this recreational role of the foreshore.

Thematic Context

4. Building settlements, towns and cities. 4.2. Supplying urban services.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

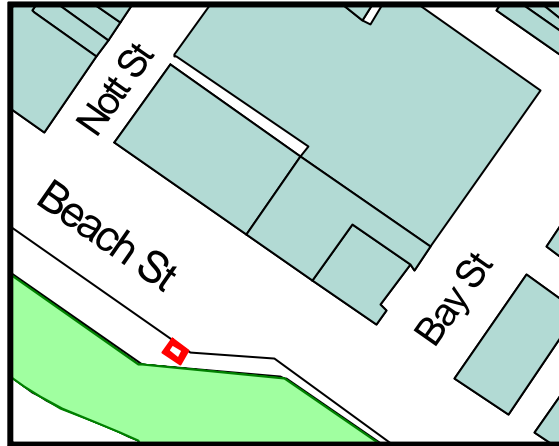
MMBW Litho and Detail plans.

N. and Turnbull, N., "A History of Port Melbourne", OUP, City of Port Melbourne, 1983, pp. 177-78, 180.

U

Identifier World War 1 memorial and drinking fountain

Formerly unknown



Heritage Precinct Overlay None

Heritage Overlay(s) HO362

Address Beach St
PORT MELBOURNE

Category Monument

Constructed

Designer

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The World War 1 memorial and drinking fountain in Beach is situated on the seaward side of Beach Street to the west of the Port Melbourne Yacht Club complex. It is historically and aesthetically significant.

It is historically significant (Criterion A) as a memorial to the fallen in the Great War and as an amenity along the water front, demonstrating the continuing popularity of the coast line reserve as a promenade. Furthermore, it demonstrates the now obsolete practice of providing drinking fountains for both functional and aesthetic purposes and compares with many similar installations in the inner area of Melbourne.

It is aesthetically significant (Criterion E) as a Classically derived public monument, contrasting with the more recent bi-centennial memorial in the immediate vicinity. Noteworthy elements include the cupola and axe finished bluestone base structure.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A drinking fountain and memorial to those who fell in the Great War having an axe finished bluestone plinth with two steps with dressed upper surfaces and a central bluestone block with marble tablet. There are small steps at each drinking point which are overhung by a dressed and axe finished granite bowl, the metal fittings having been removed. Surmounting the bowl is a cupola in white marble with a bronze Australian Commonwealth Military forces emblem on the frieze.

Condition: Medium, bluestone surfaces exfoliating, white marble heavily weathered.

History

Erected following the Great War of 1914-19.

Thematic Context

- 8. Developing cultural institutions and ways of life.
 - 8.8 Remembering the fallen.

Recommendations

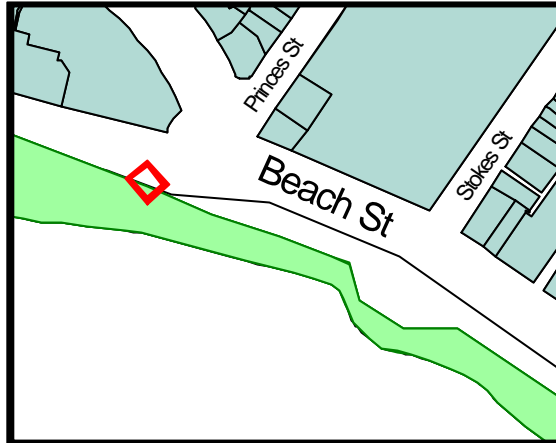
Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

References

nil.

Identifier Centenary Bridge Pillar

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO47

Address South Side Beach St, between
Princes and Swallow Sts
PORT MELBOURNE

Category Public

Constructed 1934

Designer Hughes & Orme

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Centenary Bridge pillar is of local significance. A remnant of the 1934 bridge, the pillar is a reminder of this important structure, having associations with Victorian centenary and the intention behind the construction of the bridge to provide a fitting gateway to Melbourne from the sea.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description

PRINCIPAL THEME: Infrastructure

SUB-THEME: Transport Structures, Objects, Transport routes

ORIGINAL OWNER: Melbourne Harbour Trust

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Individual Character (Individual, -40% original
different from adjacent)

OBJECTS: Bridge Pylon

ARCHITECTURAL STYLE: Inter-War Moderne

PRINCIPAL MATERIAL: Concrete

ARCHITECT/ENGINEER: Hughes and Orme in conjunction with engineers W.G. Dempster and J.J. O'Donnell

PHYSICAL/STYLISTIC DESCRIPTION

The centenary bridge as originally constructed comprised ramped approaches to a bridge spanning the railway tracks running from Port Melbourne Station onto Station Pier. A further ramp lead down from the bridge onto the pier. The bridge was of reinforced concrete construction with Art Deco render finishes, with

the sides of the ramps divided into regular bays by pillars. The surviving pillar, marking the location of the lower end of the east ramp, is rectangular in form with a stepped and tapering top section and a stepped plinth to the base. Each face of the main body of the pillar contains two stepped vertical rectangular recesses above which is a roundel containing the Melbourne Harbour Trust initials.

COMPARATIVE ANALYSIS

While built considerably later than the earliest reinforced concrete bridges in Victoria, notably the Morrell Bridge, Anderson Street, South Yarra (1898-9), the Centenary Bridge was a relatively large scale example of reinforced concrete construction for its date.

History

Centenary Bridge was constructed at the foot of Station Pier in 1934 by the Melbourne Harbour Trust. At the time, the bridge was regarded as the 'first step towards the provision of a striking entry to the city'. Winners of the competition for the design of the bridge were the architects Hughes and Orme in conjunction with engineers W.G. Dempster and J.J. O'Donnell.(1) It was envisaged that the bridge would accommodate a 66 foot wide roadway as well as two tramlines, though as 'Building' pointed out, 'the tramways authorities in Melbourne [had] . . . not been approached in this matter and it is unlikely that they will extend the cable tramline to Port Melbourne beyond its present terminus'.(2) Construction of the bridge gave much needed work to many unemployed Port residents during the Depression, while others, less fortunate, waited at the construction site, waiting for their chance for work. (3) The bridge was demolished in February 1991 as part of the Station Pier redevelopment. This pillar is the only remnant of the bridge structure.

Thematic Context

When constructed, Centenary Bridge provided a gateway to Melbourne from the sea which had been long-sought by Port Melbourne residents. The bridge also provided road access to both Station and Princes Piers, and afforded pedestrians access to the bay steamer berths at Station Pier and to the rail platforms. Port residents have strong memories of going down to the piers when the ships were due to come in or go out.

Centenary Bridge was also one of the more significant capital works projects associated with the Victorian centenary celebrations.

Recommendations

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

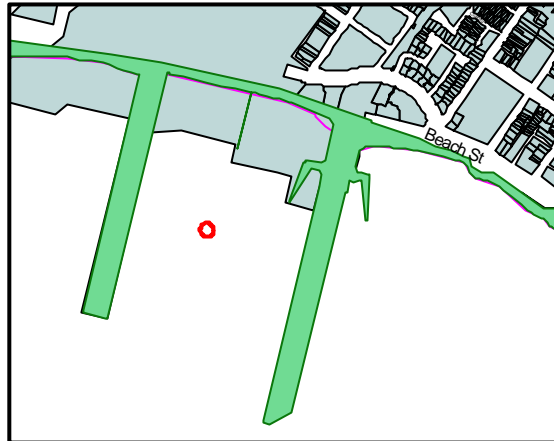
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Building. 12 February 1934. p. 97.
2. *ibid.* 12 February 1934. p. 97.
3. S Carney. 'A lost bridge to the past'.

Identifier Leading Lights (seaward and landward, adjacent Howe Pde.)

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO44

Address South Side Beach St, between Station
and Princes Piers
PORT MELBOURNE

Category Public

Constructed 1924

Designer Commonwealth Department of Works

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The following statement of significance is taken from the Bayside Heritage Study: (2)

[Of state significance.] The lights are unique in Australia in terms of their form, material and location. From a navigational point of view they are of secondary significance. Their prominent siting has endowed them with landmark status for users of Port Phillip Bay and for the suburb of Port Melbourne.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description

PRINCIPAL THEME: Infrastructure

SUB-THEME: Transport

Lighthouses

ORIGINAL OWNER: Melbourne Harbour Trust Commissioners

CURRENT OWNER: Port of Melbourne Authority

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Individual Character (Individual, 90%+original
different from adjacent)

BUILDING TYPE: Lighthouses

PRINCIPAL MATERIAL: Timber, Concrete

BUILDER: H.E. Asher (seaward beacon)

A.A. Hargreaves and Co (landward beacon)

PHYSICAL/STYLISTIC DESCRIPTION

These two light beacons, one situated in the sea between Station and Princes Piers and the other located on the land south of Howe Parade, were constructed to indicate to shipping the location of the Port Melbourne channel when lined up. The seaward beacon is a tapering timber structure built on timber piles 135 m off shore between Princes and Station Piers (q.v.). It is 16.5 m (54 feet) in height. Originally it was connected to the shore by a narrow timber jetty removed in the late 1970s. The landward beacon is similar in appearance but is of concrete construction, 26.2 m (86 feet) high.

COMPARATIVE ANALYSIS

While leading lights and beacons intended to indicate the line of shipping channels are common navigational installations, beacons of this form, use of materials and location are unusual and appear to be unique in Victoria.(2)

History

The leading lights were constructed in 1924 to the design of the Commonwealth Public Works Department. The seaward beacon is constructed of timber and was designed in accordance with the regulations of Trinity House, the authority responsible for lighthouses in Britain. The light was positioned on timber piles 135m off shore between Princes and Station Pier and is 54 ft. (16.46m) in height. It was constructed by H.E. Asher. The land beacon is of the same design but is constructed of concrete. It is 86 ft (26.21m) high and is visible for 14 miles (8.75km). This light was constructed by A.A. Hargreaves and Co. Both showed occulting (flashing) lights which when lined up indicated the centre of the Port Melbourne channel.

Thematic Context

The Leading Lights provide a clear reference to Port Melbourne's maritime heritage. The lights have been noted as being 'unique in Australia in terms of their form, material and location. Their prominent siting has endowed them with landmark status for users of Port Phillip Bay and for the suburb of Port Melbourne.' (1)

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

1. J Lee, et al. 'Bayside Heritage Study Draft Report'. p. 146.
2. *ibid.* p. 146.
3. *ibid.* p. 146.

Identifier Maskell and McNab Memorial

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO48

Address South Side Beach St, between Stokes and Princes St
PORT MELBOURNE

Category Monument

Constructed 1890

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

The Maskell and McNab Memorial is of local historical significance. The memorial, commemorating the deaths of two local railway men, reflects the working class nature of the suburb, as well as demonstrating the strength of local feeling towards the incident at the time. The memorial is intact and representative of nineteenth century memorials, particularly in its combining of commemorative and practical functions intended for public benefit.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description

PRINCIPAL THEME: Objects

SUB-THEME: Memorials

ORIGINAL OWNER: City of Port Melbourne

CURRENT OWNER: City of Port Phillip

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90%+ original
different from adjacent)

OBJECTS: Memorial

PRINCIPAL MATERIAL: Stone

PHYSICAL/STYLISTIC DESCRIPTION

The memorial has a stone base, comprising bluestone steps, plinth and moulded cap stones and a square tapered polished grey granite body, supporting a cast iron standard. The granite base incorporates a drinking

fountain on the north side. Lettering is inscribed on the east and west faces.

COMPARATIVE ANALYSIS

Memorial and drinking fountains of this type, combining commemorative and practical functions, were commonly built in the nineteenth and early twentieth centuries. The Maskell and McNab memorial is typical of memorial design of the late nineteenth century, using both stone and iron in forms deriving from the Classical idiom.

History

This memorial was unveiled on 17 July 1890. It was erected in memory of two Port Melbourne residents who were killed in the infamous Windsor rail collision of 11 May 1887. The bravery of the pair averted an even greater disaster, and within a few days of the tragedy, a meeting was held to discuss the erection of a memorial. Even the commentator, the Vagabond, writing in "The Age", encouraged the initiative. (1)

A design competition was held, which was won by local architect, Peter Grut, whose proposal for the monument included a drinking fountain and a light. Much discussion ensued on the placement of the memorial, and it was eventually decided to locate it near the Graham Street railway station. The memorial has been relocated three times, and has undergone several phases of repair works following acts of vandalism. (2)

Thematic Context

Though it took several years for the Maskell and McNab memorial to be completed, it was erected as the result of a spontaneous commitment from the Port Melbourne community to honour two of its members, killed as a result of an act of heroism. The effort elicited the support of the wider population of Melbourne, but appears to have been initiated and organised principally by locals.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

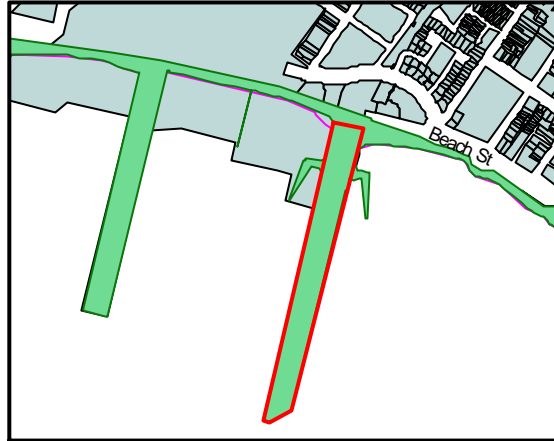
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. N Turnbull and N U'Ren. 'A History of Port Melbourne'. p. 157.
2. *ibid.* p. 158.

Identifier Station Pier and associated structures

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO45

Address South Side Beach St, between
Princes and Swallow Sts
PORT MELBOURNE

Category Public

Constructed 1922-30

Designer Victorian Public Works Department

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

The following statements of significance are taken from the Bayside Heritage Study: (8)

Station Pier: [Of state significance.] As the site of the old Railway Pier, remnants of which survive, Station Pier is of historic significance as a reminder of the importance of maritime trading activity to the economic growth of the state. The wing piers and their associated structures provide a link to our social history and the important leisure time use made of ferries and piers. Station Pier is also of cultural significance due to its association with the era of mass overseas shipping and the period of post-war migration.

Gatehouse and fences: [Of state significance.] Unique as a building type in Victoria and an important physical link with the history, development and use of the pier in the twentieth century. Its prominent siting also endows it with landmark status.

Terminal Buildings: [Of local significance.] Of minor cultural significance, through the ability to demonstrate the changing requirements and importance of overseas passenger shipping, particularly through the period of post-war migration, to Melbourne's social history and the economy of Victoria.

East and West Shelter Sheds: [Of local significance.] Of some significance as part of an informal group of ... early twentieth century port buildings associated with the popular bay steamer trade and with the capacity to demonstrate the importance of leisure activities and passenger travel on bayside steamers.

Stothert and Pitt Cranes: Of state significance, as the second oldest extant Stothert and Pitt portal cranes within the Port of Melbourne which can still be seen in the context of ocean going vessels and with the ability to demonstrate cargo handling in a traditional (non-containerised) port.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description

PRINCIPAL THEME: Infrastructure

SUB-THEME: Transport structures

ORIGINAL OWNER: Melbourne Harbour Trust Commissioners

CURRENT OWNER: Port of Melbourne Authority and Urban Land Authority

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Individual Character (Individual, 70-90% original
different from adjacent)

BUILDING TYPE :Pier

PRINCIPAL MATERIAL: Timber

BUILDER: R.O. Law and Spence (1st stage), G. Cheverton (2nd stage)

PHYSICAL/STYLISTIC DESCRIPTION

Station Pier is 643 m long and 58 m wide. It is constructed of timber piles and framing with timber decking, partly replaced between 1949 and 1962. There is a central roadway flanked by four railway tracks, partly taken up, on each of the outer sides. Below the 1922-30 pier are remnant piles from the 1854 Railway Pier. Structures on the pier include the 1930 gatehouse and fences, two terminal buildings of 1928-9, the small east and west shelter sheds to the north of the gatehouse (1928) and two 3-ton Stothert and Pitt cranes (1949).

The gatehouse, similar to that on Princes Pier (q.v.), is timber-framed and clad with weatherboards, with shingled gables. As with the terminal buildings, the main accommodation is on the upper level, with the road, gates and small gatekeepers' office below. The design of the symmetrical elevations is based on the Californian Bungalow style, and includes slightly projecting gabled wings to each end of the main landward and seaward elevations.

The terminal buildings have been progressively altered during the post World War II period. They are steel-framed and clad with vertical timber boarding with low-pitched roofs and large timber-framed windows. The accommodation for passengers and offices is all on the upper level raised above the roadway which runs below.

The east and west shelter sheds are small timber framed buildings similar in style and materials to the gatehouse, although much smaller in scale and with asymmetric elevations. They contain a shop at one end and a waiting room originally intended for use by bay steamer passengers.

The two Stothert and Pitt electric cranes are 3-ton portal travelling cranes, which run on rails.

COMPARATIVE ANALYSIS

Few other piers in Australia are directly comparable with Station and Princes Piers in terms of their design for the dual purposes of overseas passenger terminals and general cargo handling on a large scale. Among similar examples are the Woolloomooloo Bay Finger Wharf, Railway and Gellibrand piers, Williamstown and the Cunningham Pier, Geelong. While the Woolloomooloo pier provided only cargo handling facilities, the Williamstown piers and to a limited extent also the Geelong pier, combined passenger and cargo facilities, as did Port Melbourne. (5)

Unlike the other piers, the Port Melbourne piers also incorporate a range of structures such as gate houses and terminal buildings. The gate houses in particular are unique in Victoria as a building type. (6)

The number of cranes in the Port of Melbourne peaked at 32 in 1956. Apart from the two cranes on Station Pier, only one other crane survives, a Stothert and Pitt semi-portal crane at 5 North Wharf. (7)

History

The first Government pier built at Sandridge was known as the Town Pier and was constructed in 1849 to replace Liardet's original jetty. Its small size and limited height restricted the use of this pier to particular cargoes, (1) and by the early 1850s, pressure was already on the Government to expand port facilities at Sandridge. Improvements came in 1853-4, with the construction of the Melbourne and Hobson's Bay Railway Company line and the Railway Pier. This pier was much larger, extending 800 feet [244m] into Hobson's Bay, but was extended by 500 feet [152m] just two years after its construction, by another 250 feet [76m] in 1857

and by 225 feet [69m] in 1858. The pier was enlarged to its full length of 2,171 feet [662m] in 1861, through the addition of another 300 feet [91m]. (2)

By the early twentieth century, the Railway Pier was considered 'too low and narrow to accommodate the variety of uses made of the pier: the bay steamer and passenger ferries and cargo loading and unloading.'(3) As a result, a new pier, Station Pier, was constructed between 1922-30 on the site of the old Railway Pier. Subsequent improvements to the pier have included amenities for waterside workers, related to its use as a cargo handling berth, and facilities for passengers and Customs officers, related to the pier's use as a passenger terminal. In the post-war period, Station Pier handled the bulk of migrant arrivals in Melbourne. Passenger numbers declined from the late 1960s, and in 1984, the pier was altered to accommodate the Tasmanian passenger ferry. It remains the main overseas passenger terminal in the Port of Melbourne. (4)

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

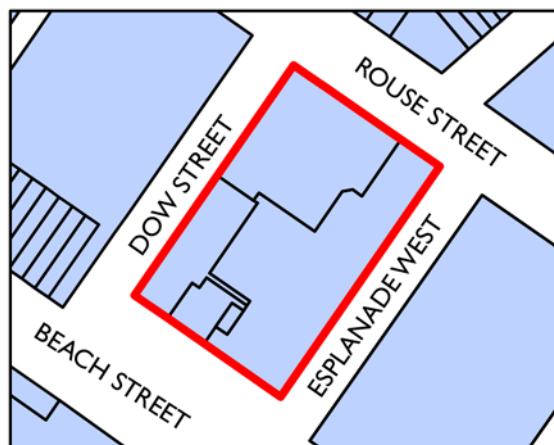
References

1. J. Lee et al. Bayside Heritage Study Draft Report. p. 8
2. *ibid.* p. 11
3. *ibid.* p. 62
4. *ibid.* pp. 62-89
5. *ibid.* pp. 90-1
6. *ibid.* pp. 96-7
7. *ibid.* p. 87
8. *ibid.* p. 145-9

City of Port Phillip Heritage Review

Identifier: Sandridge Bay Towers; Australian Property Institute; 117 Rouse Street residential development; 50 Dow Street residential development; CWM Australasian Sugar Refining Company Premises; Formerly: Australasian Sugar Refining Company Premises; Robert Harper & Co. Starch and Oatmeal Factory

Citation No:
2360



Address: 9, 10 and 11 Beach Street, 111-117 Rouse Street and 50 Dow Street, PORT MELBOURNE

Heritage Precinct Overlay: N/a.

Heritage Overlay: HO456

Category: Industrial

Graded as: Significant

Constructed: 1891, 1899

Designer: David Christopher Askew, Hyndman & Bates (in part)

Amendment: C103

Comment: New citation

History

The site of the factory was included in Section 2B of the original Port Melbourne survey, which was surveyed into four allotments early in the history of Sandridge.ⁱ By November 1860 three of these had been purchased by A Ross, joining William Jones, SG Henty and P Lalor as owners of the section.ⁱⁱ

In February 1890, ratebooks indicate that the Melbourne Tram and Omnibus Company Limited, had stables, offices, land and an omnibus repository on the section.ⁱⁱⁱ From 1891, however, a complex of buildings was developed for the Australasian Sugar Refining Company's refinery.^{iv} On the MMBW 1":40' detail plan dated 1894, the section is labelled 'sugar works' and the configuration of buildings generally accords with the present layout. The refinery was closed in 1894 following its purchase by the Colonial Sugar Refining Company as part of a move to strengthen its monopoly in the sugar trade and in 1899, Robert Harper and Company Pty Ltd converted the buildings to a starch factory. In the course of the works, various brick additions were constructed to designs by Hyndman and Bates, architects.^v A sewerage connection plan was drawn by the architects in 1899 and this closely resembles the 1894 MMBW detail plan configuration.^{vi} The complex operated as R Harper and Co. until the early 1970s.



Figure 1 The former Sugar Co. buildings, looking south-east.
Source: City of Port Phillip Heritage Collection.



Figure 2 The former starch factory buildings before refurbishment and adaptation in the early 1980s. The view looks south from the middle of the site towards Beach Street. The Rouse Street warehouse is in the foreground with Block 7 the tallest structure.
Source: Courtesy Port Melbourne Historical and Preservation Society.

In 1974, the *Sands & McDougall Melbourne Directory* listed the site as being associated with the American Australian General Development Corporation P/L, a group of financiers.^{vii} In 1981, Melbourne Scope Holdings P/L a subsidiary of a Malaysia-based developer, acquired the site and proposed a mixed-use residential development. The architect for this first stage of the later-named Sandridge Bay Towers was the

Melbourne practice of Gunn Hayball. In March 1983, apartments were being pre-marketed with an expected completion date of late 1984.^{viii} Subsequently, newly-completed apartments were being offered for sale in the complex during 1986.^{ix} Not all the buildings were used for residential purposes – in 1983 it was reported that the warehouse building fronting Rouse Street at the corner of Esplanade West was occupied by the Victorian Film Corporation.^x

Since the mid 1980s, residential conversion of the former factory buildings and the construction of new residential buildings on the subject site has been ongoing, with further adaptations and new building occurring recently.

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

Thematic Context

The former Australasian Sugar Refining Company and Robert Harper Oatmeal and Starch factory reflect the industrial history of Port Melbourne. The factory complex on this site was one of the largest in the suburb, along with the Swallow & Ariell Steam Biscuit Manufactory.

PRINCIPAL THEME: Industry

SUB-THEME: Food processing works

ORIGINAL OWNER: Australasian Sugar Refining Company

SUBSEQUENT OWNER: Robert Harper

LOCAL/PRECINCT CHARACTER: Individual Character (Individual, different from adjacent)

AUTHENTICITY: 70%-90% original

BUILDING TYPE: Food processing works, Warehouses, Offices

ARCHITECTURAL STYLE: Industrial/Victorian Free Classical

PRINCIPAL MATERIAL: Brick, Rendered brick

Physical/Stylistic Description

This site, bounded by Rouse Street to the north, Esplanade West to the east, Beach Street to the south and Dow Street to the west contains brick industrial buildings originally constructed as the Australasian Sugar Refining Company and subsequently adapted to form part of the Robert Harper starch factory complex. The Harper company buildings operated from two adjoining sites – either side of Dow Street. The subject building complex was known as ‘Factory No. 2’, denoting its later acquisition after the cessation of its operation as a sugar works. Today the site comprises buildings at 9, 10 and 11 Beach Street, 111-7 Rouse Street and 50 Dow Street. The buildings to 9-11 Beach Street, extending back to Rouse Street today comprise the Sandridge Bay Towers complex and have a site-internal numbering system – refer here to Figure 3 for clarification.

9 Beach Street comprises a four-storey building (Block 5) fronting onto Beach Street and two considerably taller blocks to the rear adjoining Esplanade West, and stepping back towards Rouse Street. The first of these (Block 6) was originally of seven levels, now capped with a two level primarily glazed extension. It has a projecting two-storey base; above this, the rectangular window openings are set in recessed round-headed panels rising the full height of the building. The second (Block 7) was originally of ten levels, now capped with a three level primarily glazed extension. It also has projecting walls to the lower storeys, with plain brickwork above and parapeted gables facing east and west, now modified to carry the upper level additions. Block 6 has parapeted gables and wide segmental arched openings on each floor partly infilled with rendered panels. These blocks were converted to apartments in the mid 1980s and projecting balconies have been added to all four elevations.



Figure 3 Aerial photograph identifying site components referred to in the physical description.



Figure 4 Car parking area off Beach Street showing west elevation of Block 5 (9 Beach Street).



Figure 5 50 Dow Street shown at right, looking east, showing the 2009 residential conversion of former factory building. The adjoining building at left – 52 Dow Street – is not contained within the heritage overlay.



Figure 6 11 Beach Street showing elevation to Dow Street, looking east. This former single-storey warehouse building has been converted to a commercial use.



Figure 7 Looking south to Beach Street from the base of the chimney. The taller building in the background is Block 4. The 2009 zinc-clad additions to 50 Dow Street are also visible.



Figure 8 10 Beach Street at right, with the red brick former warehouse 11 Beach Street at left.



Figure 9 Property presentation to Esplanade West, looking north. From left to right: Block 5, Blocks 6 and 7, Rouse Street wing.

Behind this, and extending through the block to Rouse Street, is a two-storeyed brick warehouse building, which has had an additional four levels added, constructed of recycled brickwork. The building is identified as 117 Rouse Street. The parapet line of the original building is discernible along the elevation to Esplanade West. This partly non-original wing drops to its original height behind a parapeted hipped roof clad in corrugated metal, to the corner of Esplanade West and Rouse Street. Here the recessed panels at ground

floor level are flanked by stepped piers and dentilled bricks to the tops of the recesses. The front elevation to the tower-like three-storey section in the centre of the Rouse Street elevation has been substantially modified with new windows openings introduced to the previously blank third level of this building, formerly featuring two large recessed rectangular panels. This panel detail is repeated on the side elevations, above the adjacent sections, where they also contain windows. At the ground floor level a number of original openings have been modified, with several including vehicular access points being alterations of long-standing. The building extends west along Rouse Street, at a height of two levels, with new window and building entries inserted into the brick shell which returns to the south adjoining an entry to an underground car park set below a new development to the corner of Rouse and Dow Streets, outside of the heritage overlay. The new development and the conversion of the section of 117 Rouse Street west of the three-level bay took place in 2009.

West of Block 6 there is a tall brick chimney. The chimney is constructed of red face brick, with courses of dark-fired brickwork enclosed by cream brickwork banding. Originally thought to have been enclosed by adjoining brick buildings, now demolished, the chimney is a free-standing structure, in a landscaped setting.

In the centre of site there is a five level brick building (Block 4). Similarly, it has a rooftop addition and canted-profile balconies added to the south elevation. The rooftop addition here incorporates some open areas encloses a lift overrun with an arched roof form, mirroring the curving roof profile of the additions to Blocks 6 and 7.

10 Beach Street is a two-storey building of rendered masonry construction. The front elevation has a plain moulded cornice at first floor level and a more elaborate cornice with modillions at roof level. The segmental arched windows have stilted hood moulds linked by string courses. The original balcony has been removed. Behind the front facade, the building has been considerably altered, with construction of additions to the rear and of an additional floor within a raised roof form. Its building form and finishes contrasts markedly with that of the surrounding predominately red brick factory buildings, indicating that its function is likely to have been the company's offices.

Further west, 11 Beach Street was originally constructed as a single level brick-walled warehouse. The end elevation facing Beach Street was divided by plain brick pilasters into three unequal bays, and had a single central entrance. The hipped roof had a continuous raised ridge for ventilation. The building has been altered internally by construction of two upper levels within the original envelope. The front elevation has been altered by construction of a gable above the centre bay and insertion of new windows above and to each side of the original door. The recessed bays, originally brick, have been rendered. Additional windows have been inserted on the side elevation to Dow Street.

11 Beach Street abuts a former two storey-gable roofed warehouse building, adapted and converted to residential purposed during 2009. The building has had new window openings formed and segmented-arch headed openings converted at ground floor level to form a foyer and parking entry. Additional levels of apartments, taking the form of a zinc panel clad and glazed box form, is set atop the original structure. The building is linked to a wholly new residential development – 52 Dow Street – which is outside the extent of the proposed Heritage Overlay.

Comparative Analysis

The surviving buildings from the Australasian Sugar Refining Company and Robert Harper Oatmeal and Starch factory complex can be compared with a number of other large nineteenth century industrial complexes in Melbourne. These include the former Yorkshire Brewery, Wellington Street, Collingwood (from 1876), the former Victoria Brewery, Victoria Parade, East Melbourne (established 1854), the former Kimpton's Flour Mill, Elizabeth Street, Kensington, the Thomas Brunt flour mill and Brockhoff and TB Guest biscuit factories complex, Laurens and Munster streets, North Melbourne (from 1888-9) and the Joshua Bros (now CSR) sugar refinery, Whitehall Street, Yarraville (established 1873). All of these are representative of the development in Victoria of the manufacture of foodstuffs and related raw materials. Of these, the CSR refinery is the most directly comparable in terms of original function and the scale and

massing of the buildings. Established significantly earlier than the Port Melbourne refinery, the site is larger and more intact.

In the local context, the only other surviving industrial site of comparable scale is the Swallow and Ariell Steam Biscuit Manufactory complex, though this complex is considerably earlier, dating in part from the 1850s, and its two and three-storey buildings are of a different type. Like the subject site, it has been converted to residential use.

Assessment Against HERCON Criteria

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

The former Australasian Sugar Refining Company and Robert Harper Oatmeal and Starch factory complex is of local historical significance. While much altered and adapted over time, the industrial origins of the buildings remain clear and they are important in demonstrating Port Melbourne's industrial past.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Not applicable.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

As an industrial complex of some scale which is unified through the use of red brick, the former Australasian Sugar Refining Company and Robert Harper Oatmeal and Starch factory is also of importance as a local landmark. The dramatic massing and height of the central site buildings gives them a strong visual presence as viewed both from the surrounding streets and the sea. While later development has partly obscured and detracted in longer views – the buildings were readily visible in the nineteenth century from considerable distances – the complex is still a landmark which dominates its surroundings.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable.

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.

Not applicable.

Significance

What is Significant?

The former Australasian Sugar Refinery Company and Robert Harper Oatmeal and Starch Factory complex is a cluster of predominantly multi-storey red brick factory buildings which also includes a conventional rendered brick office building (10 Beach Street) which is thought to have been the administrative offices of the works. The complex also retains a tall red brick chimney stack located centrally within the site.

How is it Significant?

The former Australasian Sugar Refinery Company and Robert Harper Oatmeal and Starch Factory complex of buildings are of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?

The surviving buildings on this site are of historical significance for their ability to demonstrate the scale and form of a substantial 1890s factory complex and for their associations with the industrial history of Port Melbourne. The dramatic massing and height of the central site buildings – nominally 9 Beach Street and the adjoining chimney - gives them additional importance as local landmarks as viewed both from the surrounding streets and the sea.

Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012

Recommendations

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

Paint controls recommended (10 Beach Street only).

References

General

Allom Lovell and Associates, *Port Melbourne Conservation Study Review*, 1995.
 Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979.

Specific

i *The Township of Sandridge, plan dated 5 November 1860.*

ii *The Township of Sandridge, plan dated 21 May 1878.*

iii *Port Melbourne rate book: February 1890, no. 1867.*

iv *Allom Lovell and Associates, CSR Yarraville Conservation Analysis, prepared for CSR Limited, 1993; U'ren, Nancy and Turnbull, Noel, A History of Port Melbourne, 1983, p. 174.*

v *Allom Lovell and Associates, CSR Yarraville Conservation Analysis; U'ren, Nancy and Turnbull, Noel, A History of Port Melbourne, Melbourne, 1983, p. 174.*

-
- vi *Bates, Smart and McCutcheon Records held at University of Melbourne Archives, File 45 A/1.*
- vii *Sands & McDougall Melbourne Directory, 1974 listings.*
- viii *'Luxurious living soon in a former starch factory', The Age, 23 March 1983, p. 22.*
- ix *The Age, 12 March 1986, p. 42.*
- x *'Luxurious living soon in a former starch factory', The Age, 23 March 1983, p. 22.*

City of Port Phillip Heritage Review

Identifier: Deco Bar and Grill
Formerly: Fox Hay & Co; Missions to Seamen

Citation No:
2177



Address: 49 Beach Street PORT MELBOURNE

Heritage Precinct Overlay: N/a.

Category: Commercial

Heritage Overlay: HO464

Constructed: 1888, 1917-18

Graded as: Significant

Designer: Frederick Williams

Amendment: C103

Comment: Updated citation

History

Facilities for seamen were established in Sandridge from the 1850s, including a Bethel (seamen's church) and a Seamen's Mission, which operated from a building on the beachfront from about 1860. These were established by the Anglican Victorian Seamen's Mission, which was headed up by the Reverend Kerr Johnston and his wife and was established in 1856, three years after its parent organisation in England.ⁱ A Sailors' Rest was opened alongside the Bethel in 1878. The Johnstons later moved to a wooden building on the corner of Nott and Beach Streets. In 1888, this was replaced with a new building, designed by architect Frederick Williams, constructed as a Seamen's Institute.ⁱⁱ The foundation stone was laid in September 1888.ⁱⁱⁱ The *Bayside Heritage Study Draft Report* (1992) described the range of activities offered at the Institute buildings:

These Mission to Seamen buildings principally catered for the recreational and spiritual needs of the merchant seamen whose ships were docked in Victorian ports. Chapel services, entertainments, dances, concerts and picture shows were held at the Mission buildings and lay readers paid visits to the ships. Picnics and other outings were also arranged and letters were sent home. The Missions also sent supplies to ships, including books, gramophones, records, magazines, table games, playing cards and toys for the children of the seamen'.^{iv}

According to annual reports, the annual attendance at the building in 1935 exceeded 16,000.^v

Just two years after opening, the 1888 building, which appears originally to have been a single-storey structure, was described as a six roomed brick hall and Seamen's Institute, and was valued at £40.^{vi} In the early twentieth century, the building was consistently described as being of three rooms. In 1917-18, this was increased to seven rooms, and it may have been at this time that the second storey was added.^{vii} A further building approval was issued for the site in 1931.



Figure 1 The former Mission, photographed in 1934, after the construction of the additional level and before over-painting.

Source: City of Port Phillip Heritage Collection.

The alterations made to the 1888 Beach Street building at this date appear to have consisted of additions to the east along the Beach Street frontage (now demolished).

Both the 1931 foundation stone and the original 1888 foundation stone were later removed from the 1888 building and incorporated in a new Missions to Seamen building constructed west of the railway line in Beach Road in 1937.^{viii} Designed by architect Harry Norris, this building was subsequently demolished to make way for the Beacon Cove development. Following the move to the new building, 49 Beach Street was sold. It was subsequently converted to flats and in more recent years has been put to commercial use.^{ix}

Thematic Context

The former Missions to Seamen building of 1888 was one of a number of facilities in the Port Melbourne foreshore area in the nineteenth century which were designed to cater for the needs of maritime workers. Situated amidst a collection of hotels, the Mission aimed to provide alternative facilities for the entertainment and spiritual solace of visiting sailors and was an important focus on Beach Street. The Mission was replaced with a new facility in 1937, located further west on Beach Street, but has now been demolished (Figure 3).

PRINCIPAL THEME: Assembly and Entertainment

SUB-THEME: Halls principally used for recreation.
Philanthropic and charitable buildings
Religion

ORIGINAL OWNER: Mission to Seamen

CURRENT OWNER: Deco Bar

LOCAL/PRECINCT CHARACTER: Individual Character (Individual different from adjacent)

AUTHENTICITY: 70% (to extended 1917 form)

BUILDING TYPE: Hall

ARCHITECTURAL STYLE: Inter-war Neo-Georgian /Victorian

PRINCIPAL MATERIAL: Brick



Figure 2 The former Anglican Missions to Seamen, now the Mission to Seafarers (1917), Flinders Street extension, Docklands, photographed in 1981.
Source: John T Collins collection, State Library of Victoria.

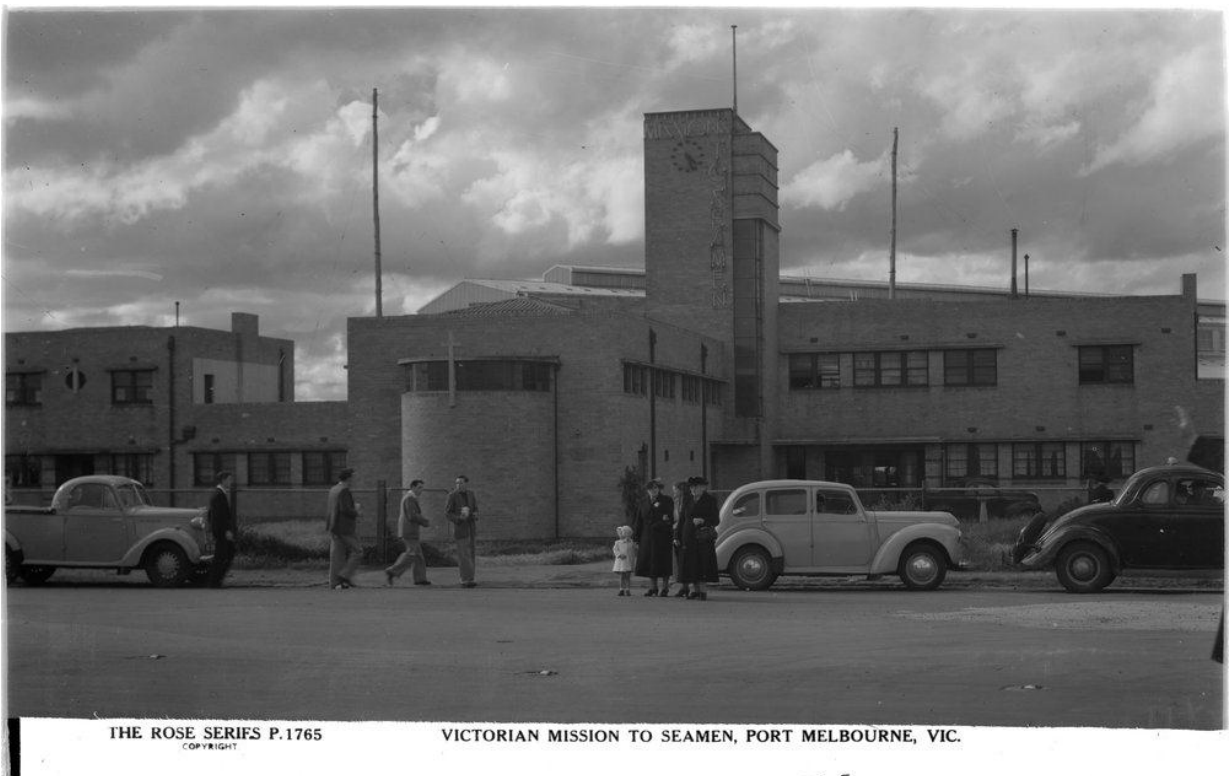


Figure 3 The Mission building which superseded the subject building, constructed at the corner of Beach Street and Swallow Streets, 1937 (demolished).
Source: Rose Postcard collection, State Library of Victoria.

Physical/Stylistic Description

This is an overpainted two-storey brick Victorian building (originally single-storey) with symmetrical break-fronted façade, round-arched openings and cement cornice, defaced frieze and parapet. The windows have rebated reveals and double-hung sashes, the voussoirs and defaced string course having possibly been given bichromatic treatment. The Nott Street elevation is similar though pilastrated and terminated by a cement pediment. Several of the openings to this elevation have been bricked up and there is an arched secondary entrance with cement enrichment. Plinths are of bluestone. The later upper level has a hipped slate roof and symmetrical façade with expansive eaves and glazing bars to the upper sashes. There is a raised central pedimented section surmounting the entry, the arrangement being in the Neo-Georgian manner. An addition to the south end of the Beach Street elevation has been demolished and the rear section of the building has recently been incorporated into a large-scale residential development. The new development is also set off the south elevation, extending along Beach Street.

Assessment Against HERCON Criteria

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

49 Beach Street is of historical significance at a local level. The building has important historical associations with Port Melbourne's maritime history and with the international Anglican Missions to Seamen movement, established in Melbourne in 1856 shortly after its founding in England in 1853. The building provided purpose-built accommodation for the Mission after a period of time in rented premises. Historically, the subject building's function was superseded by the 1937 Mission building, now demolished.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.

The former Missions to Seamen building is now a rare surviving example of a purpose-built Mission. Its Port Melbourne predecessors and the 1937 building which replaced it have all been demolished. The Missions to Seafarers in Docklands (architect Walter Butler, 1917) and the Stella Maris Seafarer's Centre in Melbourne (accommodated in a later twentieth century building in Little Collins Street) are the only other surviving examples, both located outside of the City of Port Phillip.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Not applicable.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Not applicable.

Criterion F - Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Not applicable.

Criterion G - Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.



Not applicable.

Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.

Not applicable.

Significance

What is Significant?

49 Beach Street is a much-altered rendered and overpainted brick building originally constructed as the Port Melbourne Seamen's Institute in 1888. An upper level was added to the building in the 1920s, and in 1937 its role was superseded by a new building further west along Beach Street.

How is it Significant?

49 Beach Street is of historical significance to the City of Port Phillip.

Why is it Significant?

49 Beach Street is of local historical significance. The building has important historical associations with Port Melbourne's maritime history and with the international Anglican Missions to Seamen movement, established in Melbourne in 1856 shortly after its founding in England in 1853. The building provided purpose-built accommodation for the Mission after a period of time in rented premises. Historically, the subject building's function was superseded by the 1937 Mission building, now demolished. It also stands now as a rare example of a purpose-built seamen's mission. Although considerably altered, and most recently absorbed into a residential development, the external form and fabric of the building remain legible to its c. 1917-18 form.

Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay in the Port Phillip Planning Scheme

Paint controls are recommended.

References

General

Allom Lovell & Associates, *Port Melbourne Conservation Study review*, 1995.
Andrew Ward, *City of Port Phillip Heritage Review*, 1998.

Specific

i Jennifer Lee et al, *Bayside Heritage Study Draft Report*, Office of Major Projects (Victorian Government), 1992, p. 125.

-
- ii *Australasian Builder and Contractor's News*, 9 June 1888, tender notice for the erection Seamen's Institute and Hall, Beach Street, Port Melbourne by Frederick Williams.
 - iii U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, Melbourne, 1983, p. 136.
 - iv Jennifer Lee et al, *Bayside Heritage Study Draft Report*, 1992, p. 125.
 - v Victoria Missions to Seamen Annual Report and Balance Sheet. Quoted in Jennifer Lee et al, *Bayside Heritage Study Draft Report*, 1992, p. 125.
 - vi Port Melbourne Rate book, 1890-91, no. 92.
 - vii Port Melbourne Rate book, 1917-18, no. 2355.
 - viii Jennifer Lee et al, *Bayside Heritage Study Draft Report*, 1992, p. 125.
 - ix *Sands and McDougall Melbourne Directory*, 1954.

Identifier Sandridge Hotel
Formerly Freemason's Tavern



Heritage Precinct Overlay None
Heritage Overlay(s) HO286

Address 69 Beach St
PORT MELBOURNE

Category Commercial: residential

Constructed 1859

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

The Sandridge (former Freemason's) Hotel is of local significance. It derives historical significance as one of the originally large number of hotels on the foreshore and from its original link with the Masonic Lodge next door.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description

PRINCIPAL THEME: Assembly and Entertainment

SUB-THEME: Hotels

ORIGINAL OWNER: Charles Gregory?

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Individual Character (Individual, -40% original
different from adjacent)

BUILDING TYPE: Hotel

ARCHITECTURAL STYLE: Victorian Regency

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

This two storey corner hotel is of rendered brick construction, and has a curved and slightly recessed corner incorporating an entrance. The building has been stripped of its cornices and other detailing, and altered at ground floor level.

COMPARATIVE ANALYSIS

Although stripped of most of its original detailing, the hotel retains the original simple form and fenestration typical of early hotels of the 1850s and '60s. Comparable examples, in more intact form, include the Steam Packet Hotel, Cole Street, Williamstown (1861) and the former Queen's Arms Hotel, Dorcas Street, South Melbourne (1855).

History

The Sandridge Hotel was originally known as the Freemason's Tavern and appears to have been constructed in 1859.(1) It is located next door to the former Masonic Hall at 18 Stokes Street, built in 1858 by Charles Gregory, a lodge member. The hotel was owned by Samuel Gregory, possibly a relative of Charles Gregory, in the 1870s, when it was described as having 20 rooms, with a bar and cellar and was valued at £180. (2)

Thematic Context

The hotel was one of many along the foreshore in Beach Street, many of which were de-licensed in the early twentieth century. The hotel has been altered internally to meet the requirements of the Licensing Reduction Board.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. R.K. Cole Collection.
Allom Lovell and Associates and Bryce Raworth. Inner Metropolitan Hotels. pp. 64-5
2. Port Melbourne rate book, 1871-2, no. 48

Identifier Port Melbourne Rotunda

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO49

Address 70 Beach St, opposite Stokes St
PORT MELBOURNE

Category Public

Constructed c.1919

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The rotunda is of local significance. Historically it is of significance as a World War 1 memorial and for its links with the Port Melbourne Women's Welcome Home Committee. It is of architectural interest as a relatively late example of a common nineteenth and early twentieth century park structure.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Parks, sport and recreation

SUB-THEME: Bandstands

ORIGINAL OWNER: City of Port Melbourne?

CURRENT OWNER: City of Port Phillip

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90%+ original,
different from adjacent)

BUILDING TYPE: Bandstand

PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION

The Port Melbourne rotunda is constructed of red brick, and has an octagonal plan form. Timber columns support the roof; a pyramidal form surmounted by a domed cupola which is surmounted by a flagpole. It has a tapering stair to the raised floor, on which seating is located around the seven balustraded sides.

COMPARATIVE ANALYSIS

Rotundas of this type were commonly built in parks in the nineteenth and early twentieth centuries, and were far less frequently constructed after World War 1. Other rotundas built at this time included a bandstand in Johnstone Park, Geelong (1919), at Sandringham (a reinforced concrete structure), the bandstand at Charlton (1926) and the masonry domed bandstand at Fitzroy (1924).
Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

This rotunda is the only such structure in Port Melbourne.

History

This rotunda was constructed after the end of the First World War (1914 - 18). The foundation stone reads: 'This memorial has been erected by the members of the Port Melbourne Women's Welcome Home Committee and presented to the citizens in honour of the gallant Australians who fought in the Great War 1914 - 18.'

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

unknown

Identifier "Duart"

Formerly Unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO55

Address 121 Beaconsfield Parade
ALBERT PARK

Category Residential:detached

Constructed 1900

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The house known as "Duart" at 121 Beaconsfield Parade, Albert Park was built for Allan McLean (1840-1911), former premier of Victoria and deputy prime minister following Federation in 1900. It was designed by Kempson and Conolly, architects. It is situated in an existing heritage overlay area in the Port Phillip Planning Scheme. It is historically important both for its association with Allan McLean and for the manner in which it demonstrates the attraction of Beaconsfield Parade as a residential location at the turn of the century (Criterion A). Allan McLean is remembered as a conservative politician especially representing the rural interests of his electorate in Gippsland. He is an important figure in the emergence of the new political order wherein the rural electorates emerged as a conservative force later known as the Country Party which in conjunction with other conservatives opposed Labor interests. "Duart" is an architecturally imposing villa on Beaconsfield Parade, attracted to this waterfront location in the manner of several earlier surviving residences and thereby contributing to an important dimension of Albert Park and the urban character of nineteenth century Melbourne.

Externally, "Duart" is imposing, stylistically foreshadowing the development of the Federation villa in its use of red bricks, terra cotta tiles and ornamental timberwork. The ornamental plaster ceilings with their strapwork, decorative cornices and enriched panels are representative of the best work of their period and closely reflect traditional English practices in ceiling ornamentation from the Early Renaissance period of the sixteenth and seventeenth centuries.

Recommendations: Recommended for inclusion on the Heritage Council Register, the National Estate Register and for inclusion in the schedule to the Heritage Overlay with controls over interior alterations.

Assessment: Andrew Ward, May, 1998.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A substantial two storeyed Queen Anne style villa with red body bricks, stuccoed dressings and a terra cotta tiled roof. There is a central faceted projecting bay with timber posted verandahs either side having solid timber spandrels, spindle balustrading in the Queen Anne manner, turned timber posts and encaustic tiled floor. There are window hoods and cement hood moulds with stuccoed string coursing and frieze. There is a lead lit fan light with "1900" above the front door.

Inside, the principal spaces have elaborate strapwork with diaper patterns to the ceilings and the staircase retains its French polished finish, occupying a spacious stair well.

Condition: Sound

Integrity: High

History

Allotments 9 and 10 of section 43S were vacant until the end of the nineteenth century . Allotment 9 on which "Duart was to be built was sold to the Victorian premier, Allan McLean, either late in 1899 or early in 1900. At that time he had successfully moved a motion of no confidence in the existing Turner Government, bringing about his appointment as premier and chief secretary.

Allan McLean (1840-1911) had been born in Scotland. Migrating with his family in 1842 to Sydney, his father took up a position as manager of Captain McAllister's sheep runs in Gippsland. In 1865 he and his brother Norman took up a lease on the "Lowlands" station, near Sale and in 1872 Allan established the stock and station agency A. McLean and Co. He was elected to the Legislative Assembly for Gippsland in 1880 serving as both president of the Board of Land and Works at the time when Thomas Bent was vice president and commissioner for railways, and commissioner of crown lands and surveys. They were busy years. He was minister without portfolio in the Turner Government from September, 1894, resigning in April 1898 in opposition to the proposed Federal constitution pre-occupying parliament at the time. When being elected Premier in 1899, his support came from country liberals dissatisfied with the water supply advance relief bill and a "makeshift" alliance with the Conservative opposition and a few "discontented radicals" . Garden notes that his supporters included a revived Country Party representing rural discontent. Whilst in office, his Government passed the Old Age Pension Bill. One of his greatest successes was the re-enactment of the Factory Act of 1900 making possible the rapid expansion of the wages board system . McLean's government signalled the end of the old liberal coalition of manufacturers, trade unions and farmers. The political alliance that sustained him was later developed by his appointee (Sir) William Irvine into Victoria's particular brand of anti-Labor ascendancy, foreshadowing the emergence of the Country Party some twenty years later . McLean entered the new Commonwealth parliament, seated in Melbourne, as the member for Gippsland, becoming minister for trade and customs and the prime minister's deputy. The Reid-McLean government passed the Arbitration Act prior to its defeat in June, 1905. McLean notes Rickard had played an important part in shaping the new political order. He was a conservative protectionist who had joined the free traders to oppose Labor interests.

McLean commissioned architects Kempson and Conolly to design his house where he died in July, 1911. Tenders were accepted in late June, 1900. This firm had undertaken a range of commissions for the Catholic Church including churches, schools, convents, chapels and orphanages. Their designs for presbyteries included Dookie, Seymour, Camberwell, Daylesford, Healesville and Yea . Like other presbyteries at Woodend and Camberwell the fashion for timber and decorative spindle balustrades in lieu of cast iron represented the new architecture for the Catholic Church of the late 1890's. McLean named his house, "Duart", after the McLean clan castle of the same name on the Isle of Mull.

Thematic Context

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

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

References

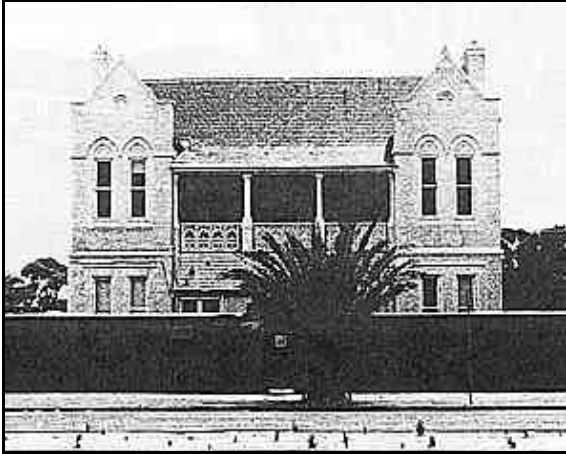
See South Melbourne rate books: 1898-1901, in Allom Lovell and Associates "Duart 121 Beaconsfield Parade Albert Park: Assessment of Heritage Significance", 9/97.

ADB 1891-1939: p. 330.

Garden, Don, Victoria A History Nelson 1984, p.210.

Tender notices (Miles Lewis Index of Australian Architecture) in Allom Lovell and Associates op. cit., p.7.

Identifier Former Convent of the Good Shepherd
Formerly Our Lady of Mount Carmel School



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 142-150 Beaconsfield Parade
ALBERT PARK

Category School

Constructed

Designer

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Our Lady of Mount Carmel School was built in 1905 and subsequently extended and formed a part of the Convent of the Good Shepherd complex at Albert Park on Beaconsfield Parade, Albert Park. It was designed by noted Melbourne architects, Reed, Smart and Tappin who undertook many commissions for the Catholic Church. The building today is historically and aesthetically significant.

It is historically significant (Criterion A) to the extent that it directly demonstrates an aspect of the Sisters of the Good Shepherd's work in Albert Park since 1905 consisting of the education of children within the community. It is also important for its capacity to recall the work of the Sisters more generally and specifically for the way in which they undertook their educational activities, having class rooms and accommodation for the sisters in the one complex.

It is aesthetically significant (Criterion E) as a prominent Gothic Revival building overlooking the Parade and is of interest for the manner in which it demonstrates the influence of the Arts and Crafts mode in the treatment of the façade, the shingled balcony, chimneys and roof treatment being identifiable stylistic elements. It remains today as a large building demonstrating the existence of a school here for the greater part of the twentieth century, the high wall reinforcing this perception.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A two storeyed Arts and Crafts influenced Gothic Revival School with its principal aspect facing Beaconsfield Parade. The façade is symmetrical with pavilions enclosing a two storeyed verandah, now partly built in. The front gable ends with kneelers are steeply pitched in the Gothic manner and appear to have originally had

finials at their apexes. Within each gable is an oculus with quatrefoil motif. There are moulded stringcourses at first floor level and at the upper level window heads where they also form drip moulds. The verandah balcony is shingled with a cast iron balustrade employing Gothic details in three bays defined by brick piers and surmounting columns having spiral decorations. The lower level windows have flat heads and the upper level flat heads with lancet arched panels. The roof is slate finished. The front section of the building is T shaped, the secondary side elevations being buttressed and having entry porches with lancet arched treatments to the doorways. Windows are flat arched with the exception of the stair well (?) and there is an attached single storeyed rear section.

Inside, the front section includes the main entry and staircase with tessellated tiled floor. There is a lancet archway between the entrance hall and the stair hall and the staircase is in situ. The nuns were accommodated in the front transverse section and there are class rooms in the main body of the complex behind.

A high fence runs across the front of the building on Beaconsfield Parade.

Condition: Sound. Integrity: High.

History

In 1863, four Catholic sisters, pioneers of the Good Shepherd Order, arrived in Australia. This order directed its efforts initially to the care of 'fallen women', later encompassing the care, training and education of poor children and by 1879 establishing a general Catholic day school known as St Euphrasia's, Abbotsford. The foundation stone for the convent known as Rosary Place at Beaconsfield Parade was laid on 31st. May, 1892. The architect was H.E. Tolhurst, city surveyor at the time for Collingwood. The new convent was officially opened on 22nd. December, 1892 and additions were undertaken in 1905 when a new primary school, the present building, was constructed at the west end of the site. The school was run by the Sisters at the request of the Carmelite Fathers in charge of the Parish. It was called Our Lady of Mount Carmel and was the third day school to be established by the Order in the metropolitan area. The school was designed by Reed Smart and Tappin and was extended at the rear, probably during the next decade. Further buildings were erected subsequently on the site and have since been demolished.

In 1972 a survey lead to a decision to close Rosary Place. The eastern half of the complex including the original convent was sold to the Housing Commission of Victoria in that year and subsequently demolished. In 1973 the school at nos. 142-150 Beaconsfield Parade was transferred to the Our Lady of Mount Carmel Parish, becoming the Parish school under the control of the Catholic education Office.

Thematic Context

- 6. Educating
 - 6.2 Establishing Schools

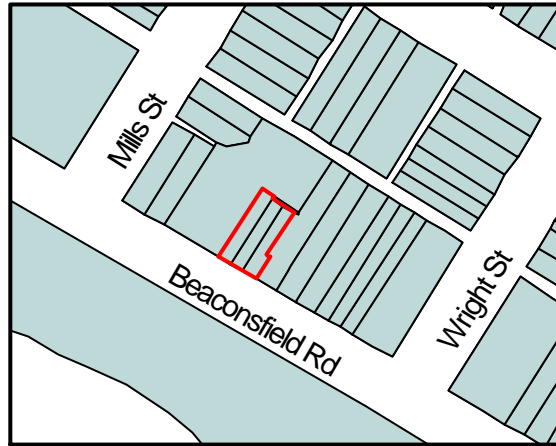
Recommendations

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

References

Allom Lovell and Associates: "Former Convent of the Good Shepherd Buildings, 142-150 Beaconsfield Parade, 156 Beaconsfield Parade Albert Park Assessment of Heritage Significance", 1/1995.

Identifier Houses
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 178-180 Beaconsfield Parade
MIDDLE PARK

Category Residential:row

Constructed 1912

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The terraced dwellings at nos.178-180 Beaconsfield Parade, Middle Park were built in 1912 for Ellen Trestrail. They are historically and aesthetically important. They are historically important (Criterion A) for their capacity to demonstrate the attraction of the Parade as a residential location for speculator development during the Post Federation period. They are aesthetically important (Criterion E) for their loggia treatment, presumably influenced by nearby "Hughenden" at no.177 and forming part of an extraordinary group on the Parade with nos.181-182 and "Hughenden".

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A two storeyed Italianate terrace consisting of three identical dwellings with a distinguishing two storeyed loggia across the façade and terminated by the end walls. The loggias are made up of round arches carried on iron columns at both levels with a solid cement balustrade and the remnant of a mostly demolished balustraded parapet. Each dwelling has a bayed window at both levels.

Condition: Sound

Integrity: High, see above, cast iron double palisade fences sympathetic.

History

At the turn of the century, auctioneer and former councillor John Buxton lived at his seaside mansion "Hughenden" built 1890 in Beaconsfield Parade. By 1910, Mrs. Ellen Trestrail had bought part lots 6 and 7 which had formed the south eastern section of the "Hughenden" grounds. The land measured 66 by 120 feet and had an NAV of 36 pounds. It was on the west side of Trestrail's home at no.181 Beaconsfield Parade.

Trestrail built a terrace of three brick houses on the site in 1912, which she let to Charles Davis (railway employee), Charlotte Lyons (home duties) and Ernest Luck (plumber). The houses at nos.178 and 179 each had six rooms and an NAV of 66 pounds. No.180 had seven rooms and an NAV of 70 pounds.

In 1915, the middle house was vacant and the tenants of the other houses were Albert Trestrail (clerk) and Alexander Tresize (manager). Ellen Trestrail continued as owner in 1920 however by then the tenants had changed to Mary Jeffrey (home duties), William Carlyon (medical doctor) and Clive Eadie (clerk). At that time, the description of the houses continued the same however no.180 also had a garage. The NAVs had changed to 70 pounds (no.178), 100 pounds (no.179) and 90 pounds (no.180).

Research note -for other Trestrail properties, refer to data sheet for 181-182 Beaconsfield Parade.

Thematic Context

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

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

South Melbourne Rate Books: 1900-6, 1910-16, 1920-21.

Sands and McDougall directory 1931.

MMBW litho plans "Portion of South Melbourne and St. Kilda", dated 1896, and no.34, dated 20.3.1947.

Charles Daley, "The History of South Melbourne", Robertson and Mullens, Melbourne, 1940, p.126.

Susan Priestley, "South Melbourne, A History", Melbourne University Press, Carlton, 1995, p.116.

Identifier Houses
Formerly "Vauxhall Flats" (no 182)



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 181-182 Beaconsfield Parade
MIDDLE PARK

Category Residential:row

Constructed 1901 & 1912

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

The terraced dwellings at nos. 181 and 182 Beaconsfield Parade, Middle Park, were built in 1901 and 1912 respectively by James Moore, a timber merchant (no.181) and James Trestrail, merchant (no.182). They are historically and aesthetically important. They are historically important (Criterion A) for their capacity to demonstrate the attraction of the Parade as a residential location for speculative development during the Post Federation period. They are aesthetically important (Criterion E) for their loggia treatment, presumably influenced by nearby "Hughenden" at no.177 and forming part of an extraordinary group on the Parade with nos.178-180 and "Hughenden".

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A two storeyed Italianate terrace consisting of two almost identical dwellings with a distinguishing two storeyed loggia extending across the façade and returning along the side elevations. The loggias are made up of round arches carried on iron columns at both levels with an open cast cement balustrade and surmounting balustraded parapet with urns.

Condition: Sound.

Integrity: High. Sympathetic double palisade iron fence.

History

Using unemployed labour, the government undertook the formation of Beaconsfield Parade between Sandridge and St. Kilda in 1878. The road was built next to the Military Road along the sea-front and in the course of its construction, many swamps and waterholes in Albert Park and Middle Park were filled. Until subsequent drainage and filling works were carried out, the Middle Park section of Beaconsfield Parade

remained sparsely developed.

At the turn of the century, City Road timber merchant James Moore, owned vacant land lots 8 and 9 in Beaconsfield Parade between Mills and Wright Streets. In 1901, a brick house was built on lot 8 (no.181). It is unclear who owned the house at the time however it was let to Mrs. Mary Jane Stephens. It had nine rooms and an NAV of 100 pounds. Moore continued to own the adjoining lot 9, which by 1905 was fenced and had an NAV of 20 pounds.

Melbourne merchant James Trestrail owned the house in 1902 and leased it to wool broker John Zander. In the following year, it had the street number 179 and ownership passed to Mrs. Ellen Trestrail, who by 1910, had taken up residency. At that time, Trestrail also owned vacant land measuring 66 by 120 feet west of her home and in 1911 bought vacant lot 9 on her east side from Caroline Tresize. In 1912, Trestrail built on both blocks. The house on lot 9 (no.182) was brick with 13 rooms and an NAV of 120 pounds. Trestrail let it to Annie Lambert however in 1915 the tenant was engineer Harry Williams. By then, the houses had taken on their present day street numbers.

Ellen Trestrail had moved to North Melbourne by 1921, and the houses at nos.181 and 182 had been converted to flats or accommodation rooms. The nine roomed house at no.181 housed three families, a total of 14 people and had one "flat" vacant. The tenants were Elsie MacDonald (home duties), John Wallace (metallurgist) and Mrs. Hantrive (home duties). The thirteen roomed house at no.182 was fully let with four families, a total of eight people living there. Its occupants were Miss Lewis, William Harrys (grazier), a family named Mondon and Mrs. Sinclair (home duties).

By 1931, no.181 had reverted to a private home occupied by Albert Trestrail and no.182 was known as "Vauxhall Flats".

Thematic Context

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

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

South Melbourne Rate Books: 1900-6, 1910-16, 1920-21.

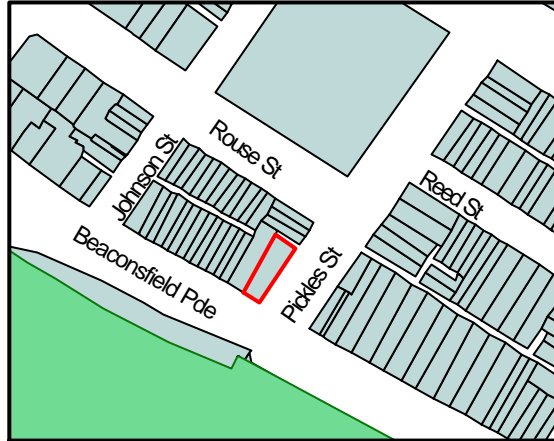
Sands and McDougall directory 1931.

MMBW litho plans "Portion of South Melbourne and St. Kilda", dated 1896, and no.34, dated 20.3.1947.

Charles Daley, "The History of South Melbourne", Robertson and Mullens, Melbourne, 1940, p.126.

Susan Priestley, "South Melbourne, A History", Melbourne University Press, Carlton, 1995, p.116.

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 1 Beaconsfield Parade
PORT MELBOURNE

Category Residential:detached

Constructed 1889

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

1 Beaconsfield Parade is of local significance. Although altered by the partial removal of the balcony, the house retains its original distinctive form and detailing, and is a prominent streetscape element contrasting with the adjacent single storey houses.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description

PRINCIPAL THEME: Residential

SUB-THEME: Brick House, 2 storey

ORIGINAL OWNER: James D Emerson

LOCAL/PRECINCT CHARACTER:

Precinct Character (similar to adjacent, contributes to overall character of the precinct)

BUILDING TYPE: Residence

ORIGINAL RESIDENTIAL Private residence

PRINCIPAL MATERIAL: Brick

AUTHENTICITY
70-90% original

PHYSICAL/STYLISTIC DESCRIPTION

This large two storey Italianate house has walls constructed of rendered masonry and incorporates a canted full height window bay in the front elevation facing Beaconsfield Parade. A verandah and balcony, which originally ran around both principal elevations, remains on the east side and has been enclosed on the upper

level. The tall and narrow windows have segmental arches, with stilted hood moulds to the ground floor. Moulded string courses run between the windows at both levels. The projecting eaves to the hipped roof are supported on paired brackets with moulded rectangular panels between.

The property retains part of the original rendered front wall and cast iron fence.

COMPARATIVE ANALYSIS

The Italianate style of this house, while uncommon in Port Melbourne, is typical of larger villas built in the 1880s in suburbs such as St Kilda and Hawthorn. Houses of this sort were usually built on relatively large sites well clear of the site boundaries. The form of this house, with a parapeted party wall on the west boundary, as if the house was intended to terminate a terrace row, is, however, unusual.

History

This house was constructed in 1889 for James Daly Emerson, a solicitor. Consisting of ten rooms, it was a relatively grand house for its location, and was valued at £90. (1)

Thematic Context

Prior to the early 1880s, little development had taken place along the foreshore east of the lagoon. Khartoum Terrace (4-14 Beaconsfield Parade, 1884-5) was a very substantial development, and by 1886, this part of Beach Street, previously known as Beach Street west, was renamed Beaconsfield Parade. (2) This house was an unusually grand addition to what was essentially a working-class street.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

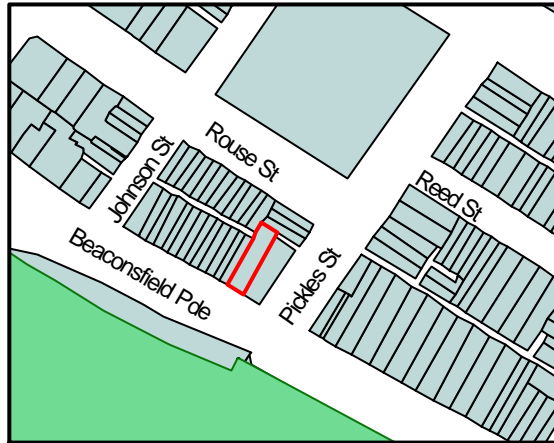
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

(1) Port Melbourne rate book, 1890-91, no. 1933.

(2) Sands and McDougall Melbourne Directories, 1885-

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 2 Beaconsfield Parade
PORT MELBOURNE

Category Residential:detached

Constructed 1883-4

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

2 Beaconsfield Parade is of local significance. This house and the houses at 1 Beaconsfield Parade and 4-18 Beaconsfield Parade, while not of particular architectural distinction, are the only remaining nineteenth century residences in Port Melbourne which face the foreshore, demonstrating the original residential character of the area.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description

PRINCIPAL THEME: Residences

SUB-THEME: Brick house, double fronted, single storey

ORIGINAL OWNER: John Thomas Roberts

LOCAL/PRECINCT CHARACTER:

Precinct Character (similar to adjacent, contributes to overall character of the precinct)

AUTHENTICITY

90% + original

BUILDING TYPE: Brick house, double fronted, single storey

ORIGINAL RESIDENTIAL Private residence

USE TYPE:

ARCHITECTURAL STYLE: Victorian

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

This double-fronted single-storey house is constructed from rendered brick, and has a high-pitched hipped roof covered with corrugated iron. The walls have quoins with vermiculated rustication and the eaves are

bracketed with small rectangular vermiculated panels between. On each side of the central panelled front door are three-light sash windows with narrow side lights. The verandah appears to retain its original hipped roof form, but the posts have been replaced with relatively recent mild steel posts. There is a sympathetic front picket fence and gate, probably not original.

COMPARATIVE ANALYSIS

This house is similar in form and Italianate detailing to numerous double-fronted houses of this period in Victoria.

History

This residence was constructed in 1883-4 for its first owner, builder, John Thomas Roberts. The rate book for this year notes that the building was 'in progress'. The house was first rated in 1884-5, when it was valued at £32, while the first description is from the 1886-7 rate book, which lists its as a five-roomed brick house. (1)

Thematic Context

This was one of the first substantial houses to be constructed at this end of Beaconsfield Parade. Prior to the early 1880s, little development had taken place along the foreshore east of the lagoon. The construction of Khartoum Terrace 4-14 Beaconsfield Parade (q.v.), in 1884-5 was a very substantial development, and by 1886, this part of Beach Street, previously known as Beach Street west, was renamed Beaconsfield Parade. (2)

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Port Melbourne rate book, 1884-5, no. 1770
Port Melbourne rate book, 1886-7, no. 1840
2. Sands and McDougall Melbourne Directories, 1885-6

Identifier Residences

Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 4-18 Beaconsfield Parade
PORT MELBOURNE

Category Residential:row

Constructed 1884-5

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

4-18 Beaconsfield Parade are of local significance. These houses and the adjacent houses, while not of particular architectural distinction, are the only remaining nineteenth century residences in Port Melbourne which face the foreshore, demonstrating the original residential character of the area.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description

PRINCIPAL THEME: Residences

SUB-THEME: Nineteenth century brick terrace, single-storey, single fronted

ORIGINAL OWNER: Samuel Douglas

LOCAL/PRECINCT CHARACTER:

Precinct Character (similar to adjacent, contributes to overall character of the precinct)

AUTHENTICITY

70-90% original

BUILDING TYPE: Nineteenth century brick terrace, single-storey, single fronted

ORIGINAL RESIDENTIAL Private residences

USE TYPE:

ARCHITECTURAL STYLE: Victorian Italianate

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

This terrace of eight single-storey houses are all single-fronted except for the double-fronted house on the corner of Johnson Street. They are built in polychromatic brown and cream brickwork, mostly painted. The

roof is continuous over the terrace, with no parapet walls and is mostly covered with corrugated iron, with some recent concrete tiling. The eaves are bracketed. The houses have simple front verandahs, some with cast iron friezes, spanning between brick wing walls. New door and window openings have been formed in some of the houses.

COMPARATIVE ANALYSIS

This terrace row has detailing such as bracketed eaves, (originally) polychromatic brickwork and cast iron verandah decoration typical of single storey late Victorian terraces across the inner Melbourne suburbs. The lack of party wall parapets rising above the roof distinguishes this terrace from examples in other suburbs in which the Melbourne Building Act applied.

History

This brick terrace was constructed in 1884-5 by its first owner, South Melbourne contractor, Samuel Douglas. Consisting of ten rooms, no. 2 Beaconsfield Parade was occupied the year after its construction by William Douglas. (1) The other houses were all of five rooms and were let to a variety of tenants. When first rated, the five roomed houses were valued at £28, while the larger house was valued at £45. Within a few years, the entire terrace had been mortgaged to the Real Estate Bank. (2)

Thematic Context

A typical 1880s speculative development, the construction of Khartoum Terrace marked the full-scale development of the part of Beach Street east of the lagoon. Following the construction of the terrace, this stretch of Beach Street was renamed Beaconsfield Parade.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Port Melbourne rate book, 1885-6, no. 1815.
2. Port Melbourne rate book, 1889-90, nos. 1898-1910.

Identifier Beach Shelters
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s)

Address Beaconsfield Parade
SOUTH MELBOURNE

Category Public

Constructed c. 1914

Designer unknown

Amendment C 29

Comment

Significance

These two beach shelters are of significance as the only remaining shelter structures along the South Melbourne foreshore dating from the pre-World War 1 period. Along with the Kerferd Road pier, they are prominent reminders of the plethora of built forms that dominated the foreshore around the turn of the century and contributed to it being a major recreational centre. The shelters are also of significance for being intact examples of timber-constructed Edwardian public pavilions: a built form rare through vulnerability.

Primary Source

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

Other Studies

Description

Original Use: Beach Shelters
Date of Construction: circa 1914(1)

During the 1880s the Beaconsfield Parade beachfront was a popular health and pleasure resort for Melbourne(2) that received a further boost in popularity following the opening of the Victoria Avenue tramline in 1890(3), giving more people ready access to recreational facilities. Sea bathing, known in Emerald Hill from at least 1873(4), attracted a large following and it became very popular in the more liberally-minded Edwardian period. By the end of the century four bathing baths had been built and even by the 1930, three were still in use(5), being the Ladies' Baths, the Hot Water Baths and the Middle Park Baths. In addition, the extant pier had been built in 1887 (q.v.), and numerous changing sheds and shelters, and a number of rotunda and kiosks.

The two shelters that remain along Beaconsfield Parade beach, are opposite the Kerferd Road junction at the end of Harold Street. They appear to be the '...two large ornamental timber shelters on the sand....' that were

reported as having been constructed in 1916(6). They are both gable roofed, open below with a timber frame in an 'H' form. V-jointed lining boards are set on to the frame and bench seats are nestled into the returns of the 'H'. The roofs with their wide eaves, turned finials, and scalloped-edged lining boards at each end, are most decorative in effect and are distinctive with their weatherboard roof cladding. While some of their timbers have been replaced, the shelters remain in a substantially intact form.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

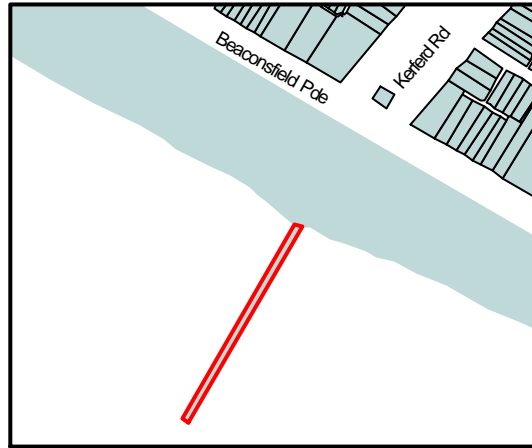
recommended inclusions:

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

References

1. National Estate 'Listing for South Melbourne City - Edwardian Beach Shelters', 22 September 1986
2. C. Daley, 'History of South Melbourne', p. 140
3. *ibid.* p. 190
4. The Emerald Hill Sea Bathing Company was in existence by 1873. 'Illustrated Australian News', 10 October 1873, p.171
5. 'City of South Melbourne Annual Report ... 1929-1930', p. 13
6. *ibid.* 1915-1916 p. 9

Identifier Kerferd Road Pier
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO174

Address Beaconsfield Parade
SOUTH MELBOURNE

Category Public

Constructed 1887-9

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Kerferd Road pier is of significance as a South Melbourne landmark and along with the two extant Edwardian beach shelters (q.v.) is all that remains of the row of bathing facilities that once lined the South Melbourne foreshore. Both its social function and physical form are of significance, as it is one of very few substantially intact nineteenth century piers extant in Port Phillip.

Primary Source

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

Other Studies

Description

Original Use: Pier
Date of Construction: 1887-1889(1)

Following the release of land in the area for residential development in the late 1870s, Beaconsfield Parade developed as a resort area. During the 1880s boom period, prolonged agitation from the local community culminated in the establishment of a pier at the terminus end of Kerferd Road(2). Probably built to the design of the Public Works Department the successful tenderer was Thomas Dalgleish, a South Melbourne resident(4). By 19 February 1887 the work had commenced, the first section of the pier being 360 feet in length(5). Later that year the Public Works Department required that the pier be extended in length and handed the work to W. Tait, of Geelong, who added an extra 300 feet(6). The pier was completed in 1889(7) and it and the new sea baths two hundred yards immediately to the east(8) dominated the foreshore both physically and in functional terms.

In a manner typical of nineteenth century pier structures, the pier is constructed wholly in timber with closely-set timber pylons supporting timber cross members. The superstructure has large timber beams forming the

decking, and the original members appear to have all spanned the full width of the promenade. At some date the decking has been asphalted over, although this is now only partially intact and a number of the timbers have been replaced. The balustrading is substantially intact, while there are also timber bollards at the far end of the pier that appear to be original.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

1. National Trust Australia (Vic.) ' Research into Kerferd Road Pier...', 18 November 1985
2. *ibid.*
3. The South Melbourne Citizen, 15 January 1887
4. *ibid.* 12 February 1887
5. *ibid.* 15 January 1887
6. *ibid.* 31 December 1887
7. National Trust Australia (Vic.), *loc.cit.*
8. *ibid.*

Identifier Kilbride Centre

Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 52 Beaconsfield Parade
SOUTH MELBOURNE

Category Church

Constructed 1886

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The 'Kilbride Centre' is of significance as one of the few major buildings built along Beaconsfield Parade at the time the Parade was being developed in the late nineteenth century. Along with the 'Hotel Victoria' and 'Hughenden' (q.v.) it has remained a key building along the Parade. It is also of significance as a Carmelite Centre, particularly in the light of Our Lady of Mount Carmel Church' (q.v.) being established close by in Middle Park.

Primary Source

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

Other Studies

Description

Original Use: Carmelite Convent(1)

Construction: 1886(2)

Australia's first Carmelite foundation was established in 1881 at Gawler, South Australia, following traditions observed in Ireland since 1271(3). Victoria's first parish at Sandridge (now Port Melbourne), was established in 1882(4) and it was during the boom conditions of the 1880s that the Camelites were encouraged to buy and build on a large scale(5). Land was bought in Beaconsfield Parade in 1882 for the construction of a grand priory - Melbourne's first Carmelite house - and later in Richardson Street where the Our Lady of Mount Carmel Church was erected (q.v.)(7). Building of the priory was financed, in part, by a Shakespearian Fair and Art Union held in February 1885(8). Running for nine days the event raised £3,000 and for a final cost of £6,000 the priory was officially opened in October the following year(9).

In 1909 the Sandridge parish was divided into the new parishes of Middle Park and Port Melbourne(10). Subsequently the Carmelites moved from Beaconsfield Parade into separate priories and the Brigidine Sisters

acquired the old priory as a novitiate(11). The Sisters remain the owners of the 'Kilbride Centre' today.

The building remains externally in a substantially intact state and is dominated by colonnades of bluntly pointed arches at both the ground and first floors. The slate roof and moulded rendered chimneys are also substantially intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

References

1 Sands and McDougall Melbourne Directory, 1894

2 P. Chandler, The Carmelites in Australia : A brief History, 1981, p. 15

3 ibid. p.8

4 ibid. p.13

5 ibid.

6 ibid.

7 Refer Citation for 216 Richardson Street

8 Chandler, op.cit. p.15

9 ibid.

10 ibid. p.17

11 ibid.

Identifier Hotel Victoria
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO56

Address 123 Beaconsfield Parade
SOUTH MELBOURNE

Category Commercial

Constructed 1887

Designer Richard Speight

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Hotel Victoria' is of significance as a South Melbourne landmark. It is one of the most intact nineteenth century hotels in the area and is particularly of significance for its contribution to the nineteenth century recreational facilities provided along of the Beaconsfield Parade of which this hotel and the Kerferd Road pier are the most commanding reminders.

Primary Source

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

Other Studies

Description

Original Use: Hotel
Date of Construction: 1887(1)
Architect : Richard Speight(2)

During the 1880s the Beaconsfield Parade beach front area was becoming a popular health and pleasure resort serving all of South Melbourne(3). This received a further boost following the opening of the Victoria Avenue tram line in 1890(4), giving more people ready access to recreational facilities. In 1887 construction began on the long awaited Kerferd Road Pier (q.v.)(5), which subsequently attracted the establishment of sea baths(6), and a post card print of the time shows the beach front lined with wooden beach shelters(7). The scope for a large hotel was abundant and a Mrs McGregor(8) filled it with the 'Victoria', sited strategically opposite the pier.

The 'Victoria' remains with the pier opposite. It is a very large three storeyed rendered hotel that has a design that takes command of the corner on which it is set and the view over the Bay. The first two floors are enveloped by loggias and the corner has a square tower set facing the angle, into which is set one of the main

entrances, the other being in the Beaconsfield Parade facade. The corner entrance is emphasised by exaggerated console brackets and a pediment over it, while the tower itself has been given emphasis by the octagonal lantern at the top which has an open loggia and the octagonal mansarded tower above. The exterior is substantially intact although its appearance has been altered by the glazing-in of the loggia, and the interior to the ground floor retains some original detailing but has been altered.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

1 Architects Index, University of Melbourne.

2 *ibid.*

3 C. Daley, 'History of South Melbourne', p. 140.

4 *ibid.*, p. 316.

5 National Trust of Australia (Victoria), Research into Kerferd Road , 18 November 1985.

6 *ibid.*

7 Post Card Folders, 'Beaconsfield Towards St. Kilda', H82.19 Picture Collection, State Library of Victoria.

8 Architect's Index

Identifier "Hughenden"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO57

Address 177 Beaconsfield Parade
SOUTH MELBOURNE

Category Residential:detached

Constructed 1890

Designer Frederick de Garis and Son

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Hughenden' is of significance for its direct association with J.R. Buxton and as one of the most substantial and commandingly designed houses to have been built along Beaconsfield Parade and in South Melbourne generally. The treatment of the curtilage and the interior are detracting from the building's significance.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: 1890 (1)
Architect: Frederick de Garis and Son (2)

'Solid, commodious and expensive (3) is how John Robert Buxton's mansion 'Hughenden' has been described. Buxton emigrated from England in 1869 to join his uncle, W.P. Buckhurst, in his real estate business, which later became known as Buckhurst and Buxton and eventually J.R. Buxton & Sons (4). The firm prospered during the Melbourne land boom and Buxton moved his family from St Vincent Place to the foreshore at Middle Park (5). Buxton's wife, offered a choice between Queen's Road and Beaconsfield Parade, settled for the seaside views and it was not long before building commenced, under the contractor by M. Dowling (6).

Buxton was an admirer of the British Prime Minister, Benjamin Disraeli, and named the house 'Hughenden' after Disraeli's family home and presumably to Buxton's satisfaction, Beaconsfield Parade was named in honour of Disraeli's elevation to the peerage as Lord Beaconsfield.

The house and the Buxton family is extensively described and splendidly evoked in the reminiscences of J.R. Buxton's grand-daughter, Kathleen Fitzpatrick, in her book ' Solid Bluestone Foundations'.

After Buxton's death the property was sold to the Danish club, who remain the present owners. The firm J.R. Buxton and Sons remains as one of Melbourne's leading Real Estate agencies, and retains its head office in South Melbourne.

The house remains substantially intact to the exterior and is a product quite typical of the end of the land boom. It is an ornately decorated render two storeyed house enveloped by a loggia to each floor. The whole is set within an applied trabeated system of fluted pilasters, doric at ground floor and corinthian above, and each level has its appropriately decorated cornice fashioned in render. The Italianate effect of the whole is reinforced by the Italianate balustrading to the parapet. The depth of the façade behind the loggias can no longer be perceived as they are now glazed-in and the entrance has been most unfortunately altered with the addition of a stone balustrading and concrete steps. It is also of regret that the very fine fernery that once stood off the north-east corner of the house is no longer extant.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

1 Architect's Index, University of Melbourne

2 *ibid.*

3 K. Fitzpatrick, 'Solid Bluestone Foundations', p.2

4 *ibid.*, p.25

5 *ibid.*, p.2

6 South Melbourne – P.M. Historical Preservation Society Newsletter, held in the South Melbourne Local History Collection, LH:579

Identifier Flats
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 199 Beaconsfield Parade
SOUTH MELBOURNE

Category Residential:apartment

Constructed c.1920

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The flats at 199 Beaconsfield Parade are of significance as a confidently designed early block of flats that remain substantially intact to their Beaconsfield Parade façade. The manner in which they take advantage of the sea view is one of the most elegant solutions to this design opportunity; one available to all the buildings along the Parade. As such they are one of the key buildings in the architecturally varied and distinctive building stock of the foreshore area.

Primary Source

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

Other Studies

Description

Original Use: Residences

This building is a confidently designed block of flats that appears to have been built very early in the evolution of this building form in Melbourne. The front façade is coherently massed to present the separate flats as if they were a single house. The main elements in the façade that depart from the normal domestic vocabulary (prior to the development of flats), are the two external staircases that wrap their way up to the first floor. The use of external stairs to blocks of flats was common c.1920 (1), however few incorporated the stair as coherently as in this case. Rather than being apologetic, intrusive appendages, the stairs frame the façade and are reflected by the short towers into which they run. The strength of the layout of the stairs is continued with the curvilinear forms of the façade at both levels: found in the arched ground floor and the bay windows. The substantially intact leadlight windows are extensive across the façade, taking advantage of the outlook over the sea. Elsewhere the façade is substantially intact, however the eaves line of the verandah has been altered at first floor level.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1 T. Sawyer, 'Residential Flats in Melbourne', Research Report, University of Melbourne 1982, p.53

Identifier Catani Gardens

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO348

Address Beaconsfield Parade
ST. KILDA

Category Garden

Constructed 1910's

Designer Carlo Catani

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Catani Gardens are of significance as an example of the landscaping work of Carlo Catani, undertaken in the late Federation Period. The scheme, designed as part of a comprehensive plan for the Foreshore area devised by Catani for the Foreshore Committee, is also a rare and important example of formal seaside landscape design in a style typical of European resorts of this period. Critical elements include the low scale of planting preserving vistas towards the sea, with curvilinear paths established through sharply delineated lawns and focussing on a series of follies and monuments. The formality of the gardens was originally enhanced by clipped privet and mirror plants established around lava rock garden beds and seats, creating zones of enclosure within the otherwise very open landscape. The embankment and lava rock seats facing onto the area north of the St Kilda Pier enclose the western edge of the Gardens. The character of the gardens has been eroded by the gradual deterioration of the formal hedgings and plantings and lava rock edgings, the removal of follies and monuments such as the original fountain, and the intrusion of road widenings to Jacka Boulevard. Recent alterations include the erection of a number of buildings and lighting standards in a conventionalised mock Federation style. These have given the gardens a 'heritage' homogeneity reflecting concerns of the 1980s but somewhat out of character with the quirky and festive diversity of the gardens during their heyday in the 1920s. Important individual elements include the Shelter, Basalt Foreshore Wall and Bastions including adjoining concrete footpath, Lava Rock drinking fountains, and concrete and timber seating dating from the late Interwar period. Important elements cited individually elsewhere are The Cenotaph, Royal Yacht Squadron Clubrooms, Sali Cleve Fountain and Captain Cook Memorial. Two concrete lamp standards survive in the western corner of the Gardens.

Primary Source

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

Other Studies

Description

Gardens

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

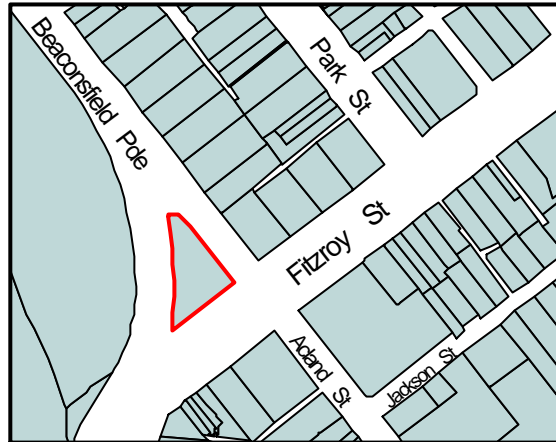
National Estate Register

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

References

unknown

Identifier Cleve Gardens
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address Beaconsfield Parade
ST. KILDA

Category Garden

Constructed 1910-1920's

Designer unknown

Amendment [C 29](#)

Comment

Significance

The Cleve Gardens is one of a collection of small reserves in St Kilda created at the intersection of roads and dedicated to passive recreational uses. The reserve was originally elaborately landscaped with paths, seating and lava rock garden beds and planting, and this scheme reached maturity in the 1920s. However this landscaping has since been removed, and the reserve is now of importance primarily as a contributory piece of parkland. It is enhanced by its mature Moreton Bay Fig trees (the only A grade elements left in the gardens) and remnants of the c. 1906 Edwin Knox Memorial drinking fountain at the south-west corner.

Primary Source

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

Other Studies

Description

Gardens

The Cleve Gardens are illustrated in Cooper (volume 2, before p.151) showing their state in the late 1920s. This photo indicates that the gardens were originally elaborately landscaped in a style similar to the Catani and O'Donnell gardens, using lava rock edgings to paths and garden beds and extensive and dense hedge plantings of privet and mirror plant. Seating, including picnic tables, were provided under trees and around a central circular garden bed. All remnants of these works have since been removed.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

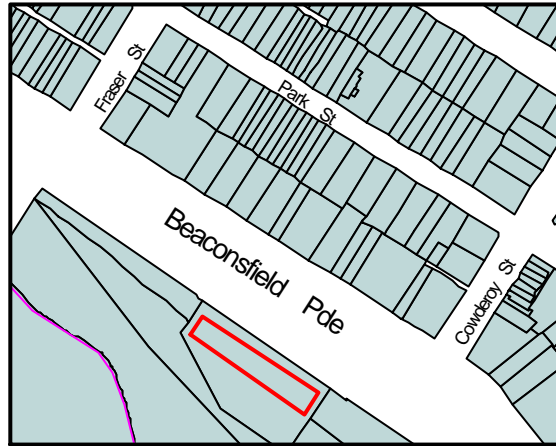
National Estate Register

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

References

unknown

Identifier Former Open Sea Bathing House
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO54

Address Beaconsfield Parade
ST. KILDA

Category Street Furniture

Constructed 1928

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This pavilion is an integral part of the visionary works of the Foreshore Committee undertaken during the 1920s, and has survived as a rare building type potentially identified with earlier patterns of beachside activity of this area. It now serves an important urban purpose in defining the beginning of the Beaconsfield Parade promenade, and its presence contributes to the evocative beachside atmosphere of this area. This substantially intact building is a pair with the contemporary bathing pavilion at the head of Marine Parade, now converted to a restaurant. It is complemented by the adjoining balustrading, seating and lighting, cited under Beaconsfield Parade, Sea Wall and Promenade.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Pavilion

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

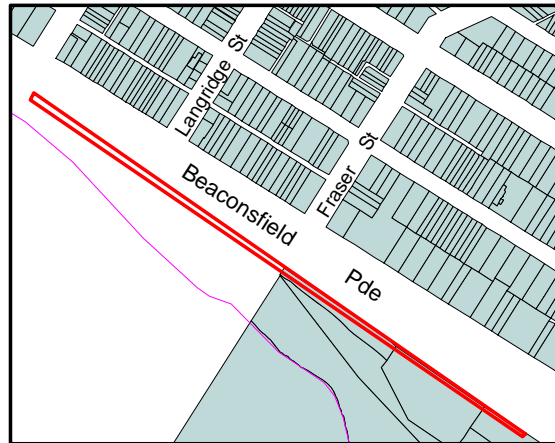
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier Sea Wall and Promenade

Formerly unknown



Heritage Precinct Overlay None

Heritage Overlay(s) HO450

Address Beaconsfield Parade
ST. KILDA

Category Street Furniture

Constructed 1916

Designer St Kilda Foreshore Committee

Amendment [C 29](#)

Comment & subsequently [C70](#)

Significance

This bluestone and concrete retaining wall and promenade was erected in 1916 as part of the land stabilisation and reclamation works undertaken by the St Kilda Foreshore Committee in 1915 and 1916. The wall is of significance as one of many integral parts of this visionary enhancement of the foreshore, which was regarded by the State Government of the time as being of national importance. The concept of a hard edge and balustrade separating a concrete footpath from the beach follows European models of promenade and beach. This element is critical to maintaining the structure of the beach and promenade, which is so characteristic of the St Kilda to South Melbourne beach front. The area was overlaid with further construction in the 1920s with the construction of the Open Sea Bathing Pavilion and these later works now define the primary character of the area. They include the concrete paving slabs, balustrading and other features such as the concrete lampstandard adjacent to the Bathing Pavilion, concrete and timber picnic tables, steel spot light standard and lava rock and concrete seating recess and drinking fountain. The recent planting of palm trees has strengthened this character, though the Surf Life Saving Association headquarters and adjacent kiosk are not in character with this setting. (Ref Foreshore Precinct Citation for map showing individual elements cited)

Primary Source

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

Other Studies

Description

Style : Mediterranean
Sea wall and promenade

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

NOTES

J.B. Cooper, The History of St Kilda, vol. 2, p. 209

Identifier "Balgownie"
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 324 Beaconsfield Parade
ST. KILDA

Category Residential:detached

Constructed 1913

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

An exceptional two storey residence that is a well-known landmark along the Beaconsfield Parade foreshore. Built in 1913, the facade is a notable and idiosyncratic example of the Queen Anne style. The planning is similarly idiosyncratic and includes, among other things, a roof deck (an extremely rare feature for the period). Its garden contains a significant palm tree and its facade is covered in a fine cloak of virginia creeper.

Primary Source

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

Other Studies

Description

Style : Queen Anne
Two storey residence

Balgownie is an idiosyncratic two storey residence on Beaconsfield Parade. It was designed in 1913, by an unknown architect, builder, or owner, in a style that relates most closely to Queen Anne. Its creeper-covered twin peaked gables, quaintly arched balcony and porch, and the magnificent untrimmed palm tree in its garden, make it a well-known landmark along the beachfront. Its design is quite original, both inside and out, and yet seems to emanate from an earlier decade. Despite its apparent size the house contains only four principal rooms: the bay-windowed drawing room at the front left; the dining room half way down on the right; and upstairs, a master bedroom above the drawing room and a smaller bedroom to the rear. The first floor is only half the area of the ground floor. Much of the ground floor is taken up with circulation space. The porch opens into the entry and stair hall, which dog-legs around between the two main rooms, squeezes past a small servant's room, and opens into an unusually wide vestibule beside the dining room before leading on to the kitchen areas at the back. The first floor also has an unusual vestibule balcony room which serves the bedroom and the balcony. The staircase climbs erratically all the way to the roof, where it opens onto a roof

deck behind the parapets -- an extremely rare feature for the time. The planning generally does not seem to follow conventional Australian models, and precedents for the facade are equally hard to find. The facade is divided vertically by pilasters into three equal bays, the central one almost blank apart from two tiny windows, one arched, one circular. The diminutive, steeply pitched, half timbered gable fronts are superimposed on the parapets at the top of the side bays. Beneath these, the left hand bay carries the main windows, and the right, the arched balcony and porch. The facade is divided horizontally by two rendered bands, contrasting with the red brick, and demarcating the two floor levels. The four individual window, balcony and porch elements, each picked out in white, bear no further resemblance to one another, but are brought into a unity by their strict placement within the grid. To the rear of the house there is a collection of period outbuildings including an early fibro-cement sheet bungalow that invites further investigation. The front garden contains a number of old, well-clipped shrubs, the palm and the ancient creeper, and a painted timber front fence consistent, and perhaps contemporary, with the building's architecture.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

NOTES

The fibro-cement sheet bungalow at the rear of the property may warrant further research. St K C C permit No 2044.

Identifier "The Astor"
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 326 Beaconsfield Parade
ST. KILDA

Category Residential:apartment

Constructed 1920's

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

One of the larger blocks of flats of its period, the `Astor' is significant primarily for its strong presence in the Beaconsfield Parade foreshore streetscape. Its expansive concrete pantiled hipped roof and its towering central stairhall element rising through its eaves line contribute to the impressiveness of its well proportioned facade. Other contributory elements include the arched openings of its central entrance and upper corner balconies (the latter have been glazed-in reasonably sympathetically), and the Spanish Mission-inspired decorative forms of the upper floor windows and parapet of its stair tower. The front fence is an important part of the original design. Though not the original colour scheme, the whole building has been painted white to good effect.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Three storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

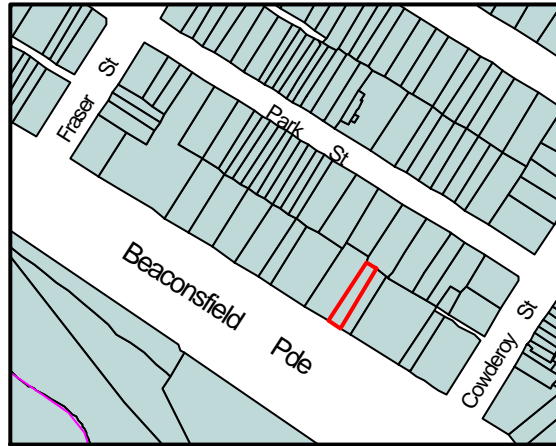
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier Maisonettes (two storey)

Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 327-328 Beaconsfield Parade
ST. KILDA

Category Residential:attached

Constructed 1916

Designer Klingender and Alsop

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

These flats are among Melbourne's earliest and are an important example of flat development still in its early experimental stage. They were designed in 1915 by the prominent architectural firm Klingender and Alsop to be built in two stages. The northern half was erected probably in early 1916. Each half comprises two flats, one above the other. Each upper flat is accessed by its own internal stairway, a form that never gained much currency once later flat building patterns became established, and which is now extremely rare. The large, protruding front balconies set a precedent for appropriate design in a foreshore context that has not been surpassed. The original Arts and Crafts colour scheme has long since been painted over white, which has nevertheless tied the block in well with other buildings in the important streetscape of which it forms a notable part.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey maisonettes
Original Owner: Edward Davies

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

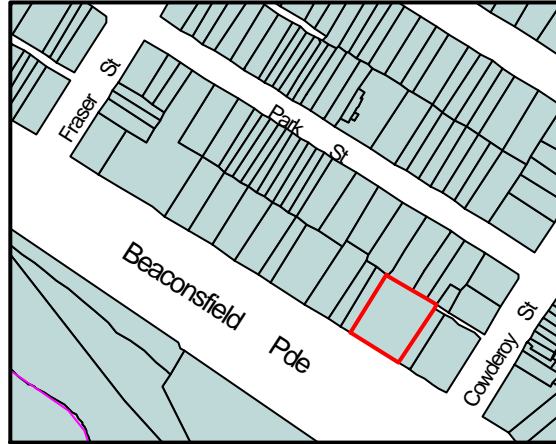
References

NOTES

St K C C permit No 2814 issued Nov. 1915 for Northern half of pair only.

Identifier Flats (High Rise)

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO287

Address 333 Beaconsfield Parade
ST. KILDA

Constructed 1968-1970

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The best, and biggest, of St Kilda's highrise apartment towers. It is an elegant and spectacular example of better quality 1960s speculative residential development. Its clean lines are enlivened by the detailing of the precast spandrel panels and the balconies cut in at the corners of each level, and it exhibits none of the meanness or blandness associated with highrise flats of this era. It speaks of the optimism of the early 1960s that new sophisticated forms of apartment living could be introduced to Melbourne, and of St Kilda's continuing historical role at the forefront of such experiments. Its international flavour adds an important and exciting dimension to the atmosphere of the beachfront.

Same builder (Sol Sapis) as 189 Beaconsfield Parade and Hobsons Bay Tower.

Primary Source

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

Other Studies

Description

Style : International
Sixteen storey highrise flats
Builder: M. Sachs / Sol Sapis
Original owner: M. Sachs

History

see Description

Thematic Context

Category Residential:apartment

Designer Sol Sapis, designer

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

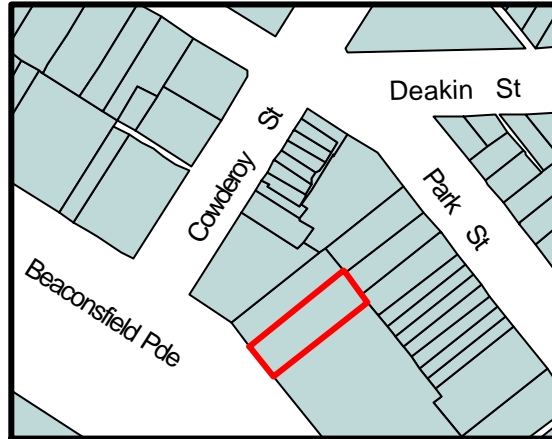
References

NOTES

St K C C building approval issued 21/8/68. Certificate of occupancy issued 13/10/70. No 330 Beaconsfield Parade was once owned by Sol Green.

Identifier Seaside Lodge

Formerly 'Reynella'



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 342 Beaconsfield Parade
ST. KILDA

Category Commercial: residential

Constructed c.1914-1918

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This residential building remains as an example of the type of accommodation erected in Beaconsfield Parade at a time when St Kilda was a popular holiday resort. Stylistically, the building shows both English and American influence.

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

Primary Source

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

Other Studies

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

Description

Style : Federation Arts and Crafts
Two storey boarding house

The current building was partly built over a double storey Victorian house.

The illustrated pamphlet 'St Kilda by the Sea', 1915, shows two individual buildings and notes that the complex had recently been completed. At that time it was a guest house operating under the name 'Reynella'. Renovations and conversion to housing by the architect Peter Elliott have recently been carried out after the complex was extensively damaged by fire - these works included the construction of a new building at the rear of the site.

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

The residential building, Seaside Lodge, at 342 Beaconsfield Parade, St Kilda was erected in stages from c.1914 to 1918 as a two storey, red brick building with render and shingle contrasts and a slate roof. The form

of the building is complex and highly asymmetrical, with the profusion of gable ends to Beaconsfield Parade varying greatly in pitch. The building features polygonal window bays, tall plain chimneys, terracotta roof cresting and finials, half timbering, shingles and a large entrance arch. The building erected over a number years appears to combine both English and American sources with the higher pitched roof section the half timbering and polygonal window bays suggesting English influence, and the lower pitched roof of the projecting wing, the exposed rafter ends and the extensive use of shingles indicating the influence of the Californian bungalow style.

Intactness: The building is substantially intact.

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

References

NOTES

St Kilda By the Sea, pamphlet, 1915.

References

Rate Books, City of St Kilda, various dates.

Identifier "San Remo" Flats
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 354 Beaconsfield Parade
ST. KILDA

Category Residential:apartment

Constructed 1923

Designer H.V. Gillespie

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

An amusing block of 1920s flats whose architecture is remarkable for the multitude of diverse elements crammed cleverly into its compact design. It typifies the predilections of its architect, H. V. Gillespie, who designed a number of buildings in St Kilda including the equally idiosyncratic 'Darjeeling' at 15 Foster Avenue (q.v.). Its playful, almost ramshackle design plays an important part in enlivening the architecture along Beaconsfield Parade. It has remained generally intact.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey walk-up flats
Original owner: Mrs M.J. Aldridge

History

see Description

Thematic Context

unknown

Recommendations

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

References

NOTES

St K C C permit No 5098.

Identifier "Venezia Court"

Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 355 Beaconsfield Parade
ST. KILDA

Category Residential:apartment

Constructed 1934

Designer Archibald Ikin

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

A prominent block of flats on the foreshore featuring unusual stylised Venetian Gothic motifs. Venezia Court makes one of the most distinctive contributions to the important precinct of foreshore flats along Beaconsfield Parade.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Three storey walk-up flats
Builder: Pepper and Chenowith
Original owner: Mrs A. Cumming

St Kilda City Council building permit records show that Venezia Court was built by Pepper and Chenowith for Mrs A Cumming in 1934. Its architect was Archibald Ikin, who designed many of St Kilda's more stylish flats between the Wars. Venezia Court is perhaps the most memorable of these, with its distinctive stylised Venetian Gothic arches and motifs richly accenting the stairwells and front entry court corners, and its prominent foreshore location. The flats are arranged in two main three storey bays, each containing a stairwell and two flats per floor. The entrance court between them is closed at the end by three storeys of single flats and another stairwell, making 15 flats in all. The rear flats are raised a full half level above the others to provide garage space below and perhaps to enhance their slightly disadvantaged views. Much of the roof area is taken over by a large split level roof deck providing spectacular views as well as laundry and drying amenities and room for a small caretaker's flat. Internally the flats are well detailed and, though not large, have a spacious feel, featuring glazed double doors opening up the halls to the lounge areas. The lounge

room fireplaces and associated cabinetry are notable. Most of the balconies have now been glazed in. The Venetian Gothic motifs so dominate the appearance of the building that it is surprising to note that the fully elaborated parts cover only the corners occupied by the small balcony areas. These aside, the two front bays are simple blocks, with rectilinear groups of windows, surmounted by simple hipped terra cotta tile roofs; handsome, but quite conventional in style. (Note similarities to Summerland Mansions in nearby Fitzroy St, built 14 years earlier). Recent repainting has accented the window frames in red, which only seems to have enhanced the building's vitality.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

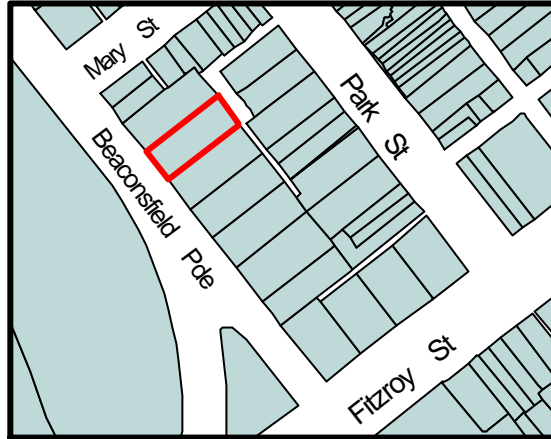
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

St K C C permit No 8573 issued 15/5/34.

Identifier "Biarritz Court"
Formerly Former Residence



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 360 Beaconsfield Parade
ST. KILDA

Category Residential:apartment

Constructed 1870's-1927

Designer A. Ikin (1927)

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

These flats are a prominent example of a distinctive St Kilda building type: a Victorian building converted into apartments. Some of its apartments retain the grand scale of the Victorian house's original interiors. It is an important element in the Beaconsfield Parade streetscape, with its complex massing and its balconies and sunroom windows overlooking the sea. It is intact in its altered 1920s state, including the front fence, though some of its rendered surfaces have been painted.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey flats, former residence

Major alterations in the 1920s included the addition of a substantial three storey wing along the northern boundary of the site and a new wing at the rear. These works might possibly have been to convert the building into a holiday guest house. The name `Biarritz Court' suggests this use and may have been adopted at the time. The distinctive two storey sunroom structures of the front facade were added in 1927 to the design of the prominent local architect Archibald Ikin.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

NOTES

Sun rooms added separately in 1927 by A. Ikin for M. Isaacs. ref permit records.

Identifier Residence
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO58

Address 361 Beaconsfield Parade
ST. KILDA

Category Residential:detached

Constructed c.1875

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This residence is significant as one of the few remaining of this early period in the beach front area. It exhibits unusual features such as the uneven arcading, the tapered staircase and the semi-basement level.

Primary Source

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

Other Studies

Description

This residence at 361 Beaconsfield Parade, St Kilda appears to have been erected c1875 and is an unusual two storey building. The rendered, symmetrical facade features uneven arcading with a large central arch flanked by three arches either side. The central arch of these three is again smaller in size, and therefore the cast iron supporting columns are unevenly spaced across the facade. A large plain rendered surface exists between the arches and the verandah roof. Arches are reflected over the entrance and the tripartite windows of the front façade are balustraded, in a similar manner to the balcony, and urns appear at the sides of the facade.

Intactness

This residence appears to be substantially intact, although the front fence has been extensively altered.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

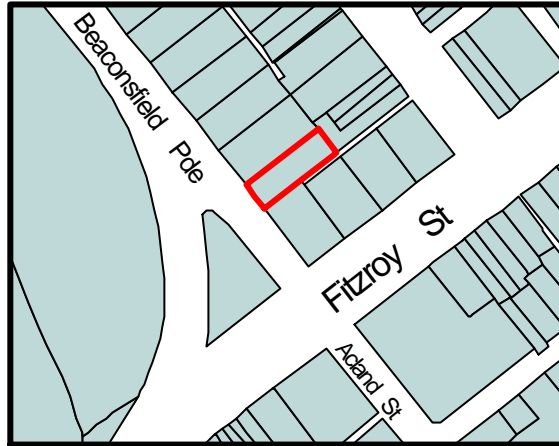
National Estate Register

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

References

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

Identifier Residences
Formerly Terrace



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 367-368 Beaconsfield Parade
ST. KILDA

Category Residential:row

Constructed 1880's-1941

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

367-368 Beaconsfield Parade is significant as the remainder of one of Melbourne's most distinctive row of boom style terraces, (comparable to Tasma Terrace in East Melbourne). Of equal or greater significance is the 1941 reconstruction of the main facade that stripped away the florid classical design, replacing it with an austere, functionally derived series of colonnades and balconies. The new facade was designed by W.H. Merritt. The combination of its severe geometry and minimally expressed classical elements suggests a trace influence of the hybrid Modernist/Classical Revival architecture of 1930s Italy. The facade received a third architectural overlay in 1985 with the judicious renovation of the 1941 design by the local architect Allan Powell. Within the heavily set balcony structure the front walls of the original terrace can still be seen with the deeply moulded reveals and joinery of their doors and windows still intact. The grand Victorian form of its three stories and half-sunken basement is still legible and the Victorian proportions of its vast interior spaces have been retained. The building is significant not only for its origins and scale but also for its architectural overlays, both in terms of their design quality and the way they reflect the changing face of St Kilda's historical development, as well as for the impact it makes on the Beaconsfield Parade foreshore streetscape and within the architectural character of St Kilda in general.

Primary Source

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

Other Studies

Description

Style : Functionalist
Four storey residences, former terrace

367-368 Beaconsfield Parade comprise two southern units of a row of five identical terrace residences, known as Queens Terrace and constructed in the early 1880s. The facade of this original building consisted of an elaborate classically derived boom style composition with two tiers of arcades shading the ground and first floors (there was also a basement floor). This appearance is recorded in the 1913 publication of 'St Kilda by the Sea'. By that time the building served as a guest house known as Mrs Ferrero's Queens Mansions. In October 1941, drawings were prepared by 'R.E.L.' of the office of architect and engineer W.H. Merritt for the renovation of nos 367-368. The buildings, it appears, were still to serve as guest house/rooming house accommodation, however the original classical decoration and arcades were stripped away and replaced by an austere colonnade of robust piers. The work was undertaken for Miss Di-gilio. The remaining elements of the terrace were demolished in 1973 and their appearance at that time is not known. The surviving premises have recently been renovated. No 367 now serves as a single residence, 368 is a series of four apartments.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

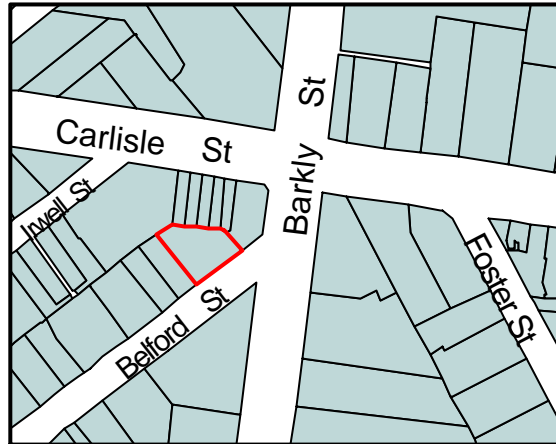
NOTES

St Kilda City Council Permit No. 10932 issued October 1914.

1985 alterations by Allan Powell for Mr & Mrs Bob Weis. Originally a terrace of five residences; Nos 364-6 demolished in 1973 by Mina Fink, building approval No. 4885.

Identifier "The Belford"

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO59

Address 24 Belford St
ST. KILDA

Category Residential:apartment

Constructed 1918

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building is an example of the common flat type consisting of four flats over two levels with the upper flats accessed by side exposed stairs. What makes it significant is the application of picturesque principles to its massing and composition, including the asymmetrical placement of the drum shaped corner bay and the expression of the upper entrance porches by separate gables. The character of the building is reinforced by the overlay of fine arts and crafts detailing, and its intact building materials, especially the red brick and extensive areas of bell cast timber shingling. Its close proximity of the building to the footpath and its large scale in the small street gives the building additional presence. The fence is integral with the design of the access stairs.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey walk-up flats
Builder: A.G. Plowman
Original owner: Mrs A. Moller

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

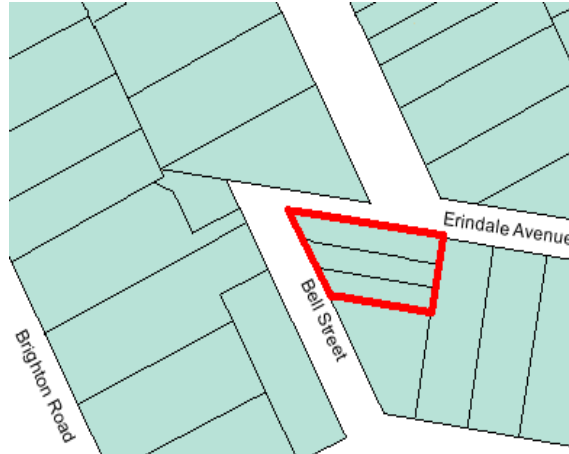
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

St K C C permit No. 3668. Architectural style suggests design of Howard R. Lawson.

Identifier Houses
Formerly "Melton", "Bayview" and "Orsett"



Heritage Precinct Overlay None
Heritage Overlay(s) 410

Address 1-5 Bell Street
RIPPONLEA

Category Residential:row

Constructed 1888

Designer unknown

Amendment [C 54](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

The houses at 1-5 Bell Street, Ripponlea, comprise a row of three detached late Victorian single-fronted gable-roofed weatherboard workmen's cottages, which were erected during 1888 by (or for) John Reynolds.

How is it Significant?

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

Why is it Significant?

Historically, the houses at 1-5 Bell Street provide evidence of the dense but somewhat limited phase of residential development that occurred in Ripponlea during the prosperous Boom period of the 1880s, concentrated in the relatively small area bounded by Brighton Road, Hotham Street and Hotham Grove.

Architecturally, the houses are significant as a representative and relatively intact example of the single-fronted workmen's cottage typology. While very common in Melbourne's inner suburbs in the late nineteenth century (including other parts of the City of Port Phillip such as Port Melbourne and St Kilda), this typology was considerably rarer in Elwood, with only a few comparable clusters known to survive.

Aesthetically, the houses are significant as distinctive elements in this somewhat hidden laneway-like streetscape. Their stepped setbacks, compensating for the angled site boundary to Bell Street, creates a visual effect that sets them apart from the other rows of single-fronted cottages in the area, where the rows of individual facades tend to be in alignment.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The houses at 1-5 Bell Street, Ripponlea, comprise a row of three detached late Victorian single-fronted weatherboard cottages. Occupying narrow sites with a non-perpendicular street boundary, the cottages are set back with their street façades not aligned. Once virtually identical, they have been variously altered. All have pitched roofs, clad in corrugated galvanised steel, with gable ends to the street. Nos 1 and 3 retain plain timber bargeboards with turned finials, and red brick front chimneys with dogtooth capping. These two houses retain verandahs with hipped bullnosed roofs supported on stop-chamfered (No 1) or plain (No 3) timber posts with cast iron lace friezes; the verandah at No 5 has been entirely rebuilt with a flat roof and new posts. Windows have also been altered; only No 3 retains its original timber-framed double-hung sash window with moulded architraves, while No 1 has a pair of inter-war timber-framed windows, and No 5 has a modern full-height window with fixed and awning sashes. All three houses retain front doorways with moulded architraves and fanlights above, and picket fences.

History

Bell Street was part of a modest residential subdivision, gazetted in August 1887, that connected Brighton Road and Hotham Street by newly-formed Hotham Grove (originally Susan Street). The City of St Kilda rate book for 1888 (dated 12 December 1887) records that John Reynolds owned vacant land with a frontage of 64 feet (19.5 metres) to Bell Street, located between smaller allotments on Hotham Grove and Brighton Road, owned by J S Murphy and the eponymous Mrs Bell. Within a year, three houses had been built there, first described in the 1889 rate book (dated 26 November 1888) as three-roomed wood houses, valued at £15. At that time, all three were owned by a Mr Martin, and occupied by Messrs Rose, Dennis and Gordon. For most of the 1890s, James Wallace resided at No 1; with the other two occupied by a succession of short-term tenants, or often listed in the Sands & McDougall Directory as 'vacant'. In 1901, when the three houses were occupied by Edwin Scarlett, Mrs Jane Meehan and Charles Hampson, house names began to appear in the directory for the first time. By 1903, the three cottages were conclusively identified as Melton (No1), Bay View (No 3) and Orsett (No 5).

Thematic Context

Modest single-fronted worker's cottages of this type were (and generally still are) very common in Melbourne's working-class inner suburbs such as Richmond, Brunswick and Collingwood. Within the City of Port Phillip, rows of such housing still remain in parts of Port Melbourne and St Kilda. In the heritage precincts documented in the Port Phillip Heritage Review, Andrew Ward identified numerous areas of comparable timber workers' cottages in St Kilda, including unspecified side streets off Charnwood Road (down the hill from Wellington Street), and the area on the east side of Brighton Road (to the north and east of the public buildings and railway). The latter evidently includes Camden Street (east side only), Lynnot Street, Duke Street, Nightingale Street, Gibbs Street, Rosamund Street, Marlborough Street and parts of Pakington Street, where rows of single-fronted timber worker's cottages remain, mostly still in a relatively intact condition.

This housing typology, however, is less common in the eastern and southern extremities of the municipality, where residential development was less intense during the Boom period of the 1880s. In East St Kilda, for example, a rare intact example survives in Chusan Street (recently documented as a heritage precinct), while several others known to have existed (eg Young Street, Jervois Street, King Street and Leslie Street) have largely disappeared. In Elwood, this sort of housing is even rarer; the MMBW map (c.1897) shows only a few isolated pockets in Bell Street, Moy Street (now Mason Avenue) and Moore Street. All of these, however, still remain.

Recommendations

Recommended inclusions:

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

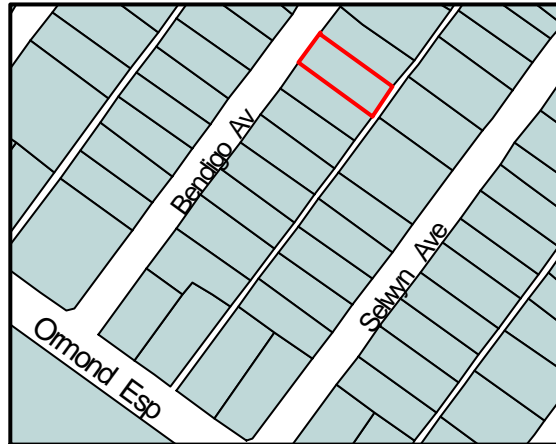
References

Lodged Plan No 1622, dated 31 August 1887.

City of St Kilda Rate Book. South Ward.

Sands & McDougall Directory.

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 13 Bendigo Avenue
ST. KILDA

Category Residential:detached

Constructed 1910's

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A late Federation period house notable primarily for its ornamental square tower structure over its entry porch, and also for its handsome, relatively unadorned styling, and its intact and well maintained state.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

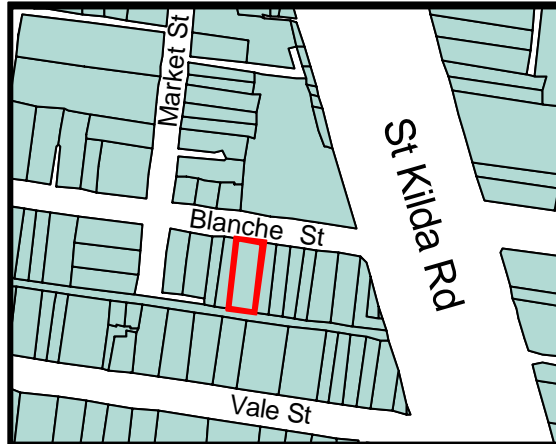
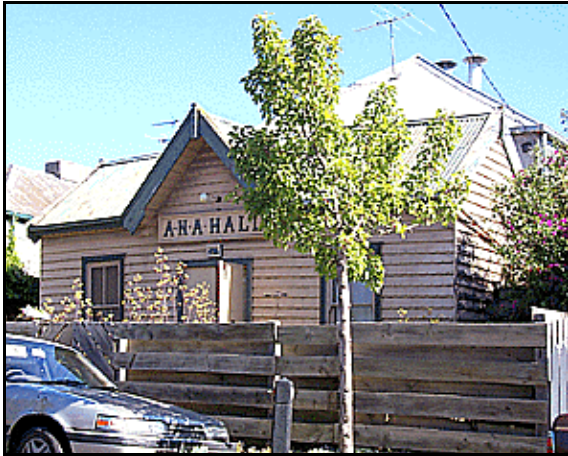
recommended inclusions:

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

References

unknown

Identifier Australian Natives Association St Kilda Branch Hall, former
Formerly St Kilda Baptist Church, Gospel Hall, Temper



Heritage Precinct Overlay None
Heritage Overlay(s) HO357

Address 49A Blanche St
ST. KILDA

Category Public

Constructed 1860c, 1905

Designer

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Blanche St Gospel Hall, South St Kilda Baptist Church, and later Australian Natives Association (ANA) St Kilda Branch Hall is significant to the City of Port Phillip because:

- the complex presents a rich combination of cultural activity since the 1850s in St Kilda, including use as a church, ANA and temperance hall and now a private house (Criterion A3);
- the hall part of the complex is one of the oldest group of public buildings in the City (Criterion B2);
- the well preserved exterior of the entry porch and hall interior (hall ceiling), is a continuing expression of Australian Natives Association St Kilda branch activities, the ANA being an old and at times very influential association in Victoria, in this case a branch which was formed early in the history of the Victorian ANA (Criterion A4);
- as renovated (hall) and erected (porch) in 1905, it is one of a small number of surviving halls designed for the ANA in the State (Criterion B2);
- as the St Kilda ANA Hall, it has been linked with some of the City's more important citizens including the Victorian premier Sir G Turner and locally prominent persons such as Hebert Maroney (Criterion H1) .

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

Major owner(s):
Australian Natives Association St Kilda Branch

This former Australian Natives Association Hall (ANA) consists of two stages: a gabled Edwardian-era weatherboard porch or anterooms, set close to the street, in front of a hipped roof brick hall. This hall is thought to be a former 19th century Baptist Church.

Two double-hung windows are set on either side of the double entry doors to the weatherboard wing; there are early colours and a distinctive timber name panel, with attached metal letters stating 'A.N.A. Hall' in the rustic manner. The current owners have matched this rustic manner in the street number panel ('49A') set beneath the name panel. Notched boards are used in the gable and as bands on the front wall of the weatherboard wing.

The brick wing has been renovated recently with the formerly face red brick (thirteen and one-half inch thick) walls rendered over on the outside and the timber dado and plaster lining replaced with a hard render on the inside. The hipped roof is clad with corrugated iron. The former softwood T&G timber floor has been replaced with hardwood along with the former double hung windows at the sides of the hall. Apart from the roof and plan form and the fenestration, early elements include the pressed metal ceiling in a coved form with a typical Jacobean pattern in relief. The pressed metal ceiling is likely to have been introduced at the time of the weatherboard anteroom. Three circular ceiling vents are early, connecting to g.s.i. Chinamen's hat cowl on the ridge. Another distinctive element at the south end of the hall is the brick lined baptistery set below the floor and now used as a wine cellar accessed via a trapdoor.

The weatherboard porch has a central passage, with cloak room and office either side- each with chamfered T&G board lined ceiling profiles. T&G boarding and a dado line the walls and moulded architraves, a picture rail and the door panels (4 panel) are generally complete. An external door into the cloak room (now a fixed panel) once led to open urinal stalls aligned on the east wall of the hall behind.

There are only a few purpose built ANA halls known to survive in the State, including the larger and more sophisticated Bacchus Marsh example. The weatherboard porch and interior of this building was designed for use as an ANA hall.

At the back of and behind the hall are two recent additions: a two-storey rear bay with associated mezzanine set within the hall and a single storey bedroom and bathroom wing along the east boundary.

Condition:

The weatherboard wing is in only fair condition but has been conserved. Sufficient of the original fabric survives to allow accurate reconstruction of the wing. The floor needs restumping and the frame straightening where it junctions with the brick wing. Some weatherboards and moulded joinery need repair. Once the weatherboard wing is straightened, stabilised and repaired, flashing and guttering at the junction of the two buildings should be renewed.

The brick wing is now thought to be in good condition although changed.

Integrity:

The front weatherboard wing is substantially intact, the brick hall behind is only partially conserved, major two and one storey rear additions has been made recently, and a high unrelated front fence erected.

Context:

Set among suburban detached housing of a similar period.

History

This Edwardian-era weatherboard anteroom and Victorian-era brick hall first appear in municipal rate books in 1905-6, described as a brick and wooden hall with 4 rooms (two in the anteroom, hall and a rear room). The MMBW drainage plan showing the first connection to the sewer for the property is dated May 1901 when the owner was Mrs Emma Brown of 51 Blanche St, St Kilda. This plan shows the brick section only, labelled as 49 'Baptist Church' and shows the 'Baptistery' as a basement level, noting that the sewer should drain the baptistery if ever repaired. It had a combined sewer service with 51, the owner's house. A plan of additional work was dated August 1904 and signed by MMBW officer AF Chomley.

Its history prior to this date was its acquisition by Emma E brown (wife of GH Brown) from Ann Cox in June 1894. Brown sold to Annie Edwards of Brighton in March 1905. By May the trustees of the ANA had the property, paying £250. Before Cox, there were John Smith, William Bartlett and Walter Scott who purchased the property in 1859, immediately mortgaging it to Henry Miller for £250 to pay off Cox. Under this ownership, a hall was erected on the land (c1859?) and used as a Temperance Hall, then a Gospel Hall, and later a Baptist Church. Miller transferred the mortgage back to Cox and Cox foreclosed. Cox brought the title under Torrens in 1887.

Baptists

The St Kilda Baptists had formed in 1864. A second group formed in South St Kilda from c1881 when they met in the St Kilda town hall. They used premises in Inkerman St, Balaclava until the late 1880s when they rented this hall, listed in directories as a Gospel Hall in Blanche St. In c1886 there were some 117 church

members and 250 scholars: an increase from this number meant the shift to Blanche St. Under the Rev HR Stewart (1907-), a new church was built in Pakington St, in 1915.

ANA

The St Kilda Branch ANA trustees in 1905 included Sir Geo. Turner, M Donovan and C Hiam; the president was Charles Walsh and meetings were held alternative Mondays at the town hall. In March 1905 the branch met and agreed to purchase a hall for meetings after repairs were carried out. Tenders were accepted in April and the first meeting held there was in May 1905.

Owned by the St Kilda branch of the ANA during the early 20th century, the rated occupiers listed include Joseph Leggo, grocer; Vaughan Kelly, clerk; Herbert Maroney ANA branch secretary in the post WW1 years (also listed as a traveller); Francis J Mulcahy in the early 1930s; and Hebert Maroney again in the later 1930s {RB}. Maroney was a St Kilda Councillor for North Ward and a JP in the 1930s-40s and mayor 1931-2, 1947-8. He was also a renowned elocutionist.

The St Kilda branch began because Field Barrett, a noted member of the association, changed his address to St Kilda in 1885 and set about creating a branch near him, achieving success in 1886. He was the first president with other well known members including Rt Hon Sir G Turner (premier of Victoria) and of course Herbert Maroney. Other local identities who were prominent in the association were HG Peters (20 years as branch president), Ray Joseph (represented branch as chair of the Metropolitan Committee, Chief and Federal presidents) and A Apps { Menadue: 56}.

As a friendly society offering medical benefits, a social life and self-improvement for members, the ANA has played a varied and important role in the history of Victoria, with environmental issues often at the forefront of their work along with the creation and protection of native landscape.

Thematic Context

Forming associations

Recommendations

G Butler, Port Phillip Heritage Review, Amendment C24, 2001
recommended inclusions:

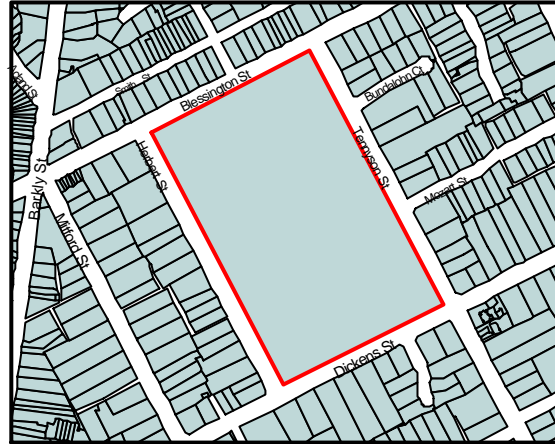
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Longmire, A. 1989 'The Show Must Go On': 316-18 checked;
VPRO Municipal Rate Book (RB) VPRS 8816, P1 Central Ward;
Menadue, JE. 1971, 'A Centenary History of the Australian Natives Association 1871-1971': 56, 367, 389, 390, 405;
Land Victoria Registrar general search note of CP 72G Prahran Parish Plan provided by owner;
'The Advance Australia' periodical extracts from 1905 provided by owner;
Wilkin, FJ. 1939, 'Baptists in Victoria': 72-3;
'The Story of St Kilda Baptist Church' (nd) supplied by owner.

Identifier Blessington Street Gardens

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO344

Address Blessington St
ST. KILDA

Category Garden

Constructed unknown

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Blessington Street Gardens are the remains of one of the very few Botanic Gardens in Melbourne and are one of the most important parks in St. Kilda. A nineteenth century central path layout as well as mounds survive and there are a large number of established trees, some no doubt planted last century. Otherwise the gardens have been variously altered during the 20th century, including addition of the memorial rose garden and the bed plants. Features include the avenue of palms and the entrance gates, which are a local landmark, being positioned at the end of Foster Street.

Primary Source

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

Other Studies

Description

The Blessington Gardens Redevelopment Study has been examined and refurbishment of the gardens is supported by this Study. Any redevelopment should recognise:

- the evolved nature of the gardens;
- the important surviving elements, trees, paths, mounds, greenhouses and so on;
- the role of the gardens in the surrounding environment, which contains the Blessington Street group as well as a number of individual buildings;
- the old building stock in the surrounding area and the importance of planting, building, other works and so on being compatible with it.

Key areas are the central beds and paths, the main paths extending to the boundaries, the boundary fence and the planting near the boundaries and in the street.

The origins of the greenhouses are not known, but these structures are now very rare in public gardens and

form a link to the botanic garden origins. It is suggested that they be retained if at all possible. The attention of the Council is drawn to the possibility of obtaining old plant stock from sources such as the Botanic Gardens or Burnley Horticultural College for restoration of beds and so on.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

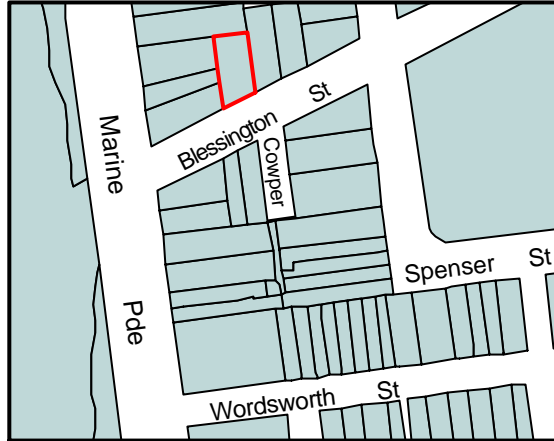
BIBLIOGRAPHY

M.M.B.W. Detail Plan no. 1381.

City of St. Kilda, Blessington Street Gardens Redevelopment Study, unpublished, 1983.

John Butler Cooper, 'The History of St. Kilda' from its first settlement to a City and after 1840 - 1930, City of St Kilda, Melbourne, 1931.

Identifier House
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO60

Address 4 Blessington St
ST. KILDA

Category Residential:detached

Constructed 1911

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

The house at no. 4 Blessington Street, St. Kilda, was built in 1911 for Alex Stenhouse. It is understood to be technically interesting (Criterion F) as a rare (Criterion B) concrete house, conservatively designed in the manner of a Victorian villa as late as 1911.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A stylistically conservative symmetrical single fronted villa understood to be of mass concrete construction but replicating ashlar. There is a hipped corrugated iron clad roof with a single off-centre chimney, a timber posted bull-nosed verandah with extended concrete walls in terraced form and coupled windows either side of a central entry. Condition: Sound. Integrity: High.

History

In 1905, William De Gruchy who at the time was a consulting engineer, owned a wood house and land on the north side of Blessington Street between Marine Parade and Spenser Street. Backing onto De Gruchy's property was land in Marine Parade owned by G.A. James. This land had passed from James to Alex Stenhouse by 1910 and was subsequently subdivided.

In 1911, Stenhouse built this house on the west side of De Gruchy's. It was described as "C8", (concrete? with 8 rooms) and was leased to Frank Lewis, a merchant. The NAV was 60 pounds. Stenhouse resided there in 1915 and continued to own the property in 1920 when the address was no.6 Blessington Street.

By 1935, the house number had been changed to 4 and ownership had passed to Miss Victoria Cassidy of

the "Meat Market Hotel" in North Melbourne. Catherine Nesbitt was the occupant. The house at the time was described as "brick, 6 rooms, NAV 130 pounds".

Thematic Context

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

Recommendations

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

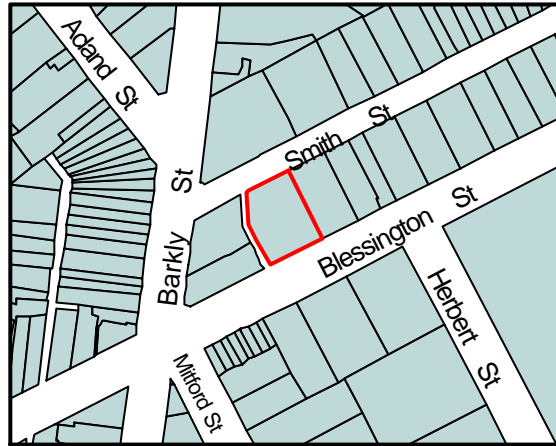
References

St. Kilda Rate Books: 1905-6, 1910-12, 1915-16, 1920-21, 1929-31,
VPRS 8816/P1, PROV.

MMBW litho plan no.48, undated.

J.E.S.Vardy, "Plan of the Borough of St. Kilda", c.1873, West/10.

Identifier "Clarendon" Flats
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 26-28 Blessington St
ST. KILDA

Category Residential:apartment

Constructed 1915-1930s

Designer J. Plottel

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Clarendon is a particularly early suburban block of flats, of note also for its fully enclosed front stairs. Specially built blocks of flats, as opposed to conversions of older buildings, were first constructed in central Melbourne from the 1900's and during the 1910's in the suburbs. The popularity of St. Kilda during the first decades of this century saw some of the first blocks built here, whilst the later decline has preserved them remarkably unchanged. Early two storey blocks of flats are characterised by external flights of stairs, examples being 24 Belford Street (1918) and Yurnga, 36 Brighton Road, (q.v.), (1920). The enclosed entry and main stair, with open access galleries, is very characteristic of post Second World War blocks of flats.

Architect Joseph Plottel designed Clarendon for Clarendon House Pty. Ltd. and construction took place in the latter half of 1915. The builder was the late O. Townsend and the estimated cost was £3,100.

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

Primary Source

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

Other Studies

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

Description

Style: Arts and Crafts
Two storey walk-up flats
Builder: O. Townsend
Original owner: Clarendon House Pty Ltd

A pair of buildings of different periods, now effectively joined as a single boarding house. The later, 1930s

block is undistinguished, but the earlier block (number 26) is distinguished as a fine composition in the Arts and Crafts style, featuring a clever interlocking of two gables generating a central axis emphasised by a bow window and balcony. This is balanced by the former void of a semi-enclosed balcony with a strongly expressed arched entrance below. The gallery access arrangement at the rear of the building suggests that this building has always served as boarding accommodation.

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

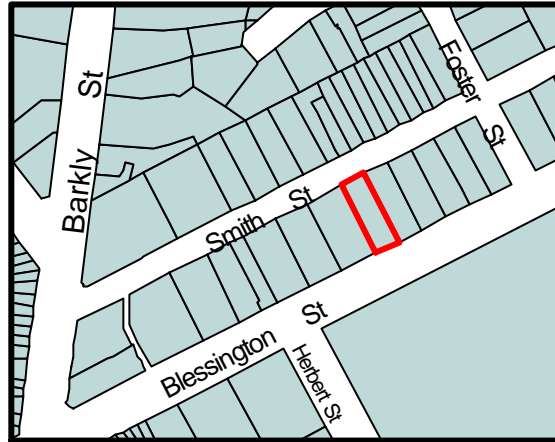
References

BIBLIOGRAPHY

City of St. Kilda building permit records, no. 2664 granted 1/7/1915.

Terry Sawyer, "Residential Flats in Melbourne. The Development of a Building Type to 1950", Research Report, 5th year Architecture, University of Melbourne, 1982.

Identifier "Clairvaux"
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 44 Blessington St
ST. KILDA

Category Residential:apartment

Constructed 1917

Designer Howard R. Lawson

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A rare and early example of a flat block consisting of only two flats, the upper flat accessed by an exposed stair. It is a good example of the work of H.R. Lawson, one of the first developer/architects to experiment extensively with flat development in St Kilda. His work contributed significantly to the development of the type during the late 1910s. The highly picturesque composition features intact red brickwork and bellcast stained timber shingles. With its original front fence, this building contributes in scale, materials and quality to the Blessington Street streetscape.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey walk-up flats
Original owner: Misses Scott

This pair of larger flats (one above another) is a delightful early example of the exposed stair type and forms a pair with the adjoining flats at number 46, with which it shares many details. Unlike number 46, this is an asymmetrical composition with a careful balance of elements including the drum shaped corner bay, projecting balcony/verandah and bold exposed stair. The additional elements and the use of timber shingles makes this composition somewhat more sophisticated than its neighbour.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

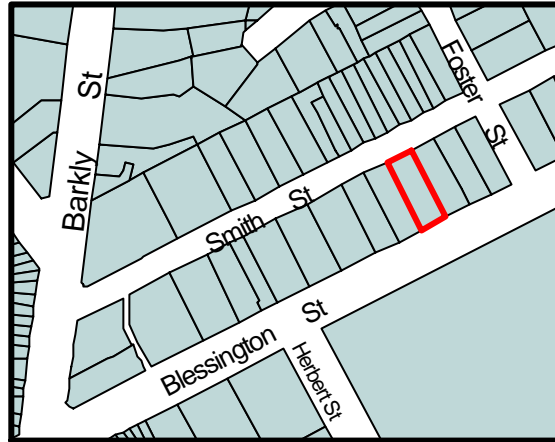
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

St K C C permit No. 3411 issued August 1917.

Identifier Attic Villa
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 48 Blessington St
ST. KILDA

Category Residential:detached

Constructed 1920

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A good and highly intact example of an Inter-War attic villa which relates in materials to numbers 44 and 46 Blessington Street and in scale to the streetscape as a whole. The sweep of the roof down low to the intimate entrance porch together with timber props, half timbering and dark shingling all contribute to the quaint Old English style of the building. The application of this style to a attic villa is unusual. The infilling of the entrance porch is intrusive to the character of the building.

Primary Source

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

Other Studies

Description

Style : Old English
Attic Villa

This attic villa is of a later period than most of its type in St Kilda, evidenced by the use of clinker brick and Old English features such as the diamond pane leadlighting and buttressing brackets to the (now enclosed) entrance porch. The very low sweep of the roof to the west and the bow window with 'supporting' chains and tiny bay window are notable features. This building is part of a group that includes numbers 46 and 44.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

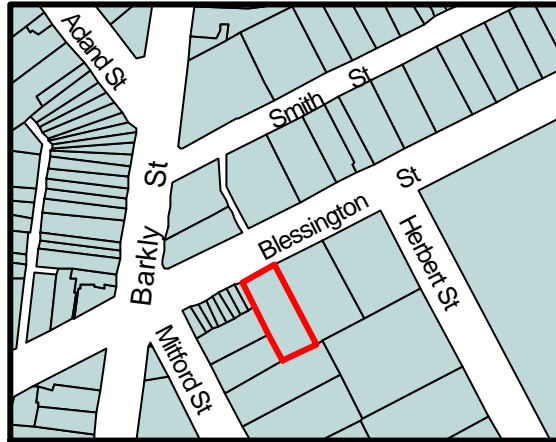
recommended inclusions:

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

References

unknown

Identifier "Winnipeg"
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 51 Blessington St
ST. KILDA

Category Residential:apartment

Constructed 1920

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A representative example of a flat block in the Spanish Mission style. The significance of this building relates largely to the intactness of its unpainted render finishes, joinery, front fence and complementary hedge. It is a particularly fine and clear example a walk-up flat block with a central exposed stair, and the stair is an elegant and imposing element of the composition.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Two storey walk-up flats

A two storey flat block of the rather common (in St Kilda) central stair type, here in the Spanish Mission Style (closely related to the Mediterranean Style that is common in St. Kilda). What separates this example from others is primarily its very intact state, with unpainted render surfaces, fence and external joinery, and by the complementary front hedge. The exposed front stair, with its subtle tapering plan and upper intermediate landing, also stands out as a good example of its type.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

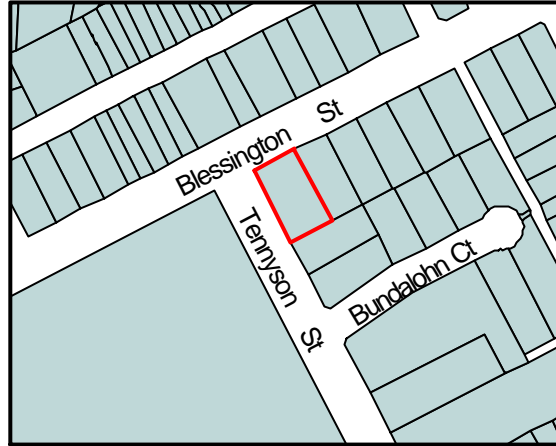
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier Attic Villa

Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 57 Blessington St
ST. KILDA

Category Residential:detached

Constructed 1910

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

An eccentric example of Federation Queen Anne architecture which is more valuable for the sum of its elements than as a balanced example of the style. The finials, weathervane, turret and fretwork are all notable and the building is complemented in its dominant diagonal address onto the corner of Blessington Street and Tennyson Street by the two existing palm trees and front hedge.

Primary Source

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

Other Studies

Description

Style : Queen Anne
Attic Villa

An outstanding and eccentric example of an Edwardian attic villa located on a key and prominent site on the corner of Blessington and Tennyson Streets. The composition is dominated by the corner candle snuffer roof over a circular bay window, which contains remnants of the original leadlight glazing. This is terminated by a delightful leadwork ball finial with swags, a lead or zinc flag and a weathervane. Elaborate fretwork with a flowing tulip motif dominated the porch design. The roof form is extremely complex and there appear to have been additions at various times (pre WW2).

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

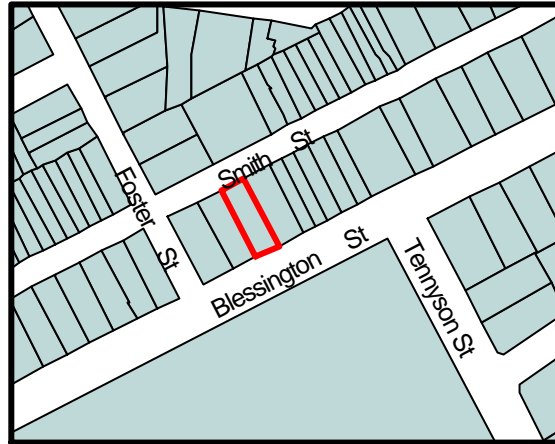
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier "Garden View"

Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 60 Blessington St
ST. KILDA

Category Residential:apartment

Constructed 1930

Designer J.E. Dorney ?

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building is a prominent and positive part of the Blessington Street streetscape and a good example of three storey walk-up flats. The open internal planning of the flats themselves, based around a large living room, is innovative and unusual.

Primary Source

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

Other Studies

Description

Style : Art Deco, Vernacular
Three storey walk-up flats

Though categorised as an Art Deco building, this structure has aspects of the Mediterranean style in its use of classical balusters and finishes. It is a rare example of a three storey flat block with a semi-enclosed central stair which in this case is expressed with bold deco verticality. The open plan type of the upper units consisting of one large room with smaller service spaces added to the north is also notable. Though out of scale with its neighbours this is an instance where the way in which the design evokes the potential delights of the surrounding views creates a positive 'exclamation mark' in the streetscape.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

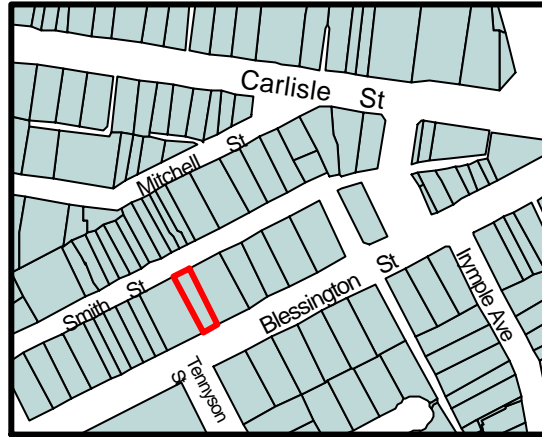
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

Possibly designed by the architect J.H. Esmond Dorney.

Identifier "Eumana"
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 76 Blessington St
ST. KILDA

Category Residential:detached

Constructed 1914

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A significant building in this area as an unusual example of the adaptation of the attic villa idiom to suit a constricted site. Refer Bick (Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

CULTURAL SIGNIFICANCE

Eumana is a distinctive villa from the period around the start of the First World War, with an unusual leadlight window. The tile clad gables are uncommon and a feature of the facade, enhanced by the recessed ground floor. The leadlight window in the sitting room (left of the porch) is unusual for its overall geometric form. The origins of the house, constructed in the gardens of a substantial early house no. 74 (3) which was converted into flats(1)(3), exemplifies the intensive development in St. Kilda in the 1910's, 1920's and 1930's.

EXTENT OF SIGNIFICANCE

(See also Blessington Street Gardens group) Entire building, excluding rear changes.

SURROUNDING ELEMENTS OF SIGNIFICANCE

Part of the Blessington Street group, near the Blessington Street Gardens.

David Bick, St. Kilda Conservation Study, 1985

Primary Source

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

Other Studies

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

Description

Style : Arts and Crafts
Attic Villa

Builder :D.M. McKechnie
Original owner: J. Kendall

Though in some ways a clumsy design, this attic villa is distinguished from others of its type by its unusual truncated party wall design, the overhang of the terra cotta tiled upper storey supported by curved beams rather than the more usual bracketing, and fine leadlight name plate, windows and Doric columned porch. The alteration of the fence and infill to the upper balcony detract from its appearance. Refer Bick.(see below) (Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

DATE OF CONSTRUCTION 1914 - latter half (1).

ORIGINAL OWNER J. Kendall.

ARCHITECT If any, not known (D.M. McKechnie recorded as supervisor)(1).

BUILDER/ ARTISANS D.M. McKechnie (1). LATER OCCUPANTS 1920/21, Edna and Phillipa Petallack(2);1926/27 Emily Scarce(2).

LATER ADDITIONS/ ALTERATIONS

Attic balconies at both front and rear have been glazed and incorporated into the bedrooms. Alterations have been made to the rear rooms. Almost all mantelpieces and grates were installed recently. The brick front fence piers appear early and original, but have been rendered and the metal pickets installed.

DESCRIPTION

A single storied attic residence, this building contains seven main rooms, two in the attic. Construction is in red face brickwork with a terracotta tile roof. The gables are clad in tiles with semi-circular bottom edges. The front main gable projects over the recessed ground floor wall on timber brackets, a motif repeated on the porch. Four main columns support the gabled porch roof with two additional columns framing the side entry. The name Eumana is set in leadlight in the porch gable. The front door opens into a lobby, with the angled door to the sitting room opening off it.

INTACTNESS (March, 1984)

This building is generally intact. Previously it was let as single rooms and all the mantelpieces and grates were removed. The fence posts have rounded corners, suggesting that they are early or original. The attic balconies at each end have been glazed and incorporated into the bedrooms. The rear service rooms have been modernised.

CONDITION This house is in good condition.

ORIGINAL USE Private residence.

PRESENT USE The same.

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

History

Eumana was constructed for J. Kendall in the latter half of 1914, work commencing on the 20th of July. D. McKechnie was the supervisor and builder and the cost was around £700. Mrs. Isabella E.M. Kendall paid the first rates on the house, Herbert Kendall having paid rates on the land (as a separate entity) for the first time in the preceding year 1914/15. Edna and Phillipa Pettallack were living there in 1920/21 and Emily Scarce in 1926/27.

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

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

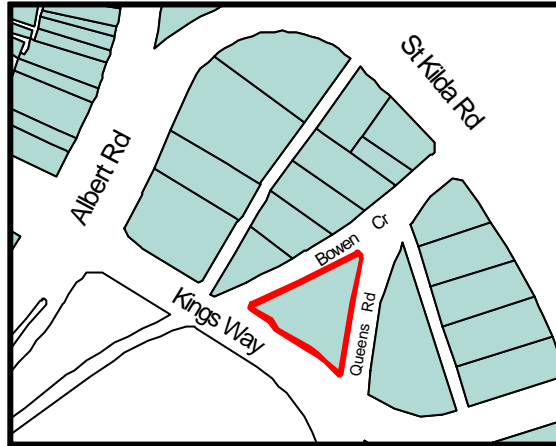
References

BIBLIOGRAPHY

1. City of St. Kilda building permit records, no. 2394 granted 17/7/1914, includes a drawing showing floor plans - Appendix.
2. City of St. Kilda Rate Books, various years, 1914/15 no. 4794 Herbert Kendall land; 1915/16 no. 4928 Isabella E. Kendall d.d., B 7 rooms, N.A.V. At'60.
3. J.E.S. Vardy, Plan of the Borough of St. Kilda, surveyed and compiled under the direction of the Borough Council, Hamel and Ferguson, Melbourne, 1873, map no. 5 South Ward - Appendix.

Identifier Public reserve facing Kings Way

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO349

Address Bowen Crescent
MELBOURNE

Category Garden

Constructed

Designer

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The tall mature planting is of historical significance (criterion A) as a substantially intact, early example of the planting themes which had been popularised by von Mueller, Government Botanist, in plant acclimatisation trials throughout Victoria, and the influence of Clement Hodgkinson, Assistant Commissioner of Crown Lands and Survey. The more recent layer of planting and development has no historical, scientific or aesthetic significance, but appears to have a modern-day social significance for office workers near the reserve.

Primary Source

Other Studies

Description

The extant mature plant species include English Elms (*Ulmus procera*), Moreton Bay Figs (*Ficus macrophylla*), various *Araucaria* species, *Pinus* species and *Grevillea robusta*, which provide a tall, dense canopy and heavily shaded ground. These species are typical thematic planting of the 1870s.

There are no remnants of original paths through the site, or any streetscape details such as bluestone pitcher kerbs and channels. However, an avenue of Elms on the opposite side of Queens Road, and remnants on the boundaries of the reserve, suggest a former avenue of Elms on at least two sides (Queens Road and Bowen Crescent), similar to the avenues bordering another triangular reserve at Albert Road/St. Kilda Road, and adjoining Elm avenues in St. Kilda Road.

A more recent layer of planting was introduced c. 1979 when picnic facilities were also introduced. The planting comprised assorted small Australian native trees, including wattles, which were probably chosen to 'light up' the dark understorey, but do not otherwise relate to the existing planting structure. The *Photinia robusta* hedge was also planted c.1979, but does not form the intended barrier to traffic noise or visual

intrusion.

History

The triangle of public land formed by Bowen Crescent, Queens Road and Kings Way appears to have been planted as a public reserve soon after the Queens Road subdivision of 1875 was implemented.

Thematic Context

8. Developing cultural institutions and ways of life 8.1 Organising recreation 8.1.3 Developing public parks and gardens.

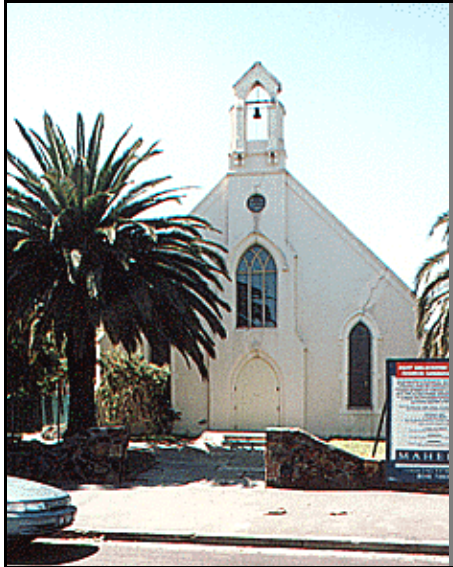
Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme. The mature planting presents an over-crowded appearance, and some thinning may be advisable. In the first instance, a tree survey should be completed, to record tree position, species, condition and recommendations for horticultural treatment, and a new master plan developed.

References

datasheet produced by Jill Orr-Young, Landscape Archirect

Identifier Uniting Church
Formerly Former Presbyterian Church



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address Cnr. Bridge St and Nott St
 PORT MELBOURNE

Category Church

Constructed 1863

Designer unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The former Presbyterian church is of local significance. It is the oldest of the three surviving nineteenth century churches in Port Melbourne. The simple Gothic design is representative of small church design of the 1860s, and remains largely intact externally.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description

PRINCIPAL THEME: Religion

SUB-THEME: Churches

ORIGINAL OWNER: Free Presbyterian Church

CURRENT OWNER: Uniting Church

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90% + original
different from adjacent)

BUILDING TYPE: Church

SIGNIFICANT TREE: Two Canary Island Palms (Phoenix canariensis)

ARCHITECTURAL STYLE:USE TYPE: Victorian Gothic

PRINCIPAL MATERIAL: Brick, rendered to front elevation

PHYSICAL/STYLISTIC DESCRIPTION

This church is designed in a Early English Gothic style, and comprises a simple gabled box without separate aisles, transepts or chancel. The walls are constructed of brick, rendered to the front and painted to the

sides, on exposed basalt footings. The gabled front elevation has a slightly projecting stepped centre bay containing the entry door, tripartite window above, with mullions and simple tracery, oculus, and bell gable above the roof. At the lower level on each side are lancet windows. All of the windows have hood moulds. The low side elevations, six bays long, are divided by stepped buttresses, and contain single light pointed arch windows.

The church is set in grassed grounds with two large Canary Island palms (*Phoenix canariensis*) at the front forming distinctive elements in the streetscape. Adjacent to the church, to the west, is a relatively recent hall, of no individual significance.

COMPARATIVE ANALYSIS

The basic gabled nave form, with bell gable and simple Early English Gothic windows and detailing, of this church was commonly used in churches built in Victoria in the 1850s and '60s. Comparable examples, built in a range of materials, include All Saints church, High Street, Northcote (Nathaniel Billing, 1859-60), the Free Presbyterian church, Chapel Street, St Kilda (Lloyd Tayler, 1864), Myrniong Presbyterian church, Myrniong, Pentland Hills (W. Douglas, 1861-2) and Bulla Presbyterian church, Sunbury Road, Bulla (Thomas M. Taylor, 1858-9). (4)

In contrast to these simple churches, the Uniting (former Presbyterian) Church, 327 Dorcas Street, South Melbourne (c. 1860, enlarged 1867) is a far more imposing bluestone Gothic building, cruciform in plan with an octagonal apse.

History

The Free Presbyterians of Sandridge first met in a tent in 1854. An application for a grant of land had been made to the Chief Secretary in October 1853, but the site at the corner of Nott and Bridge Streets was not allocated to the Church until 1859. (1) The foundation stone for the church was laid in 1863, when a ceremony was held which was attended by members of the Oddfellows, Forresters, and Freemason's Lodges, and local municipal councillors and residents. (2)

Subsequent alterations to the church have included the addition of a kindergarten.

The Manse, which was constructed on the corner of Bridge and Princes Streets, was demolished in 1965. (3.)

Thematic Context

The construction of this building in 1963 by the Free Presbyterians marked the establishment of a permanent place of worship for this denomination in Sandridge. The building was constructed at a time when the other denominations were also constructing permanent church buildings in the municipality.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

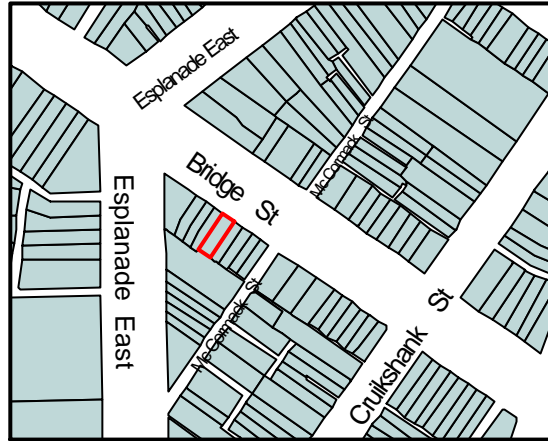
recommended inclusions:

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

References

1. N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p 56.
2. *ibid.* p. 62.
3. *ibid.* p. 56.
4. M. Lewis (ed.) 'Victorian Churches'. pp. 77, 83, 92 and 107.

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 51 Bridge St
PORT MELBOURNE

Category Residential:detached

Constructed 1874

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

51 Bridge Street is of local significance. This small single-fronted house has a typical early form, and is notable for its use of brickwork and its original intact Gothic barge boards, an uncommon survival in Port Melbourne.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Residential

SUB-THEME: Nineteenth century brick cottages-freestanding, single fronted.

ORIGINAL OWNER: William V. Buckhurst

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (Similar to adjacent, contributes to overall character of the precinct) 90%+ original

BUILDING TYPE: Nineteenth century brick cottages-freestanding, single fronted, single storey

ORIGINAL RESIDENTIAL Private residence

USE TYPE:

ARCHITECTURAL STYLE: Victorian Gothic

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

This house is constructed of dark brown and black bricks and has a gabled front elevation with cusped

decorative wooden barge boards and a turned wooden finial. The verandah has a concave hipped roof and cast iron brackets and frieze, probably added at a later date. (4) Completing the front of the house is a wooden posted verandah with picket fence.

COMPARATIVE ANALYSIS

Although front-facing gables were common in smaller residences of the mid-nineteenth century, they were later supplanted by virtually universal use of transverse gabled or hipped roofs. In later nineteenth century houses, front-facing gables were more unusual and were most commonly found in working class suburbs such as Port Melbourne or Collingwood where blocks tended to be narrow. In the local context, this house is unusual as a small house of gabled form constructed of bichromatic brick rather than timber. The cusped bargeboards, while not uncommon in the early to mid-nineteenth century, are relatively rare survivals in Port Melbourne, and are unusual in combination with decorative cast iron.

History

This house is built on Allotment 15 of Section 50 [of the Township of Sandridge]. The land in Section 50 is shown on a Township plan of Sandridge dated 5th November 1860. At this stage it was the only land in Port Melbourne east of the lagoon which had been surveyed into allotments. Access was limited to a bridge at Graham Street or alternatively, by travelling around the [north] end of the lagoon, in the vicinity of Raglan Street and Ingles Street.

Allotment 15 was purchased from the Crown by William V. Buckhurst, an agent from Emerald Hill. (1) During 1874 he erected the present brick house at 51 Bridge Street. (2) By December 1875, Buckhurst had sold the 3 room brick house to Cornelius Treadaway, (3) a bricklayer who occupied the house until at least 1880.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Plan of Sandridge, Photo-lithographed by J. Noone, 21.5.1878
2. Port Melbourne rate book. December 1874, 1615
3. Port Melbourne rate book. December 1875, 1672
4. Robertson, Victorian Heritage, Georgian House, 1974, p. 88

Identifier Residences
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 53-61 Bridge St
PORT MELBOURNE

Category Residential:row

Constructed 1889-90

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

53-61 Bridge Street is of local significance. This terrace is notable for its unusually severe appearance and distinctive banded brickwork, and for the unusually intact state of the external walls and joinery.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description

PRINCIPAL THEME: Residential

SUB-THEME: Nineteenth century brick terraces, single-fronted, one storey

ORIGINAL OWNER: Thomas McCormack

LOCAL/PRECINCT CHARACTER:

Individual Character (Individual,
different from adjacent)

AUTHENTICITY
70-90% original

BUILDING TYPE: Nineteenth century brick terraces, single-fronted, one storey

ORIGINAL RESIDENTIAL Private residences

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

This single storey terrace row comprises one double-fronted and three single-fronted houses. The main part of the front elevation is built of dark brown brick with closely-spaced cream brick banding. The splayed end wall facing Esplanade West and the parapet and bracketed cornice are finished with unpainted render. The plain flat-topped parapet has an urn at each end. The windows to the front elevation are tripartite in form with

barley-sugar timber columns attached to the mullions. The roof is hipped at each end and is continuous over the entire row.

The front verandah and fence have been rebuilt and are supported on tubular steel columns. The main roof and verandah are covered with glazed Marseilles pattern tiles, which presumably replaced the original slate or iron. The red brick wings to the rear of the houses appear to have been built in the 1930s. Apart from these alterations, the terrace remains unusually intact, with unpainted render and early paint finishes surviving on the door and window joinery.

COMPARATIVE ANALYSIS

Although this terrace row shares much of the common Classical idiom of nineteenth century terraces, it is unusually severe and unadorned in appearance. The horizontally banded brickwork is distinctive compared with the more usual treatment of polychromatic brickwork by means of quoining or patterning.

History

This single-storey terrace of five brick residences was constructed during 1889-90, when the rate book reported 'five cottages in progress'. (1) The original owner of the buildings was gentleman and long-time Sandridge resident, Thomas McCormack. (2) Four of the cottages, 53-59 Bridge Street, were of three rooms, while 61 Bridge Street was of four rooms, and was consistently rated at a slightly higher value than the others. (3)

Thematic Context

These residences are typical of modest brick cottages of the period, which were leased to a succession of working class tenants.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Port Melbourne rate book, 1889-90, no 2066
2. *ibid*
3. Description from Port Melbourne rate book, 1896-7, nos 2839-2843

Identifier Shops
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 92- 94 Bridge St
PORT MELBOURNE

Category Commercial: residential

Constructed c.1910-1915

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The shops at 92 - 4 Bridge Street are of local significance. They are largely intact and notable for the extremely conservative design of the facades, including boarded timber parapets, and for their standard cast iron verandah.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: unknown

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Precinct Character (similar to adjacent, contributes to overall character of the precinct) 70-90% original

BUILDING TYPE: Shops

ORIGINAL RESIDENTIAL Residences attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian primitive Classical

PRINCIPAL MATERIAL: Timber and brick

PHYSICAL/STYLISTIC DESCRIPTION

The shops are built of red brick with neatly detailed wooden parapets. The cast iron posted verandah has

brackets which incorporate the Port Melbourne City Council crest which includes a bale of wool, a Kangaroo, an anchor and a beehive. The original splayed entry shopfront to 92 Bridge Street survives.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

COMPARATIVE ANALYSIS

Compared with other early twentieth century shops such as the Queen Anne 305-7 Bay Street (q.v.), these shops are extreme in the conservatism of their essentially nineteenth century facades. The use of boarded timber parapets, while seen also in other local examples such as 405-15 Bay Street and 350 Graham Street, is here particularly evocative of small rural shops and is very unusual in the metropolitan area.

History

These shops are built on land which was formerly part of the lagoon. After the lagoon was filled in, Allotments 22 and 23 of Section 48A [of the Township of Sandridge] were purchased from the Crown, on 6th August 1907, by R. Willcocks. (1) The shops were built on Allotment 22 soon after 1910, (2) judging from the design of the chimney, with its distinctive Edwardian detailing of red brick and rough cement render.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Plan of Port Melbourne, dated 7th June 1910
2. Port Melbourne rate book. February 1910. 2842

Identifier "Creswick House"
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 139 Bridge St
PORT MELBOURNE

Category Residential:detached

Constructed c.1900

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Creswick House, 139 Bridge Street, is of local significance. The substantially intact facade is notable for its transitional style, combining the form and some details typical of nineteenth century balconied houses with Edwardian Arts and Crafts elements, including the half-timbered central gable and tall casement windows.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Residential

SUB-THEME: Federation brick houses , two storey

ORIGINAL OWNER: Unknown

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90%+ original,
different from adjacent)

BUILDING TYPE: Federation brick house , two storey

ORIGINAL RESIDENTIAL Private residence

USE TYPE:

SIGNIFICANT TREES: Large Araucaria [Norfolk Island Pine] to rear of house

ARCHITECTURAL STYLE: Federation Filigree

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

Creswick House is a double storey house constructed of red brick with a slate roof. The hipped roof has a central gable which is finished decoratively on the front elevation. The roof is broken by a centrally placed

chimney which sits astride the central ridge. The house has a small amount of cement render detailing, originally unpainted which is now painted.

The verandah is an important element of the building. It has a simple cast iron frieze and brackets, and balustrade panels of late design. The balustrade panels, in particular, are very geometric. The same cast iron detailing is used on a number of houses in nearby Middle Park.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

COMPARATIVE ANALYSIS

Creswick House is one of several Port Melbourne houses which reflect the transition from Victorian residential styles to the emerging early twentieth century Queen Anne and Federation styles. The double-storey Emerald House, 165 Station Street (q.v.) is the most directly comparable example but other single-storey houses such as 112 Princes Street are also similar in their application of typically Queen Anne details such as jettied half-timbered gables, bracketed or coved eaves and red brick walls with render banding to otherwise Victorian forms with cast iron balconies or verandahs. Creswick House shows more of its Victorian roots in its near symmetrical single-fronted front elevation, contrasting with the picturesque asymmetry of the two principal elevations of Emerald House. It can be compared also with the more elaborate and wholly Queen Anne two-storey house at 313 Park Street, South Melbourne (c. 1905).

History

Allotments 2 and 3 of Section 30 [of the Township of Sandridge] were purchased from the Crown by H. Withers. Section 3 remained vacant land until c. 1900 when Creswick House was built.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

unknown

Identifier Shops
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 214-216 Bridge St
PORT MELBOURNE

Category Commercial: residential

Constructed unknown

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

214-6 Bridge Street is of local significance. Together with the adjacent shops at 220 Bridge Street (q.v.) and 207 Ross Street (q.v.), they form an externally substantially intact grouping of small nineteenth century shops, one of the few such groups to remain in Port Melbourne. They are important as distinctive streetscape elements.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

LOCAL/PRECINCT CHARACTER:

Precinct Character (similar to adjacent, contributes to overall character of the precinct)

AUTHENTICITY

70-90% original

BUILDING TYPE: Shops

ORIGINAL RESIDENTIAL Residences attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered brick

PHYSICAL/STYLISTIC DESCRIPTION

This pair of small single storey shops has a rendered brick parapet above verandah level, with a cornice and

two raised segmental pediments with scrolled brackets to each side. There are acorn finials above the centre and east party walls. The bronze-framed shop windows probably date from the 1930s. The timber-framed verandah is simply designed and may replicate the design of the original verandah.

COMPARATIVE ANALYSIS

This modest pair of shops shows the typical way in which relatively elaborate architectural features, usually parapets, were applied to late nineteenth century small shops and residences. Their diminutive scale contrasts with both the adjacent residence and the adjacent shop at 220 Bridge Street (q.v.). In terms of architectural character, these shops are representative of numerous small shops of the period across Victoria. They are important as distinctive streetscape elements.

History

The date of construction for this pair of shops is not known. The rate information relating to the buildings and their site conflicts with the evidence of the building fabric. The two brick shops would appear to date from the nineteenth century, yet in this block in 1900-01, the only two structures listed were a six-roomed brick shop and a six-roomed wood shop, rated at £27 and £26 respectively. (1) As late as 1920-21, a six-roomed brick shop valued at £54 was rated at 216 Bridge Street, while next door at 214 Bridge Street was a six-roomed wood shop, valued at £30. (2)

Thematic Context

This pair of nineteenth century shops reflects the diversity of buildings and activity in Port Melbourne's residential areas in the nineteenth century.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Port Melbourne rate book, 1900-01, nos 2689 and 2690.
2. Port Melbourne rate book, 1920-21, nos 2744 and 2744.

Identifier Shop (Alex Sturrock)

Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 220 Bridge St
PORT MELBOURNE

Category Commercial: residential

Constructed 1889

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

220 Bridge Street is of local significance. Externally substantially intact, it forms together with the adjacent shops at 214 - 6 Bridge Street (q.v.) and 207 Ross Street (q.v.), one of the few intact groups of small nineteenth century shops in Port Melbourne.

Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: Kitchen and Sons, manufacturers

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Precinct Character (similar to adjacent, contributes to overall character of the precinct) 90%+ original

BUILDING TYPE: Shop

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

This shop is constructed with red brick walls and parapet. The building is enhanced by the intact cement

render mouldings on the wide wall and the parapet. Three panels, two circles and rectangle, are included on the parapet for signs.

The shop has a standard Port Melbourne Council cast iron verandah which returns around the corner into Ross Street. Original timber section windows survive, as does the original timber ceiling lining.

COMPARATIVE ANALYSIS

While this shop is typical of many in its general form, the use of red brick and the style of the stepped and radiused parapet are unusual for the date, contrasting with the more usual Renaissance Revival forms seen on the adjacent shops at 214-6 Bridge Street (q.v.). These aspects of the design and the small roundels on each side of the central rectangular panel on the parapet appear to be distantly based on the Queen Anne and Aesthetic movement styles which were fashionable from the 1870s onwards. Broadly similar parapet details were used on the early twentieth century J.E. Earl shop at 181-9 Bay Street (q.v.).

History

The land in Section 55 B [of the Township of Sandridge] was sold by the Crown in the late 1860s. Allotments 13 and 14 were purchased by Robert Byrne on 25th October 1865 (1) and these two allotments were subdivided in 1879. (2) In February 1889, the corner block of land was owned by Thomas McCormack. (3) By February 1890, the present shop had been constructed and was owned by Kitchen and Sons, Manufacturers, Port Melbourne. The occupier at that date was a labourer, William Andrew McIntyre. (4)

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

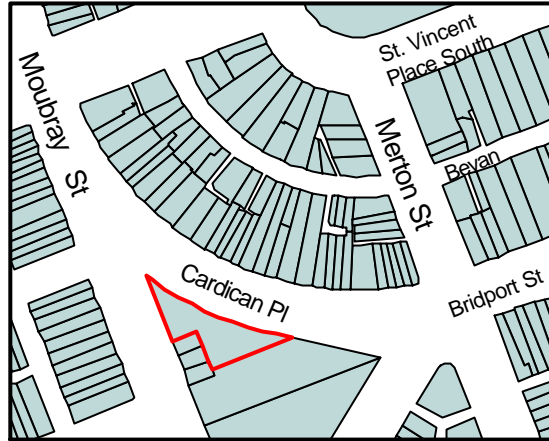
recommended inclusions:

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

References

1. Map of Sandridge, 21.5.1878
2. Vale Collection of maps held at La Trobe Library, Vol. 3, page 6
3. Port Melbourne rate book: February 1889, no. 2364
4. Port Melbourne rate book: February 1890, no. 2882

Identifier Former Wesleyan Methodist Church
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO61

Address Bridport St
SOUTH MELBOURNE

Category Church

Constructed 1890

Designer Oakden, Addison and Kemp

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Wesleyan Church is of significance as a successful late-nineteenth century church built to an innovative design in response to its irregular site. At the junction of Cardigan Place, Bridport Street and Moubray Street, it forms a noteworthy landmark. Its significance is enhanced by its association with John Danks. The present state of disrepair is detracting from the significance of the church and is causing permanent damage.

Primary Source

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

Other Studies

Description

Original Use : Church
Architect : Oakden, Addison and Kemp

While not built until 1890, the land for this church had been granted by the government in 1870. It was built by Andrew Parker, at a cost in excess of £3000. The majority of the construction costs were donated by the prominent local businessman, councillor and mayor, John Danks who was a member of the congregation(1). The memorial stone bears testimony to Danks' involvement, stating 'Albert Park Methodist Church'. This corner stone was laid by John Danks Esq JP on 10th December 1889.

In its overall form the building is atypical compared with the predominance of naved churches in the area, and instead it has an amphitheatre form in response to the potentially awkward triangular site on which it is built. The result was successful. The church stands as a tall bichromatic tuckpointed brick building, externally taking on a cross-axial form with steeply pitched slate roofs. The exterior is decorated with a projecting porch with basketweave brickwork to its gable, while the verticality of the whole is accentuated by octagonal turrets

extending above the Cardigan Place facade. The decoration also extended to the spouting, with decorated brackets and the rainwater heads with crosses set on them.

The church remains substantially intact to its exterior, however has not been maintained, the roof slates being in very bad repair.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

1 HBC research material, 1 July 1986

Identifier House
Formerly



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 26 Bridport St
SOUTH MELBOURNE

Category Residential:detached

Constructed 1859

Designer unknown

Amendment [C 32](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

The house at no 26 Bridport Street, South Melbourne, was built in 1859. It is historically important. This importance is demonstrated by its capacity to illustrate a common type of dwelling erected during the earliest phase in the settlement of the locality, being a small timber cottage. It is for this reason considered to be contributory to the cultural values of the Heritage Overlay Area within which it is situated. The ability of the place to contribute is enhanced by the original features and details (although some changes have occurred to the original form), the moulded weatherboards and early window sashes being indicators of its age whilst the reconstruction of the verandah is a compromising influence.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A small timber framed asymmetrical cottage having weatherboards with moulded edges for cladding. The hipped roof is corrugated iron clad and there is a stucco chimney. The posted verandah has been reconstructed and the double hung windows have sashes without horns.

Verandah has been rebuilt and the projecting wing is a later construction and contributes to this place. The garden path retains early earthenware tiles predating the 1950's when the present owner took possession.

History

The land on which no. 26 was built in 1859. By 1859 Peter Finlay owned the house as well as the land to the east described as a builder's yard. The house was noted as "wood, slate, five rooms", subsequently qualified as four rooms and a kitchen. It was let to Mrs Lee. In 1861 Finlay sold to James Gibson, the description of the house remaining unchanged until the turn of the century. Gibson, a tailor, remained there in the late

1850s and early 1870s, leasing to Robert Strangward by 1880. In 1890, Mrs Maggie Magoffin was in residence, remaining there as owner/occupant in 1900. The 1897 MMBW drainage plan (no 20) shows the verandah extending across the whole of the façade, indicating that the present projecting wing was added subsequently. Later residents included James Wilson in 1911 and Mrs Jean Hutton in 1931.

Thematic Context

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

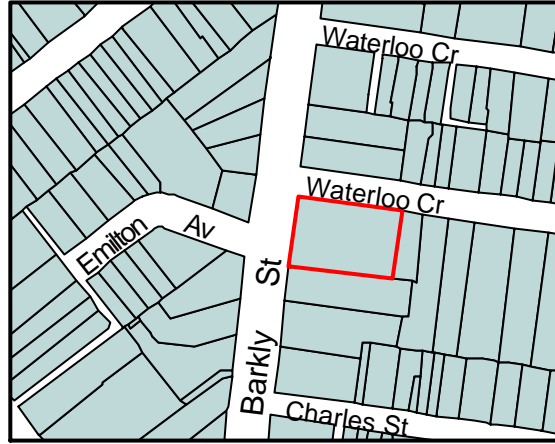
Recommendations

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

References

Identifier "Hampden"

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO370

Address 74 Barkly St
ST. KILDA

Category Residential:apartment

Constructed 1919-1920

Designer Arthur W. Plaisted

Amendment [C 32](#)

Comment [Landscape assessment](#)

Significance (Mapped as a Significant heritage property.)

This building is of importance for a multiplicity of reasons. It is one of the largest and most elaborate examples of the Old English style of flat building in St Kilda. It is also one of the most prominent examples of the important architect Arthur W. Plaisted, who also designed the Hartpury Court flat complex in Milton Street (q.v.). In contrast to Hartpury Court, it is a looser interpretation of the Old English idiom, partly in response, perhaps, to the need to adapt the design to the pre-existing residence around which it was built. This adaptation is noticeable in the lower pitched roofs; the 'looseness' of style in the almost abstract design of the half timbering, the unorthodox prow windows facing the central courtyard. These windows, bisected by buttresses, are reminiscent of some of Desbrowe Annear's designs. The pre-1873 house is buried deep within the additions while the rear wings remain virtually unchanged, adding to the historical and visual complexity of the development. All elements of the property, including the distinctive gate posts, appear to be intact. The building's prominent location on the crest of Barkly Street is accentuated by a fine pair of palm trees.

Landscape

The garden elements, including two mature Canary Island date palms (*Phoenix canariensis*), scoria rock edging and tapered rough cast gate posts, are of historic and aesthetic significance to the locality of St Kilda. They are also of significance for their association with the building Hampden, designed by the important architect Arthur W. Plaisted.

Primary Source

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

Other Studies

Description

Style : Old English
Two storey walk-up flats, former residence

Original owner: Miss H. Boldt

Building Permit records held by the City of St Kilda indicate that drawings were submitted in 1919 for additions to a two storey Victorian residence called 'Hampden'. These additions essentially converted the house into series of 4 two bedroom and 6 one bedroom apartments and included extensive two storey additions to both sides of the house , some minor additions to the rear and a new main facade incorporating an open stair to the first floor. Both the existing house and the additions were clad in an extensive new roof of terra-cotta tiles.

Front garden of flats includes two mature Canary Island date palms (*Phoenix canariensis*), *Coprosma repens*, sweet pittosporum (*Pittosporum undulatum*), scoria rock edging, and tapered rough cast gate posts.

History

see Description

A new garden was apparently planted c1920 to complement the building works.

Thematic Context

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

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

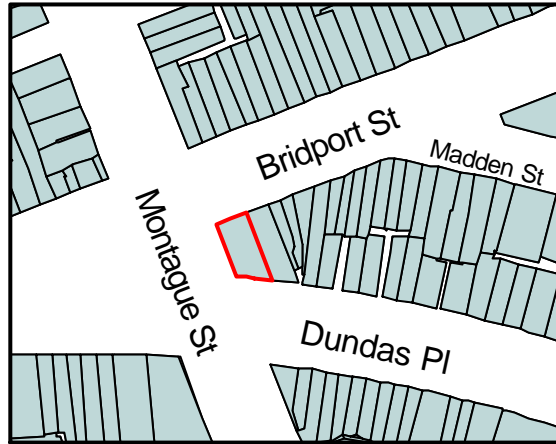
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme, including tree controls

References

NOTES

St K C.C. building approval No.3858 issued 1919. Geoffrey Woodfall, 'Harold Desbrowe Annear: 1866-1933' *Architecture in Australia*, Vol. 56 No. 1 (February 1967), pp. 100-108.

Identifier Shop and Residence
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 123 Bridport St
SOUTH MELBOURNE

Category Commercial: residential

Constructed 1871

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Contributory heritage property.)

123 Bridport Street is of significance as a substantially intact shop of the early 1870s that has a restraint in its ornamentation, typical of the period. In date it relates to the development of the St Vincent Place subdivision to the north. The timber-framed shop window is integral to the significance of the whole.

Primary Source

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

Other Studies

Description

Original Use: Shop and Residence
Date of Construction: 1871(1)

In 1871 Samuel Turner purchased vacant land in Crown Section 43 on the corner of Bridport and Montague Streets, Albert Park (2) and immediately erected two brick houses on the site(3). The initial N.A.V. of the properties was £40 (£20 per house)(4). By the following year Charles Machin, a wine and spirit merchant, and Horatio Grobe (sic.), clergyman, were occupying the dwellings; Grobe's seven-roomed building having an N.A.V. of £50 and Machin's dwelling and shop rated at £52(5). The buildings slowly increased their N.A.V. until 1884 when the seven-roomed dwelling and shop, by that date owned by Cornelius O'Shea, a broker, had jumped to £120(6). In that year Thomas J. Lowrey, was operating his grocer shop from these premises(7) and by 1886 Lowrey had become the owner of both buildings(7). A tender notice in 1887 records that Lowrey was advertising for alterations and additions for his premises on the corner of Bridport and Montague Streets(9). This was proceeded with and in that same year the Rate Books list the property as having fourteen rooms with a shop and an N.A.V. of £160(10).

While this building has suffered some alterations since it was built, it remains with a substantial amount of its

1870s fabric intact. It is two storeyed and rendered and in a manner typical of the period in which it was built, the facade is very plain in terms of ornamentation. The double hung sash windows on the first floor are set into plain reveals with no external architrave mouldings and there is a plain moulded cornice and parapet above. It is probable that the parapet has had some of its ornamentation removed. On the ground floor, the verandah has been replaced by a most unsympathetic awning, however the shop window is the original timber-framed window.

History

see Description

Thematic Context

Unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

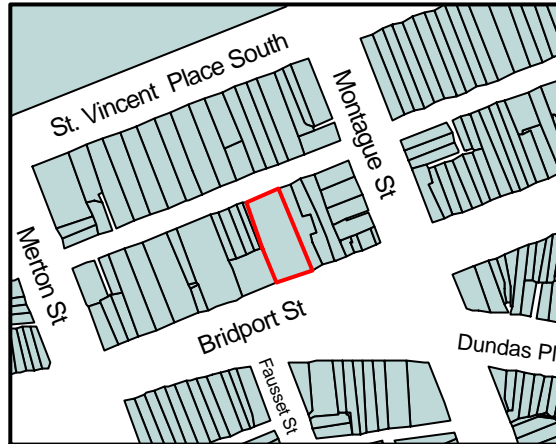
recommended inclusions:

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

References

- 1 City of South Melbourne Rate Books, 1870/72
- 2 *ibid.*
- 3 *ibid.*, 1871/72.
- 4 *ibid*L
- 5 *ibid.*, 1872/73.
- 6 *ibid.*, 1884/85.
- 7 *ibid.*
- 8 *ibid.*, 1886/87.
- 9 Architects' Index, University of Melbourne
- 10 City of South Melbourne Rate Books, 1887/88.

Identifier Former "Albert Park Coffee Palace"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO62

Address 152-158 Bridport St
SOUTH MELBOURNE

Category Commercial

Constructed 1887,1889

Designer Walter Scott Law; Frederick de Garis and Son; A. and H. Peck

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Albert Park Coffee Palace is of significance as an architectural and social landmark in South Melbourne and as a major and substantially intact work by Walter Scott Law. It is also of significance as one of the few extant buildings in Melbourne, built as part of the temperance movement.

Primary Source

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

Other Studies

Description

Original Use: Coffee Palace(1)

Construction: 1887,1889(2)

Architect: Walter Scott Law; Frederick de Garis and Son(3); A. and H. Peck

One of the few major survivors of the number of nineteenth century coffee palaces that were built throughout Melbourne, now named the 'Biltmore', this building is of considerable note as a local landmark, meeting place, and a building built as part of the temperance movement(4). The earliest Rate Book to record the building describes it as having forty rooms of brick and having an N.A.V. of £120, the owners being William Walters, Patrick Kerr and Alexander Fraser, Directors of the Coffee Palace Company(5).

The building was designed by the prominent Melbourne architect Walter Scott Law and cost £10,490; the contractors being Kenard and McMullen. Completed in 1889(6), further work on the Coffee Palace was carried out by Frederick de Garis who employed a team of local craftsmen at a cost of £714(7). Alterations and additions were made during the late 1920s, with extra rooms being added to the designs of architects

Arthur and Hugh Peck(8) . It was not until the 1930s that the building became known as the 'Biltmore', when it was used as a private hotel(9).

The 'Biltmore' is a most commanding four storeyed building in an area where most of the surrounding buildings have been built no taller than two storeys. In addition to its height it has a fine facade with a bold design that shows restraint from the overly ornate detail that Walter Scott Law applied to a number of his buildings at this time. The facade is covered by a loggia at each of the four levels and these are set within a trabeated framework applied over the front of the loggia in ascending orders from Tuscan to Corinthian. The central portion of the building is accentuated by coupled columns flanking the front entrance way and these continue, also in ascending orders, up to the squat tower finished in a decorated pediment. The finely worked front fence with cast iron posts and twisted wrought rails remains intact, so too the black and white marble tiles to the verandah and entrance hall. While the ground floor interior has a number of cornices and architraves intact, in the main it is substantially altered.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

1 National Trust Australia (Vic.) File No. 1656 as at June 1986

2 *ibid.*

3 *ibid.*

4 HBPC, file s/14/6, June 1980, 'Recommendations to the Minister of Planning...'

5 City of South Melbourne Rate Books, 1887/88

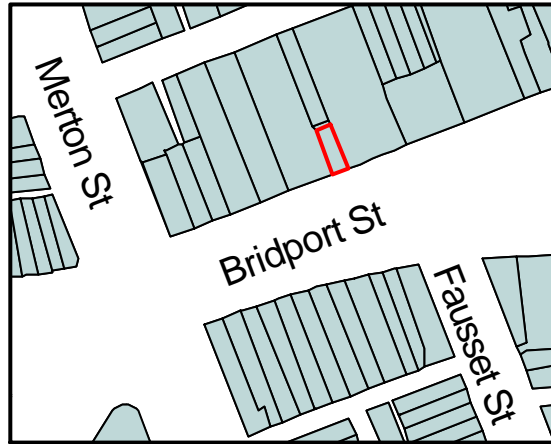
6 National Trust , *loc.cit.*

7 *ibid.*

8 *ibid.*

9 *ibid.*

Identifier Machin Shepherd and Paltos Offices
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 178 Bridport St
SOUTH MELBOURNE

Category Commercial

Constructed c.1901

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Machin Shepherd and Paltos offices are of significance for being an outstandingly decorated and playfully composed, example of Edwardian commercial design. The long ownership of the building by the Machin Shepherd business enhances the significance.

Primary Source

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

Other Studies

Description

Original Use: Hartley and Machin Office

By 1901, F.G. Hartley and Wm.E. Machin, Estate Agents, were operating their business from premises in Bridport Street (1), while also maintaining offices in both Bank Street and Canterbury Road.(2) The Machin and Shepherd, auctioneers, partnership was formed by 1926(3) and the business was the agent for the London and Lancashire Insurance Co.Ltd.(4)

These offices, probably built at the beginning of the century, are set on a very narrow site and are two storeys high. Despite their small scale, they are an outstanding example of Edwardian commercial architecture. Full advantage was taken of the constricted site in the design with a plethora of decoration across the facade. A projecting central section rises up the two floors. At ground floor level it has an out-sized projecting pediment and above it, the terracotta tile roof spills out from under the parapet that leaps over in an arch. The whole is playful, decorative and intact. Details such as the entrance door with leadlight glazing stating 'M&S' and the other door with 'Reg. Office Machin and Shepherd Pty Ltd.' painted in the top panel in gold, and the intact highlights to the shop window are of particular note.

History

See description.

Thematic Context

not recorded

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

References

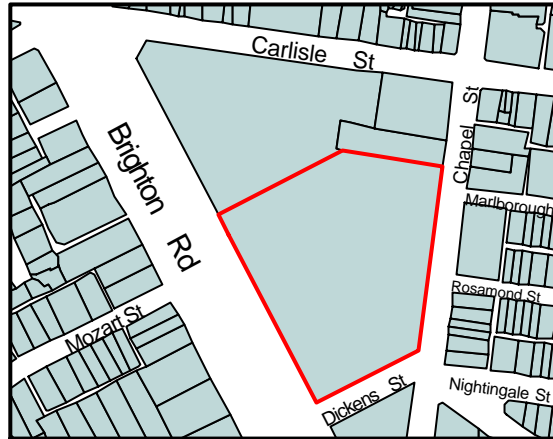
1 'Sands and Mc Dougall Melbourne Directory', 1901

2 *ibid.*

3 *ibid.*, 1926

4 *ibid*

Identifier State School (No. 1479)
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO64

Address Brighton Rd
ST. KILDA

Category School

Constructed 1874-1887

Designer Public Works Department

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE

Brighton Road State School was the first State School in St. Kilda(4) and remains a landmark on Brighton Road, amongst the group of civic buildings on the old market reserve. As built, the all single storey school was typical of 1870's schools on large sites. The rapid growth of St. Kilda in the 1870's and 1880's resulted in the second storey being added and the tower moved to the centre of the facade circa 1887. The symmetrically arranged building which resulted contrasts markedly with other schools built during this time in terms of architectural composition. The two St. Kilda State Schools, Brighton Road and Fitzroy Street (1882), are illustrative of the nature of change in school architecture in the 1870's and 1880's. The infant school building of 1914 is a notable, intact school building of that time, illustrating the change in school building planning from the first years of this century.

EXTENT OF SIGNIFICANCE

Main State School building and adjacent infant school building of 1914 on the corner of Dickens Street.

SURROUNDING ELEMENTS OF SIGNIFICANCE

Holy Trinity Church with its established trees is on the other side of Dickens Street from the school. In the same block on the corner of Chapel and Carlisle Streets is the Uniting Church (former Wesleyan Church) of 1878 with a similar if not identical upper tower. The St. Kilda Town Hall occupies the other corner, Carlisle Street and Brighton Road.

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

Primary Source

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

Other Studies

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

Description

Two storey school

DATE OF CONSTRUCTION

1874 (latter half)(1), (4), c. 1887 second storey(1).

ORIGINAL OWNER

Department of Education(3).

ARCHITECT

Public Works Department - 1874 possibly P.G. Fick (drawings initialled T. or P.G.F.)(1); 1914 possibly John H. Marsden(1).

BUILDER ARTISANS

E. Bloomfield, first single storied building(1),(2), tender 10/4/1874 2,132-9-4(1). 1914 infant school G.B. Robertson, cost £ 2,550(1).

LATER OCCUPANTS

In continuing use.

LATER ADDITIONS/ ALTERATIONS

In 110 years of continuous use there have been many changes, both major and minor in extent, to the building. Externally the most significant are the new windows of 1908 and the rear additions. The porch entrances at each end of the main facade have been bricked up. Any ridge cresting has been removed. The red brick infant school dates from 1914 and portable classrooms have been installed in recent times along with a new block along Brighton Road.

DESCRIPTION

This State School comprises a single storied main body with a two storey centre block. Construction is in face brickwork- on a battered bluestone plinth. Hawthorn brick walling is relieved by cream and red bricks around the original window arches cream rubbed brick label moulds and plain string courses. The slate roof has various vents. The upper tower has an open timber framed belfry housing the school bell and is surmounted by an iron finial. The bracketed, stuccoed balcony with two urns is the only Classical element in an otherwise Gothic design. Internally the coved diagonally boarded ceilings and trusses are features of the single storey wings. The asymmetrically arranged red face brick infant school building has stucco dressings and a slate roof. The classrooms all open off a large central room and folding glass doors divide two classrooms.

CONDITION

Both buildings are in good condition.

ORIGINAL USE

State School.

PRESENT USE

Continuing use.

PRESENT OWNER

Education Department, State of Victoria.

OTHER

The site in front of the old building has been landscaped in a modern manner. Recent repainting of the horizontal lintels in yellow causes them to stand out unnecessarily and detracts from the building.

INTACTNESS (February, 1984)

The new school building is reasonably intact, particularly given its 110 years of continuous use. The 1908 replacement of windows is the most significant external change, whilst internally classrooms have been knocked into each other in recent years. The infant school building is intact though redecorated.

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

History

Brighton Road State School was established in 1874 (1),(2),(4) and the single storey section of the present building was constructed then(1). Presumably the present tower is the 1874 one rebuilt, having originally been above the northern porch. After initial planning for 300 students and objections by the St. Kilda Council, the school was built to house 600 students, 604 being enrolled at the opening on the 11th of January, 1875(4). John Hadfield, formerly of Christ Church School(4), was the first headmaster, with 12 teachers(2),(3). Initial fears of inadequate accommodation proved correct, resulting in the construction of Fitzroy Street in 1882 and the second storey of Brighton Road circa 1887. These additions were first drawn in February, 1887 and were presumably constructed in that year. In common with almost all State Schools, enlarged windows were fitted [in 1908 (1)]. Additions costing £2 000 were drawn in 1907 and the infant school constructed in 1914 [cost £ 2,550 (1)].

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

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

OTHER EVALUATIONS

Register of (State) Government Buildings - Gazetted 20/Aug/1982

BIBLIOGRAPHY

1. Public Works Department records in the Public Record Office, Laverton.
Drawings:

1874, drawing no. 7, contract 219, front elevation, scale 8' : 1" - Appendix

1887, drawings of first floor classrooms etc., scale 81 : 1", initialled T. ?

or P.? G.F., dated 1/2/1887 - Appendix.

1907, drawings of classroom and classroom additions, £1,990-5-0, initialled
J.H.M. 5/3/1908, A.F.Y. 5/3/1908.

1908 drawing of window alterations, division of classrooms with glass screens,
initialled A F.Y., 5/3/1908 - Appendix

1914, infant school additions, cost £2,550, builder G.B. Robertson, 2 drawings
initialled B.J.M. 13/7/1914, J.H.M. 11/9/1914.

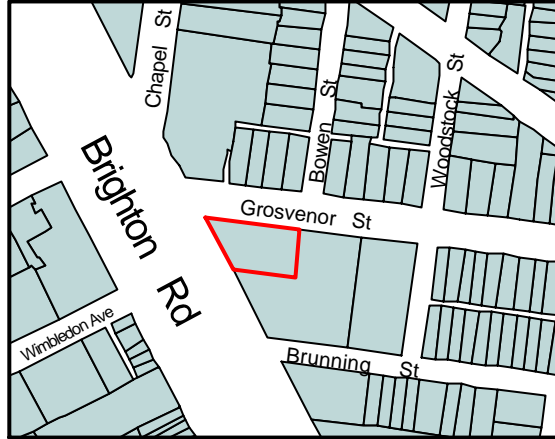
School building file no. unit 795 866, contains original tenders.

2. Author not known, St. Kilda Primary School No. 1479 Centenary Souvenir
1875-1975, publisher not known, Melbourne, 1975, 1882 photograph p.6 - Appendix.

L.J. Blake (ed.), 'Vision and Realisation : A centenary history of state education in Victoria,'
Education Department, Melbourne, 1973, vol. 3, pp 344-5 - Appendix.

3. Lawrence Burchell, 'Victorian Schools'. A Study in Colonial Government Architecture 1837-1900,
Melbourne University Press in association with the Victorian Education Department, Carlton 1980,
p. 105; sketch plan p. 107, no 138; old illustration p. 108, no. 137.
4. John Butler Cooper, 'The History of St. Kilda' from its first settlement to city and after 1840 - 1930,
St. Kilda City Council, Melbourne, 1931, vol. 1pp. 384 - 7, illustration facing p. 384.

Identifier Grosvenor Hotel
Formerly Grosvenor Arms



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 10 Brighton Rd
ST. KILDA EAST

Category Commercial

Constructed 1860

Designer 1860 unknown, 1928 Harry A. Norris

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE

Grosvenor Hotel is one of the oldest hotels in St. Kilda or the surrounding region and forms part of a small group of four very early hotels along the first track to the Mornington Peninsula, whilst the Spanish Mission style re-working of the building is of interest in its own right. The Elsternwick Hotel (q.v.) is the only older hotel in St. Kilda in which the first building is apparent. The Greyhound, Grosvenor, Elsternwick and possibly the Brighton Club (East Brighton) hotels are an important link with the early settlement of this part of Victoria. Spanish Mission hotels from the 1920's are rare and the Architect for this work, Harry A. Norris, was quite prominent at this time.

EXTENT OF SIGNIFICANCE

Hotel building proper, but excluding the drive-in bottle shop extension on the corner of Grosvenor Street. The brick outbuilding in the north-east corner of the site appears to be that drawn by Vardy in 1873(3) and hence it is of secondary significance.

SURROUNDING ELEMENTS OF SIGNIFICANCE

None.

Primary Source

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

Other Studies

Description

DATE OF CONSTRUCTION

1860(2), Spanish Mission alterations and additions 1928(1)

ORIGINAL OWNER

Henry Wills till 1873, his executors till the 1880s(2).

ARCHITECT

1860 not known. 1928 Harry A Norris(1).

BUILDER/ ARTISANS

1860 not known. 1928 J.W. Pinnock(1).

LATER OCCUPANTS

Owners(2) 1880's Malcolm Muir; 1890's 1927/28 Edward Webb or his executors. Publicans(2) 1862 Daniel Reed; 1860's T.S. Bellaire, William Pitt; 1870's Catherine Smith, Thomas Nicland; 1881 William Garfold; 1880's Malcolm Muir: 1892/3 - 93/94 Edward Webb; 1898/99 Gustav Beck; 1903/04 Anna Murray; 1908/09 - 1912/13 Albert Ernest Goodman; 1917/18, 1920's John L. Parker.

LATER ADDITIONS/ ALTERATIONS

An unsympathetic, exposed brick bottle shop is the most significant change. Extensive ground floor changes have resulted in windows becoming doors and vice-versa on Brighton Road facade. Additions have been made to the rear.

DESCRIPTION

Construction of the two storey hotel is in rendered brickwork, the 19th century building being on a stone plinth. The 1928 works included a different render finish, some new windows and doors as well as replacement of sashes in existing openings, tile surrounds to ground floor openings and a Spanish tile roof replacing the slates. See attached drawings(1) for details and extent generally, though variations made apparently during construction. The Spanish Mission external detailing is most elaborate at the first floor extension facing Brighton Road, with a balconette, grille covered window and tile-capped, angled chimney.

INTACTNESS

As with most, if not all old hotels in Melbourne, the ground floor has been essentially gutted, as well as added to. The 1928 Spanish Mission alterations gutted the older building, which by then had been altered and extended. The first floor rooms though, are intact though refinished. The corner bedroom only retains a nineteenth century cornice.

CONDITION

The building is in good condition.

ORIGINAL USE

Hotel.

PRESENT USE

Continuing use.

History

Henry Wills built the Grosvenor Hotel, originally the Grosvenor Arms, in 1860(2). The original building, outlined by Vardy in 1873(3), is the two storey building north of the balcony facing Brighton Road and was a conventional, Classically based design. Wills or his executors owned the hotel until 1881, though he ceased to be publican 1862(2). In the 1890's a billiard saloon was added at the southern end of the Brighton Road frontage(2),(1). In 1928 Architect Harry A. Norris designed alterations and additions, including an extra floor over the billiard saloon, for the new owner Mrs Kelso(1). These works brought the building to its present appearance.

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

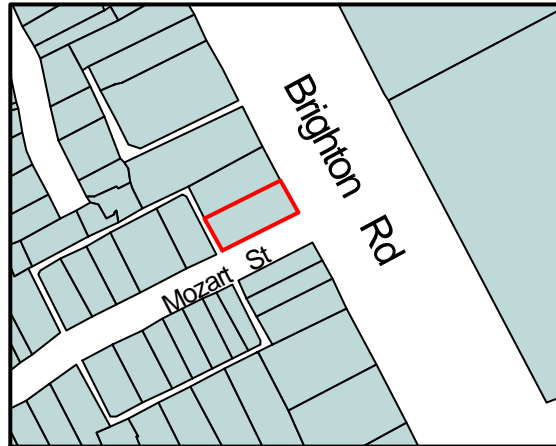
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

BIBLIOGRAPHY

- 1 City of St. Kilda building permit records, no.7361 granted 28/11/1928, included drawings of existing building then, as well as the proposed changes attached - Appendix.
2. City of St. Kilda Rate Books, various years, 1858
3. J.E.S. Vardy, 'Plan of the Borough of St. Kilda', surveyed and compiled under direction of the Borough Council, Harmel and Ferguson, Melbourne, 1873 - Appendix

Identifier "Zaneth Manor"
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 33 Brighton Rd
ST. KILDA

Category Residential:apartment

Constructed 1930

Designer James H. Wardrop

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Zaneth Manor is an imposing three storey block of flats notable for its ornamental brickwork which becomes particularly interesting on its prominent gable ends. It is an important part of the group of large 1920s and 30s flats along Brighton Road and is important in framing the entrance to Mozart Street.

Primary Source

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

Other Studies

Description

Style : Vernacular
Three storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

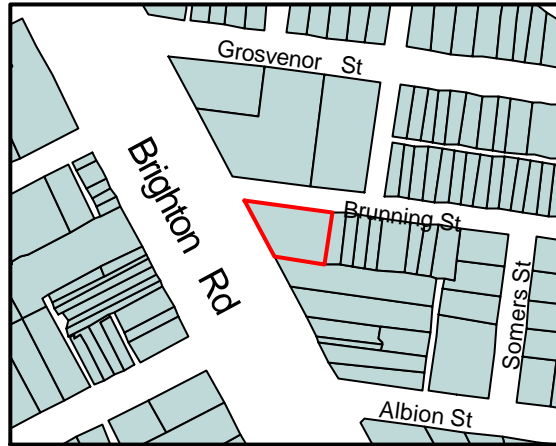
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier "Yurnga" Flats

Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 36 Brighton Rd
ST. KILDA EAST

Category Residential:apartment

Constructed 1920

Designer Harry R. Johnson

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Yurnga is one of the most important examples of early flat design in St Kilda, particularly as a forerunner of the bachelor flat type and its experimental space saving design. The highly articulated massing of the building is particularly distinctive, and it is an excellent example of flat design in the Arts and Crafts style. The design cleverly adapts the roof forms and fenestration detail of the Federation Bungalow type to this large building. The complex includes original garages, front fence and gateway as important associated features. It is the most prominent and important block of flats amongst the excellent collection of examples along Brighton Road. (Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

(Brighton Road shops opposite, Grosvenor Hotel in Brighton Road and Los Angeles Court/Glen Eira Road conservation area nearby).

Yurnga flats is a large, early block of flats of particular interest also for the range of flat types within the building. The building contains eighteen flats, six bed-sitters, six one bedroom and six two bedroom flats. Wall beds were fitted in the living rooms of all the flats originally. There are three sets of stairs, each basically serving one of the types of flats. The building is three stories in height.

Yurnga flats were designed by Architect Harry R. Johnson for Gerald L. Wilson and constructed in the last months of 1920. At that time the tram line in Brighton Road finished here and the building on the other side of Brunning Street is the old tram shed. No doubt this was a major factor in the location of these flats at a time when motor cars were owned only by the well-off.

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

Primary Source

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

Other Studies

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

Description

Style : Arts and Crafts
Three storey walk-up flats
Architect :H.R. Johnson
Builder: H.R. Johnson
Original owner: G.E. Wilson

Yurnga is an eye catching three storey block of flats on the prominent corner of Brunning Street and Brighton Road. Of all the blocks of flats for which Brighton Road is renowned, it is probably the most important, both architecturally and as a streetscape element. As an early flat development, its location is historically significant, being partly determined by the fact that the Brighton Road tramline from the city terminated at Brunning Street at the time it was built.

Yurnga was designed in 1920 by the architect Harry R. Johnson. 1919 and 1920 saw the first boom in flat building in St Kilda, and the precedents for this new type of residential building established. New forms of living arrangements were experimented with and new approaches to articulating the larger scale of residential architecture were explored. Though in Yurnga Johnson's solutions to these issues cannot claim unqualified success, his design is best appreciated in the context of this period of exploration and experimentation.

The block is sited on an irregularly shaped allotment, which no doubt encouraged its very irregular plan form. In the original plans, each floor contains six separate units, three with entrances off Brighton Road and three off Brunning Street. The two southernmost flats (of each floor) are in fact quite conventionally planned. They are relatively spacious, two bedroom units, symmetrically planned following the already well established precedent of the duplex pair, and thus need no further comment. The other flats, which step forward towards the corner, are squeezed and slotted together to form four tightly packed single apartments per floor. The concept of the space saving bachelor flat, which was so notably explored by another generation of architects in the mid to late 1930s is already in evidence here. The middle flats have a living room and a separate bedroom, but the planning is so unfeasible that their living rooms are virtually lightless, gaining daylight only through windows at the end recesses of the open stairwells. One of these flats is designed to a maximum width of only 12 ft (3.66m). The two flats on Brunning Street each have only one primary living space (dimensions less than 5.5 x 3.9m) along with a tiny kitchen and bathroom and an auxiliary dressing room of about 5 square metres. All the flats, though, were provided with large open verandahs, which, in accordance with the virtual obsession with fresh air at the time, were no doubt intended to provide further year round living and sleeping accommodation. A confirmation of this, and as an indication of Johnson's experimentation with space saving, the plans show fold-down wall beds installed in each verandah. More curiously, the flats with separate bedrooms also have wall beds installed in their living rooms. Despite their small size, the flats were evidently intended for relatively well-off middle class owners or tenants. At least eight of them were expected to own cars, as eight brick lock-up garages were provided on site. The garages and a two storey laundry block create enclosed service courtyards at the rear of the block.

The external architecture of the building is made up almost entirely of elements taken from the domestic scale Federation Bungalow style, popular throughout the preceding decade. Here the shingled bays and multi-paned windows are vertically stacked between three storey tall red brick piers or set one above the other in sheer wall planes. The terra cotta tiled roof is made up of a series of domestic scale, gabled and hipped sections, presenting a picturesque composition to both streets. The only elements not derived directly from domestic precedents are the massive concrete staircases and projecting upper floor balconies. Their dynamic forms and neat geometric render work combine well with the picturesque complexity of the whole. The block's great visual appeal derives both from the finely detailed timber work of the bays, windows and eaves, and from the bold interplay of the cream of the complex infill elements against the red of the plain brick walls and tiled roof. The pale cream paint, though, is not original. The Arts and Crafts Federation Bungalow style adopted a more natural range of finishes, and it is likely that the shingled sections would have been finished in a dark stain and the rough cast panels of the staircases and balconies left raw. The present cream on red colour scheme belongs more correctly to the earlier Queen Anne style. The large paned, infill glazing of the verandahs is also anachronistic. In most it is tolerably well integrated under the cream paint, but a few recent aluminium framed window replacements strike a most unfortunate, jarring note. The garages at the rear have survived in their original state from 1920 and are a very important component of the character of the complex and of the Brunning Street Streetscape. Unfortunately they are in a severely dilapidated condition.

The front fence and gateway is more or less intact and is well enhanced by its privet hedge. In the original design, ornamental iron chains were draped between the piers of the fence, but these now have either been engulfed by the hedge or lost completely. The electric lantern and one of the letters from the name over the front gate are also missing. The present mock Victorian iron gate is a sadly inappropriate replacement considering the general stylistic intactness of the whole complex.

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

NOTES

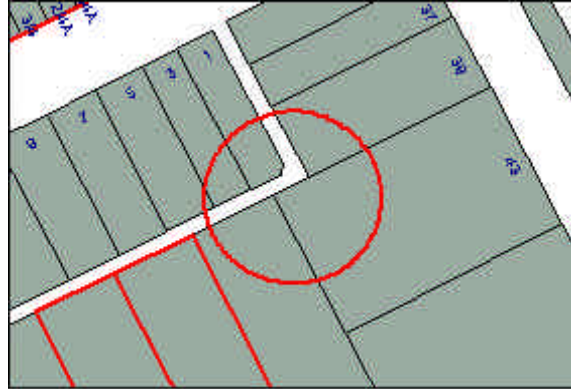
St K C C permit No 4275; plans dated 20/8/20. T. Sawyer, 'Residential Flats in Melbourne', Melbourne University Faculty of Architecture Research Report, 1982, p69.

BIBLIOGRAPHY

City of St. Kilda building permit records, no. 4275 granted 20/8/1920.

Terry Sawyer, "Residential Flats in Melbourne. The Development of a Building Type to 1950" , Research Report, 5th year Architecture , University of Melbourne, 1982.

Identifier Moreton Bay Fig tree
Formerly



Heritage Precinct Overlay None
Heritage Overlay(s) HO371

Address 43 Brighton Rd
ST KILDA

Category Tree

Constructed n/a

Designer Not Applicable

Amendment [C 32](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage place.)

The mature Moreton Bay fig is of historic, social and aesthetic significance to the locality of St Kilda. There are few similar trees in the municipality of a similar age or size.

Primary Source

Council file

Other Studies

Description

Very large Morton Bay fig (*Ficus macrophylla*) in north west corner of property.

History

A very old 19th century tree, of which there are few in the City of Port Phillip of a similar size, age or rarity. Said by one local to be "one of the last trees that are standing that were planted in the earlier life of St Kilda".

Thematic Context

1.5 Settlement:Growth and Change; 1.5.1 Three settlements: Sandridge, St Kilda and Emerald Hill; 1.5.2 The late nineteenth century Boom

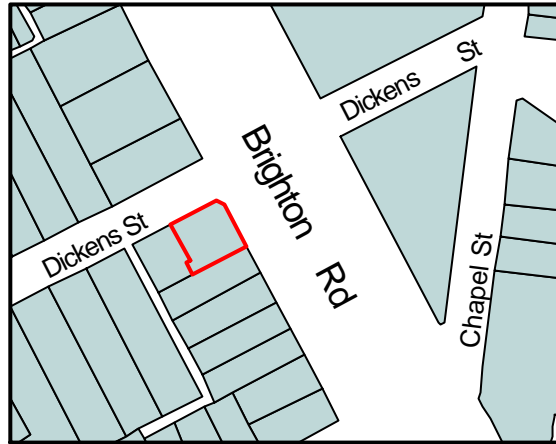
Recommendations

Include in the planning scheme as a locally significant place. Tree controls to apply.

References

Council file.

Identifier Flats
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 47a Brighton Rd
ST. KILDA

Category Residential:apartment

Constructed 1935

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A large 3 storey block of flats notable for its prominent octagonal four storey corner tower, which is a major landmark on Brighton Road. The tower's ornamental brickwork and balcony, and turret-top railings are of note, and the flats as a whole are important as part of the collection of significant flats along Brighton Road.

Primary Source

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

Other Studies

Description

Style : Vernacular
Three storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

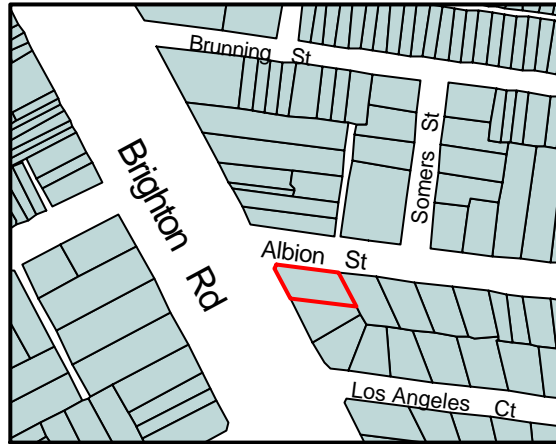
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

St K C C permit No 8879 issued 2/5/35.

Identifier "Mid-Mar" Semi-detached houses
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 48-48a Brighton Rd
RIPPONLEA

Category Residential:attached

Constructed 1937

Designer Leslie J. W. Reed

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Mid-Mar is a key member of the important collection of stylistically diverse 1920s and 30s houses in this stretch of Brighton Rd. It is individually significant chiefly as an outstanding example of the crazy tapestry brickwork which was fashionable for a period in the late 1930s. The work was carried out by the builder L. Glover to the specification of the architect Leslie J.W. Reed. The brickwork is of a high quality and covers all wall surfaces visible from the two streets bounding its prominent corner site. The brickwork wraps around the rounded corners of the house's waterfall facade and is complemented by finely etched feature windows and an appropriate and neatly kept garden setting. Extensive low wall fences along its paths and property boundary are also in tapestry brick, completing this extremely intact and visually arresting house.

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

(See also Los Angeles Court/Glen Eira Road conservation area, Albion/Somers Streets conservation area.) This building is of note for its elaborately patterned brickwork, a characteristic of the second half of the 1930's. It provides an interesting comparison with no 15 Los Angeles Court, a semi-detached pair built in 1938. One of the main characteristics of the Los Angeles Court/Glen Eira Road conservation area is the variety of architectural styles and building types. The houses in Albion/Somers Streets are modest and form an interesting comparison. Architect Leslie J.W. Reed A.R.A.I.A. designed this building for W. Scott /Slott? and L. Glover was the builder.

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

Primary Source

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

Other Studies

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

Description

Multi-unit residence
Builder: L. Glover
Original owner: W. Stott

Mid-Mar is an extraordinarily thoroughgoing and intact example of the use of crazy tapestry brickwork, which was popular for a brief period in the late 1930s. Tapestry brick was often used in feature panels or as trim, but in this case it covers all visible external wall surfaces and the front fences on Brighton Rd and Albion St as well. The architect's specifications stipulate that "The whole of the brickwork to the Albion St and Brighton Rd elevations is to be in Crasy (sic) brickwork, using Evans' Bros Bricks, these are to vary in size, colour and texture, all other exposed work is to be clinker." The work has been executed with a high degree of skill, with fastidious attention paid to sills and curved corners as well as the general evenness of the intricate jigsaw-like laying patterns. The builder responsible was L. Glover. (Glover may have also built 38 Tennyson St q.v.). Other buildings by Mid-Mar's architect, Leslie J.W. Reed, show a penchant for highly decorative designs in a variety of styles.(ref. 91-93 Acland St, 301 Carlisle St, 11A-11B Charnwood Rd.). His drawings for Mid-Mar show a surprisingly plain house, suggesting that, in this case, the decorative effects were entrusted to the artisan builder.

Apart from its wall surfaces, the building is of some interest for its Moderne styling, which in general form is a foretaste of the plain hipped roof houses of the 1940s. Other features though, such as the wrap around steel frame windows and the streamlined cantilever awnings align it with Functionalist styles of the 1930s. Some of the smaller windows feature finely etched deco motifs of a quality that disappeared after the War, and which combine well with the brickwork to give a jewel-like quality to the detailing of the house. Though styled to appear as a largeish single storey house, Mid-Mar contains two three bedroom dwelling units with separate entrances. The unit facing Brighton Rd is generously planned with its three principle rooms arranged freely in a stepped configuration to produce a classic waterfall frontage. The plan of the rear unit on Albion St appears incongruously cramped, based on the extremely old-fashioned format of the long central hallway dividing squarely aligned rooms. One is drawn to the conclusion that Mid-Mar is neither particularly well planned nor coherently styled, and that its outstanding characteristics are confined largely to the decorative brickwork, featured fenestration and the waterfall plan form of its western end. An inspection of its interiors may disclose a greater depth of design quality.

The garden as it exists plays a very important role in the strong visual presentation of the house. Its tightly bounded sparseness accentuates the house's neat, hard-glazed surfaces, (where a softer, untidier garden would tend to diminish the effect). Mid-Mar is of further significance as part of the collection of 1920s and 30s houses stretching south along Brighton Rd. Amongst their extraordinary range of fashionable styles, Mid-Mar stands out as one of the most complete and visually arresting examples.

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

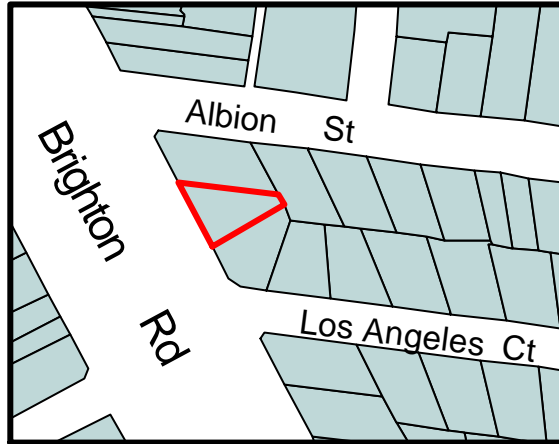
NOTES

St K C C permit No 9769 issued 18/8/37.

BIBLIOGRAPHY

City of St Kilda building permit records, no. 9769 granted 18/8/1937, includes working drawing.

Identifier Residence-Attic Villa
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 50 Brighton Rd
RIPPONLEA

Category Residential:detached

Constructed 1927

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Unlike several of its neighbours, this house follows no identifiable historical or contemporary architectural style but instead combines a variety of conventional materials and motifs (derived largely from Arts and Crafts sources) into a completely idiosyncratic composition. Its unconventional planning and picturesque massing has produced a 'cottage' effect of great charm and curiosity. The uniform paint colour, though not original, helps to unify the building's diverse elements. The low masonry fence appears to be original though perhaps not intact. No. 50 is an important contributor to the highly significant set of stylistically divergent houses built along this part of Brighton Road in the late 1920s.

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

Primary Source

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

Other Studies

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

Description

Attic villa

Builder: Los Angeles Court Pty Ltd

Original owner: Los Angeles Court Pty Ltd

(See also Los Angeles Court/Glen Eira Road conservation area, numbers 52 and 58 Brighton Road.) This single storey, attic residence forms part of the Brighton Road frontage of the Los Angeles Court/Glen Eira Road conservation area. Closure of the Brunnings Nursery in 1926 resulted in the creation of Los Angeles Court and the group of buildings all constructed over a short period and illustrating the nature of more affluent housing of that time. This particular house is of note for its design. As with number 52 it was built by and for Los Angeles Court Pty. Ltd. in the first half of 1927.

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

NOTES

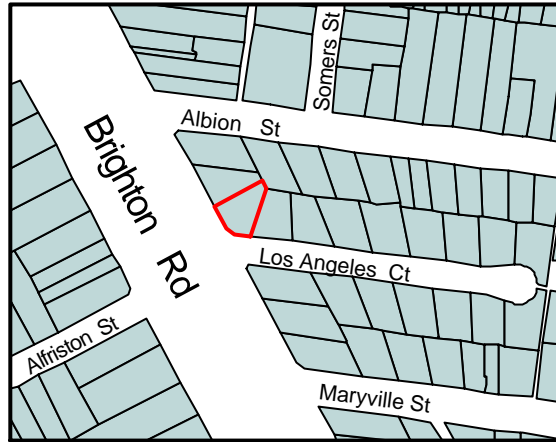
St K C C permit No 6715 issued 15/2/27.

BIBLIOGRAPHY

City of St. Kilda building permit records, no. 6715 granted 15/2/1927, includes working drawing and specification.

Identifier "Chipping Camden"

Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 52 Brighton Rd
RIPPONLEA

Category Residential:detached

Constructed 1927

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

(See also Los Angeles Court/Glen Eira Road conservation area, numbers 50 and 58 Brighton Road.) This single storey, attic residence is distinctive in design and is an important element in the Los Angeles Court/Glen Eira Road conservation area, being on the corner of Los Angeles Court and Brighton Road. The house is planned to follow the corner and the twentieth century Elizabethan detailing is of interest in its own right as well as being a precursor to the varied architectural styles in the Court and Monkstadt Avenue. As with numbers 50 Brighton Road and numbers 1 and 3 Los Angeles Court, this house was built by and for Los Angeles Court Pty. Ltd. in the first half of 1927.

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

Primary Source

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

Other Studies

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

Description

Style : Old English

Attic villa

Builder: Los Angeles Court Pty Ltd

Original owner: Los Angeles Court Pty Ltd

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

NOTES

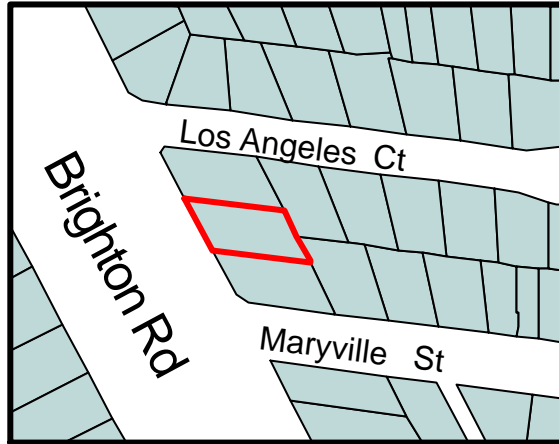
St K C C permit No 6734 issued 1/3/27.

BIBLIOGRAPHY

City of St. Kilda building permit records, no. 6734 granted 1/3/1927, includes working drawing.

Identifier "Montrose"

Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 56 Brighton Rd
RIPPONLEA

Category Residential:detached

Constructed 1927-28

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A residence exhibiting a number of exuberant motifs of the Spanish Mission style; in particular its arched openings, elaborate porch parapet, and the bellcote chimneys characteristic of the style. Its significance rests largely on the contribution it makes to the extraordinary collection (of) typologically similar but stylistically diverse houses along this stretch of Brighton Road. The garden, which includes the contemporary front fence and clipped cypresses, enhances the building.

Primary Source

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

Other Studies

Description

Style : Spanish Mission
One storey residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

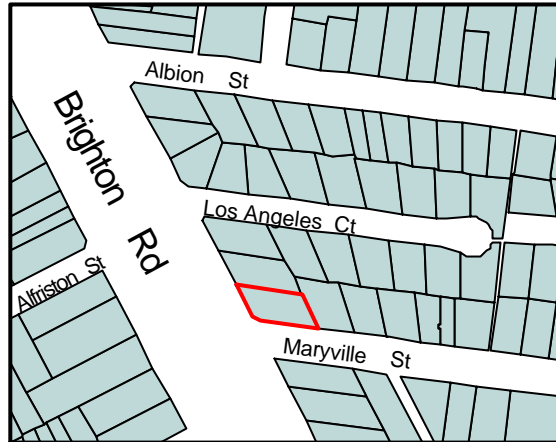
recommended inclusions:

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

References

unknown

Identifier "Limerick Lodge"
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 58 Brighton Rd
RIPPONLEA

Category Residential:detached

Constructed 1927-1928

Designer Arthur W. Plaisted

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE

Limerick Lodge is one of the very few examples of a house built in the 1920's/1930's picturesque medieval style. The term Hollywood style is often used to describe the extravagantly ornate, medieval inspired houses built there during this period and no doubt a source of inspiration for this building. The Architect, Arthur W. Plaisted was very interested in historical styles during this time, designing the near Elizabethan Hartpury Court in Milton Street (q.v.) of 1923 and extolling the virtues of Spanish Mission style design in the press in 1925(4). This building is particularly finely detailed, details including timber pegs to the half timber framing. The bathroom and part of the kitchen have been modernised, but otherwise this house is essentially intact.

EXTENT OF SIGNIFICANCE

(See also Los Angeles Court/Glen Eira Road conservation area). Entire house, rear detached workshop/garage building, front gate and posts.

SURROUNDING ELEMENTS OF SIGNIFICANCE

This house is the most distinctive of a number of houses built during this period following the closure and subdivision of Brunning's Nursery in 1926(3) and forming part of a conservation area. (David Bick, St. Kilda Conservation Study, 1985)

Primary Source

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

Other Studies

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

Description

Style : Old English
One storey residence
Builder: W.J.Plaisted

Original owner: Mrs F.J.Fleming
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

DATE OF CONSTRUCTION

1927 - last two months, into 1928?(1)

ORIGINAL OWNER

Mrs. F.J. Fleming(1),(2).

ARCHITECT

Arthur W. Plaisted(1).

BUILDER/ ARTISANS

W. J. Plaisted builder.

LATER ADDITIONS/ ALTERATIONS

The bathroom has been modernised with a new basin, toilet, tiles and the bath has been refaced. The stove and sink unit in the kitchen are also new, but the elaborately fitted cupboard unit is early and most probably original. The laundry was partitioned some time ago and an internal wall in the garage building removed. A kitchen window has been replaced with clear glass and the rear verandah glazed. Only one back section of half round spouting remains.

DESCRIPTION

Limerick Lodge is a single storied, rendered brick house with a terracotta tile roof. The complex roof forms and gables belie the near rectangular overall plan shape. Other picturesque elements such as the cruck supported verandahs, combined detailing such as half-timbering, rough boarding to the eaves and leadlight timber windows create the medieval effect. The house has many features, including the study bay window and angled fireplace, the sitting room fireplace and its partly covered ceiling, as well as the ceilings, wall panelling and the paired glass doors to and between the sitting and dining rooms. A small, curved head window is set in the chimney breast of the sitting room. The spouting sits on unusual metal brackets.

INTACTNESS (March, 1984)

Other than change of fittings in the bathroom and kitchen, redecoration is the most significant change internally, with new spouting and paint colours externally.

CONDITION

The house is in good condition.

ORIGINAL USE

Private residence.

PRESENT USE

Continuing use.

PRESENT OWNER

Mr. and Mrs. Lyons.

OTHER

Arthur W. Plaisted emphasised parge effects on stucco in his article on the Spanish Mission style in 1925(4), a feature of the external walls of this house.

The garage building is arranged differently to that drawn on the working drawings, suggesting that the Architect did not adequately take into account the nature of the rear of the site. The title documents show that the land was sold with a covenant preventing flats of more than two stories.

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

History

Architect Arthur W. Plaisted designed Limerick Lodge for Mrs. F.J. Fleming and the house was built at the end of 1927, construction presumably extending into 1928 (building permit issued 3/11/1927(1). The builder was W. Plaisted(l).

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

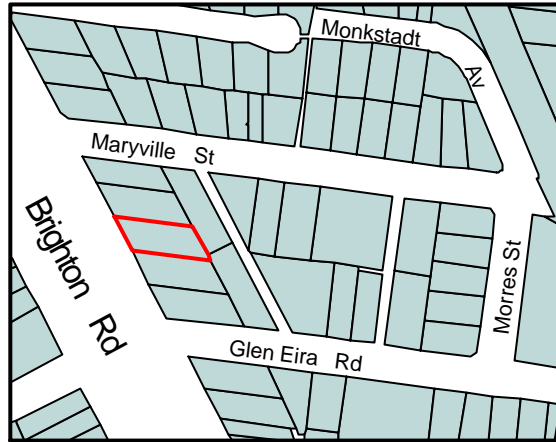
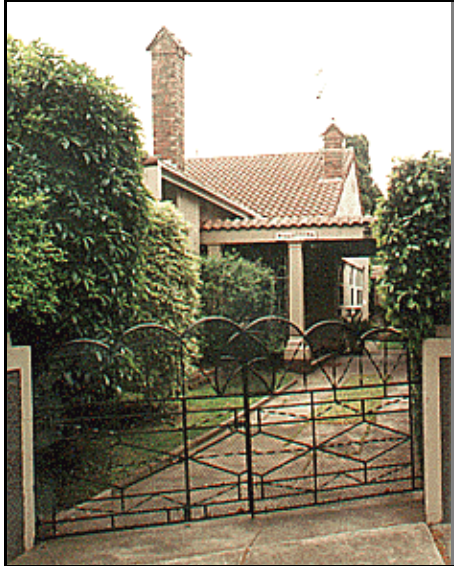
NOTES

St K C C permit No 6936 issued 25/8/27.

BIBLIOGRAPHY

1. City of St. Kilda building permit records, no. 6936 granted 3/11/1927, includes working drawing Appendix.
2. City of St. Kilda Rate Books, 1927/28 no. 10437 for Anne Fleming o/o N.A.V. 90; 1928/29 no. 10719 Raymond Brownell, Anne Fleming owner, N.A.V. 188.
3. City of St. Kilda subdivisional plans, draw 18, no. p.63, 14/7/1926 Appendix.
4. 'The Australian Home Builder', 15th June, 1925, pp. 26, 27, 46 Appendix.

Identifier "Midlothian"
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 64 Brighton Rd
RIPPONLEA

Category Residential:detached

Constructed 1929

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Midlothian is one of a number of typologically similar but stylistically diverse houses that form an important architectural collection along this part of Brighton Road. In this case the adopted style is Spanish Mission. Though the house is not a particularly coherent essay in the style, it has had sufficient stylistic motifs applied to it to produce the desired exotic effect. These include the characteristic pantiles of the roof which are also used to accent the gable, the bellcote chimneys and the porte cochere; the Serlian motif of the feature window; and moulded elements such as the porch columns and gable vent. The present paint colour, the canvas blinds and the porch's metal grillework are not contributory to the building's Spanish Mission style. The neatly clipped garden enhances the house's character.

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

Primary Source

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

Other Studies

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

Description

Style : Spanish Mission

One storey residence

Builder: G.C.Dickson and Yorston Pty Ltd

Original owner: G.C.Dickson and Yorston

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

This building is a distinctive house from this time architecturally and forms an important comparison with the

Los Angeles Court/Glen Eira Road conservation area. The front fence is unusual.
G.C. Dickson and Yorston Pty. Ltd. builders were the owner/builders of this house during the latter half of 1929. They also constructed several other houses and blocks of flats in Brighton Road at this time, including number 66/8.

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

BIBLIOGRAPHY

City of St. Kilda building permit records, no. 7488 granted 7/6/1929, include drawing.

Identifier "Sixtysix"
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 66-68 Brighton Rd
RIPPONLEA

Category Residential:detached

Constructed 1931

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This prominent attic villa is significant for its dramatic architectural composition and as an important member of the group (of) remarkable late 1920s and early 30s houses in this stretch of Brighton Road. The composition is characterised by the contrast between its steeply pitched gables, tall vertical chimney shafts and the horizontal lines of the porches and cross ridges. The existing colour scheme is not original. The masonry piers and base of the front fence may be original but its mock Victorian railings are inappropriate to the period and detract from the character of the house.

Primary Source

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

Other Studies

Description

Attic villa

History

see Significance

Thematic Context

unknown

Recommendations

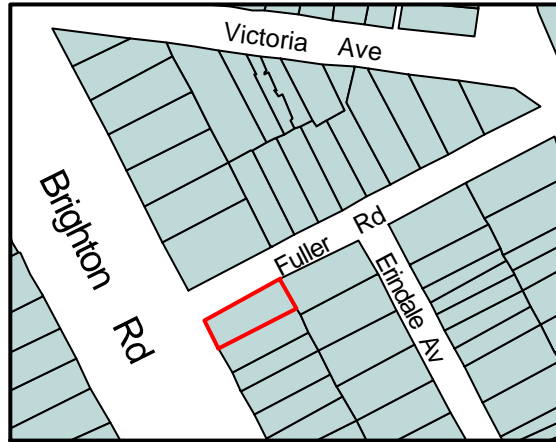
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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

References

unknown

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 100 Brighton Rd
RIPPONLEA

Category Residential:detached

Constructed 1910's

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A house remarkable for its fine range of intact ornamental features, in particular its front door, timber gate and fences. Its porch and the whole Fuller Rd facade are also fine and intact features.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
One storey residence

History

see Significance

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

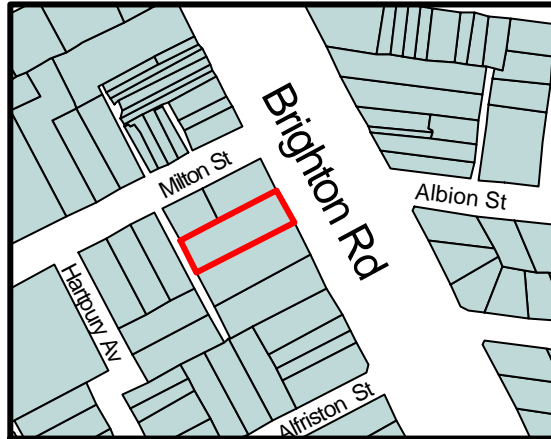
recommended inclusions:

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

References

unknown

Identifier "Masefield Court"
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 115 Brighton rd
RIPPONLEA

Category Residential:apartment

Constructed 1920's

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

A two storey block of flats beautifully articulated on an L-shaped plan, in an Mediterranean style with overtones of Arts and Crafts detail, particularly to the windows. The building and its courtyard garden have been superbly maintained. The block is one of St Kilda's most attractive dating from this period.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Two storey walk-up flats

History

see Significance

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

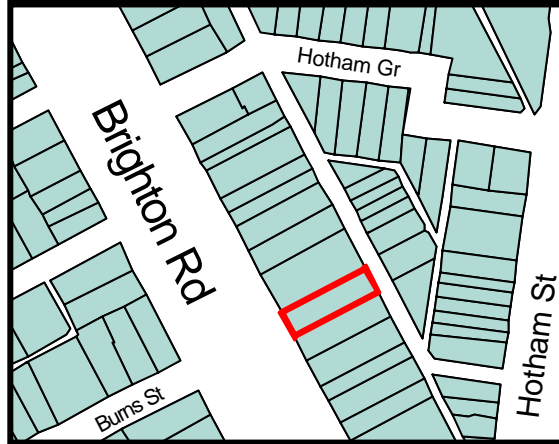
recommended inclusions:

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

References

unknown

Identifier Laluma
Formerly Bell house



Heritage Precinct Overlay None
Heritage Overlay(s) HO355

Address 148 Brighton Rd
RIPPONLEA

Category Residential:detached

Constructed 1884

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Laluma at 148 Brighton Road, Ripponlea is significant to the City of Port Phillip because:

- the house is an early and distinguished design in the Italian Renaissance manner, with its cement detailing, detached two-storey form and cast-iron ornament (Criterion F1);
- the house retains a mature period landscape setting which enhances the expression of the house's origins (Criterion D2);
- the house recalls the time when grand boulevards, such as Brighton Road, were the proper setting for gentlemen's villas, many having been demolished over time (Criterion A4).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

Two storey detached Italian Renaissance revival stuccoed villa set in a garden. The façade is parapeted, with main cornice and entablature brackets, and the upper level balcony is open with a cast-iron balustrade. This is supported on stop-chamfered timber posts. Segment-arched openings are decorated with bold cement detailing, an impost mould is used between openings and the doorway has panelled top and side lights and a six-panel door.

High unrelated stone front fence but has some mature trees such as the Norfolk Island pine and other mature evergreen exotics.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

Context: Set facing a wide boulevard next to a notable inter-war flat block.

History

Frances Stuart Bell, a doctor of divinity, owned 284 feet of vacant land here in December 1883. Within a year foundations were noted in rate records on a 65 feet frontage and a 7 room brick house followed in 1885, owned and occupied by Bell with one other into the 1890s. By the end of Bell's tenure the house had gained two rooms, apparently added in 1897-8. Charles Fulwood, a gentleman, followed until another gentleman, Dennis Deasey, became the new owner c1908. Deasey was dead by WW1.

William Henry Deasey, a railway employee, appears to have inherited the house and stayed in residence until c1923 when Alfred Levy (or Levi) took up the property and leased it to a number of persons including Alfred Robertson, an engineer, and James Wicks a wool sampler. Levy lived in Robe St, St Kilda and was a St Kilda Councillor for West Ward in the 1930s, serving as mayor in 1936-7. In a survey of the wealth of Jews in Victoria during the immediate post Second War period, Alfred Levy was picked out as the richest, having left an estate of over 100,000 pounds at his death in 1950 { Rubinstein: 129}.

The road to Brighton or Arthur's Seat was one of the first major thoroughfares in today's metropolitan area and was consequently developed as a desirable place for the homes of gentlemen in semi-rural surroundings and facing the water.

Thematic Context

Making suburbs

Recommendations

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

recommended inclusions:

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

References

Longmire, A. 1989 'The Show Must Go On': 316-18 checked;
VPRO Municipal Rate Book (RB) VPRS 8816, P1 Central Ward;
Rubinstein, W. 1991 'The Jews in Australia' V2.

City of Port Phillip Heritage Review

Place name: Duplex
Other names: Flats

Citation No:
441



Address: 150-152 Brighton Road,
Ripponlea

Category: Residential: Duplex, Flats

Style: Interwar: Arts & Crafts

Constructed: 1923

Designer: Unknown

Amendment: C29, C161port Part 2

Comment: Revised citation

Heritage Precinct: None

Heritage Overlay: None

Graded as: Nil

Victorian Heritage Register: No

Significance

A review of this place in 2018 found that it does not meet the threshold of local significance, as there are better comparative examples already within the heritage overlay in the City of Port Phillip.

The statement of significance in the 1992 heritage study is:

An intact example of a relatively rare two storey duplex building type, later converted into flats with a bold, exposed stair. The building is designed with a great degree of originality within the Arts and Crafts idiom, distinctive features being the jagged stepped projection of the party wall bisecting a bold gable, and the powerful expression of the porch structure using a double arched motif and massive corner piers. The contrasting clinker and red brick, render and timber shingles are characteristic of the style and contribute to the building's significance.

Since the 1992 assessment the place has been altered and is no longer intact. Changes include a visible rear addition and modifications to the front stairs and because of this it does not meet the threshold of local significance.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

This duplex was constructed in 1923 by builder H. Real for the owner G. Kitchener. A later building approval suggests the front stairs may have been added or altered in 1926.

References

St Kilda Building Permit (BP) Nos. 5485 issued 10/10/23, and No 6475

Description

-

Comparative analysis

No information.

Assessment

-

Recommendations

2016: Change grading to Nil.

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name: Houses
Other names: Semi-detached houses

Citation No:
308



Address: 156-158 Brighton Road,
Ripponlea

Heritage Precinct: None

Category: Residential: semi-detached

Heritage Overlay: None

Style: Interwar Spanish Mission

Graded as: Nil

Constructed: 1928

Victorian Heritage Register: No

Designer: G.W. Vanheems

Amendment: C29, C160

Comment: Revised citation

Significance

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

The former statement of significance is:

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

Thematic context

-

History

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

References

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

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

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

Description

No information.

Comparative analysis

No information.

Assessment

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

Recommendations

No action required – buildings have been demolished.

Primary source

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

Other studies

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

Identifier Fire Brigade Station, Elwood
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO66

Address 201 Brighton Rd
ELWOOD

Category Public

Constructed 1926

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE

Fire Brigade Station is a remarkably intact fire station and residential flat complex from the 1920's. The fire station retains its original control panel, with other more recent equipment, in a top-lit control room. The pair of flat blocks with linking roof is one of the most distinctive residential buildings along Brighton Road and reflects the new vogue for flats in Melbourne in the 1910's and 1920's, St. Kilda and Elwood being two of the most popular suburbs. Stylistically the fire station complex reflects the eclectic nature of building in the 1920's.

EXTENT OF SIGNIFICANCE

Fire station building at the rear of the site and the pair of flat blocks facing Brighton Road. Also included is the fence to both street frontages.

SURROUNDING ELEMENTS OF SIGNIFICANCE

Brighton Road (Nepean Highway) is one of Melbourne's main roads and one of the city's important boulevards.

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

Primary Source

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

Other Studies

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

Description

Style : Arts and Crafts

Two storey multi-block flats, former fire station

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

DATA

DATE OF CONSTRUCTION

1926 - opened 25th January, 1927(2).

ORIGINAL OWNER

Metropolitan Fire Brigade's Board.

LATER OCCUPANTS

Not applicable.

LATER ADDITIONS/ ALTERATIONS

None essentially

DESCRIPTION

Fire Brigade Station comprises three two storey brick buildings, two facing Brighton Road with the fire station building behind. The station building is sited at 45 degrees giving access to either street, the site being on a corner. The ground floor houses three vehicle spaces and the control room. The first floor contains staff room including a billiard room and the former chief officer's flat. The two front flat blocks contain two flats each. A gabled roof on masonry brackets links the two buildings.

Construction is in rendered brickwork with a Spanish tile roof and deep eaves. The Brighton Road facade is symmetrical with paired bay windows, timber brackets and arcaded verandahs. There are elevated clothes drying decks, at the rear of each building.

INTACTNESS (February, 1984)

Fire station building is intact. The pole between the ground and first floor has been removed. The chief officer's flat is now used as part of the staff quarters on the first floor. Regrettably the stucco walls of the complex were first painted a few years ago and the colour chosen is inappropriate. It is highly desirable that it be removed. The flats are now rented out to the general public.

CONDITION

The complex is in good condition.

ORIGINAL USE

Fire Station and flats.

PRESENT USE

As above - flats leased to members of the general public.

OTHER

The width of fire engines today mean that they now barely fit through the doors. The Fire Brigade has plans to remove the brick piers and replace the original doors making them open automatically at the same time.

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

History

Brighton Road Fire Brigade Station was opened on the 25th January, 1927, replacing the old St. Kilda Fire Station on the corner of Inkerman and Greeves Streets (demolished in recent years)(2).

Brighton Road is a working fire station today and the latest equipment is being installed.

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

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

References

NOTES

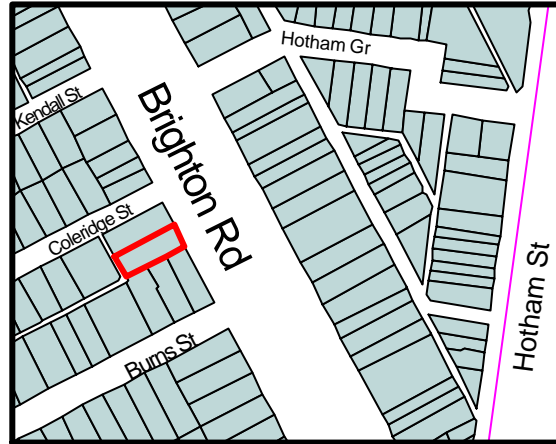
In a joint venture between St Kilda Council and the Ministry of Housing, the existing residential component of this complex is being converted into low income housing.

BIBLIOGRAPHY

2. John Butler Cooper, 'The History of St. Kilda', from its first settlement to a city and after 1840-1930, City of St. Kilda, Melbourne, 1931, vol. 1, facing 136 illustration, p. 133. Old fire station illustration facing p. 132 - Appendix.

Identifier "Taradale"

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO318

Address 229 Brighton Rd
ELWOOD

Category Residential:apartment

Constructed 1936

Designer Walter Mason

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Taradale is an imposing three storey block of flats in the Functionalist style. It features many fine design elements derived from the style, particularly the decorative use of lettering, the waterfall massing of the front facade with horizontal slots to the curvilinear stair enclosure, the curved cantilevered balconies to the side elevation and the contrasting of clinker and roman brickwork against smooth render to emphasise the interpenetration of horizontal and vertical masses. It is also important as one of the best of the excellent range of flats along Brighton Road.

Primary Source

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

Other Studies

Description

Style: Functionalist
Three storey walk-up flats
Original owner: R. Cudmore

History

see Description

Thematic Context

unknown

Recommendations

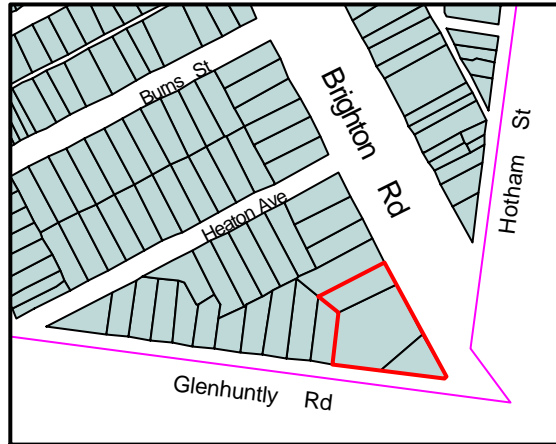
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

St K C C permit No 9146 issued 24/10/35.

Identifier Elsternwick Hotel
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO318

Address 259 Brighton Rd
ELWOOD

Category Commercial

Constructed 1854/55

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE

Elsternwick Hotel is the oldest hotel in St. Kilda, is particularly associated with the early settlement along the old Brighton Road, whilst the evolved form of the building reflects its continuing role and the old billiard room is distinctive. The Elsternwick is the only hotel dating from the 1850's in St. Kilda and the first central section (4) can be discerned. Brighton Road was the first track from Melbourne to the Mornington Peninsula and this building was one of the first hotels on this road. Though the original building has been extensively altered, the first floor rooms still have an early or original coved ceiling. The added wings at each end and linking colonnade reflect the later history of a building which remains a local land-mark. A billiard room was a common feature of hotels around the turn of the century and the clerestory lit roof structure is significant.

EXTENT OF SIGNIFICANCE

All of the 19th century buildings; the original central section, corner wing and the old billiard room wing are all integral parts of the complex. Additions, mostly undertaken in the last decades on the grounds of the demolished Normanhurst, are set back from Brighton Road and hence do not detract seriously from the building.

SURROUNDING ELEMENTS OF SIGNIFICANCE

None

Primary Source

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

Other Studies

Description

DATE OF CONSTRUCTION

1854/55 central section(8)(5)(6) (not facing colonnade); 1890/91 corner wing(5), billiard room ? and colonnade.

ORIGINAL OWNERS

Thomas McCombie and Robert Keys(8)(5)(6) (publican John Fleming)(6)

ARCHITECT

19th century not known; 1926 Chris. A. Cowper, Murphy and Appleford(1); 1930 P. J. O'Connor(2); 1938 Robert H. McIntyre(4).

BUILDER/ ARTISANS

19th century not known; 1926 G. O. Garrick(1); 1930 Fairbanks and Walker(2); 1934 Rivett and Hamilton(3); 1938 G.O. Garrick(4).

LATER OCCUPANTS

Owner(5) - c. 1870 Henry Young; 1930 Mrs. Hemingway; 1938 W. Fraser. Publicans(5)(6) - c. 1858 Henry Young; 1878 Chas. Beasley; 1882 A.G.M. Burdenid; 1883-89 James Cannon; 1890-91 Andrew Oastler; 1895 L. Oastler.

LATER ADDITIONS/ ALTERATIONS

Ground floor to all 19th century sections extensively altered. First floor relatively intact. Alterations and additions to the rear -see Bibliography.

DESCRIPTION

Construction of the three main 19th century sections of the Elsternwick Hotel is in red brickwork with timber windows, the roofs all originally being slate clad. First section has corner quoins and presumably was symmetrically arranged originally with a central passage and stairs at the end. The bar was in the left corner originally, apparently (1),(9). The corner block contains the public bar, the various ground floor rooms having been opened into each other. The main part of the residence is above this section and is intact essentially. In contrast the first floor of the original section has been changed, mainly to interconnect with the newer residence. New stairs have been installed in a different location. The ground floor of the colonnade was filled in many years ago(3). Cellars are located beneath both of these sections. The old billiard room wing is single storied, rendered brickwork in construction with now a corrugated iron roof.

INTACTNESS (February, 1984)

The first central section has been faced with a colonnade and given a parapet. Internally the ground floor of this section has been gutted and parts of the first floor changed. The corner wing has been opened up into one large room, whilst the first floor residence remains intact essentially. The billiard room ceiling is intact. A recent dado and bar have been fitted and the old bottle shop addition has been incorporated into it. Recent wings have been added to the rear and to the north behind the street frontage on the enlarged site.

CONDITION

Each section is in good condition.

ORIGINAL USE

Hotel.

PRESENT USE

Continuing use.

PRESENT OWNER

Carlton and United Breweries Pty. Ltd.

OTHER

The Cole Collection(6) records that in 1866 the hotel was known as the Beer House Hotel and in 1871 Henry Young was fined 40/- for Sunday trading ('Argus' notes no.11/12/1871)

History

Thomas McCombie, journalist, merchant and politician(10) and Robert Keys were the Crown grantees for the site of Elsternwick Hotel, £346-7-6 being paid(8). They acquired the land on the 24th of July, 1854(8) and the 1890/91 wing has Elsternwick Hotel 1854 on its parapet. Certainly the oldest part of the present building was there by 1857/58 (first Rate Book) and it is highly likely it was built in 1854 or 1855. McCombie bought out Keys in 1958 for £2,230(8). Various licensees ran the hotel for McCombie, John Fleming being the first apparently(6). He was followed by Henry Young in 1858(5), who acquired ownership from McCombie in 1872(8) and held it till at least the 1890's(5). Additions (6 rooms) were made apparently in 1881, being rated separately(5). The corner addition dates from 1890/91(5) and the use of the same string course moulding on the colonnade suggests that it was built at the same time. The billiard room presumably dates also from the same time. The northern extension to the billiard room was added as a bottle shop in 1934(3) and major internal alterations and additions were made in 1926 and the 1930's. Extensive additions were made in recent decades to the northern side and the rear.

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

References

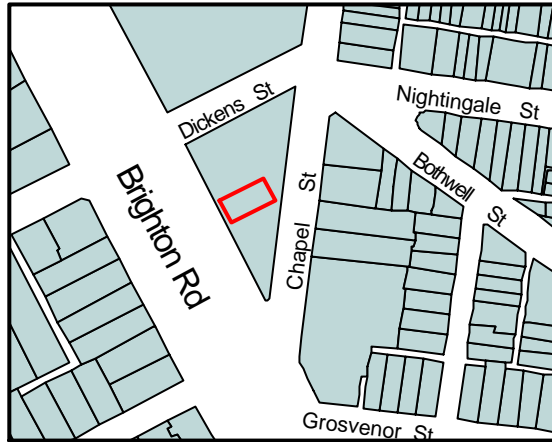
BIBLIOGRAPHY

City of St. Kilda building permit records

1. Number 6558 granted 8/9/1926 includes working drawing (Chris. A. Cowper, Murphy and Appleford Architects).
2. Number 7833, granted 29/10/1930, includes working drawing for additions (P.J. O'Connor Architect).
3. Number 8470 granted 2/2/1934, includes working drawing.
4. Number 10,030 granted 2/8/1938, includes working drawing for extensive alterations and additions.
5. City of St. Kilda Rate Books, various years - notes in Appendix.
6. R.V. Cole Collection of Hotel Records, LaTrobe Library, State Library Victoria, Suburbs, volume 3, St. Kilda, Elsternwick Hotel (343).
7. M.M.B.W. Detail Plan no. 1404 circa 1900; shows extent of building then - Appendix.
8. Registrar General's Office records.
9. Robert Russell, distant view of the hotel in 1875, location of original not known (copy in the hotel).
10. Fergus Farrow, "Thomas McCombie (1819 - 1869)", in Douglas Pike (ed.' Australian Dictionary of Biography', Melbourne University Press, Melbourne 1966, vol. 5, pp. 132-3. - Appendix.
- 11 Paul De Serville, 'Port Phillip Gentlemen', Oxford University Press, Melbourne 1980, numerous references to McCombie.
12. J.E.S. Vardy, 'Plan of the Borough of St. Kilda' compiled under the direction of the Borough Council, Harnel and Ferguson, Melbourne, 1873, map no. 18 South Ward - Appendix.

Identifier Holy Trinity Anglican Church, St Kilda

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO65

Address Cnr. Brighton Rd and Dickens St
ST. KILDA

Category Church

Constructed 1882

Designer Reed and Barnes

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE

Holy Trinity Anglican Church is of architectural significance, historically of note for its place in the development of the surrounding area during the last decades of the 19th century and is one of the group of civic buildings on the old market reserve (q.v.). The restrained exterior belies the distinctive, fine interior complete with aisles. Of particular note are the trusses, stained glass windows, reredos, apsidal former baptistery, font, organ and original raised pews. This part of St. Kilda was developed in the 1870's and 1880's, resulting in the construction of the various buildings on the old reserve; the school (1874), former Wesleyan Church (1877) and Town Hall (1890). Parts of the surrounding area contained the mansions and houses of many distinguished people, reflecting the then prestige nature of St. Kilda as a residential suburb. A number were members and benefactors of this church.

EXTENT OF SIGNIFICANCE (See also Holy Trinity Church Hall)

Church building, adjacent hall building (q.v.) and established trees on the site.

SURROUNDING ELEMENTS OF SIGNIFICANCE

Market Reserve group (q.v.). Established plane trees lining Dickens Street. Grosvenor Hotel (q.v.), number 6 Dickens Street (q.v.) and the Mozart Street group (q.v.) are nearby.

Primary Source

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

Other Studies

Description

DATE OF CONSTRUCTION

1882 - 3 (2)

ORIGINAL OWNER

Church of England

ARCHITECT

Reed and Barnes (2)

BUILDER/ ARTISANS

Mr. Ekins - cost: tender £7,675, total cost over £10,000 (2)

LATER ADDITIONS/ ALTERATIONS

The exterior is essentially unchanged. The ridge cresting has been removed and north west corner, where the tower was to be erected, has been tidied up recently.

DESCRIPTION

Holy Trinity is a brick church clad in Barrabool sandstone with Waurn Ponds freestone dressings (2), both these locations being near Geelong. The roof cladding is slate. Detailing of the Gothic building is similar to several buildings designed by the firm during the 1880's and sometimes referred to as French Gothic. The most unusual feature is the apsidal baptistery with its conical roof, located at the south corner to counterbalance the proposed tower and spire. Only the encaustic tile border remains, around recent floor tiles, in this section. However, elsewhere the tile floors are intact. The floor is raised under the pews. The organ with its decorated pipes is presumably the original Fincham one.

CONDITION

This church is in good condition. The stonework is generally in good condition.

ORIGINAL USE

Anglican Church

PRESENT USE

Church of England

OTHER

Bates, Smart and McCutcheon, Architects, as Reed and Barnes became, prepared a scheme for construction of a tower and spire in September, 1947.

INTACTNESS (April, 1984)

Holy Trinity is largely intact, though with various alterations to serve its continuing use. The most major alteration is the conversion of the baptistery to a memorial chapel lined partly in concrete blocks. All original wall decoration has been painted out. The building still retains its cast iron spouting.

History

This church was constructed in 1882-3 (1),(2) to replace the earlier timber church of 1870 designed by F.M. White and located on the site of the present hall building(2). Prominent Architects Reed and Barnes designed the new church (2), though the tower and spire were not built. The Board of Guardians at that time included W. Howard Smith, F.S. Grimwade and E.S. Parkes (2). Architect Sydney Smith, who lived at number 6 Dickens Street (q.v.), planned and supervised decoration of the interior in 1905 (2). Smith also designed the hall building built in 1924 (q.v.).

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

OTHER EVALUATIONS

Australian Heritage Commission - Register of the National Estate - Appendix.

National Trust of Australia (Victoria) - Recorded, file number 2154.

BIBLIOGRAPHY

Bates, Smart and McCutcheon Architects, drawing of proposal to erect a tower and spire, job no. 1723, sheet no. P1, 11th September, 1947, held by the vestry.

'Australasian Sketcher', Melbourne, 21st March, 1882.

1. John Butler Cooper, 'The History of St. Kilda' from its first settlement to a City and after 1840 -

- 1930, City of St. Kilda, Melbourne, 1931, vol. 1, pp. 336 - 342, illustration facing p. 336.
- 2 W. Kerry M.A., 'Holy Trinity Church Balaclava Jubilee Souvenir 1871 - 1921', Fraser and Morphett, Prahran, 1921 - Appendix.
- David Saunders, "Joseph Reed (1823? - 1890)" in Bede Nairn (ed.), 'Australian Dictionary of Biography', Melbourne University Press, Parkville, 1976, vol. 6, pp. 13 - 14.

Identifier Holy Trinity Church Hall, St Kilda
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO65

Address Cnr. Brighton Rd and Chapel St
ST. KILDA

Category Church

Constructed 1924-5

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

See also Holy Trinity Church

HALL

This red face brick hall is constructed on the site of the first timber Holy Trinity Church and no doubt similarly dominated the corner until the establishment of the used car yard. The size and resultant proportions of the building combined with low roof pitch and large windows give this building a feeling very much of the 1920's, whilst the stucco Gothic detailing is not out of place. The main entrance with lettering above is distinctive, as are some internal doors. The planning is of interest. A suspended ceiling of recent origins in the hall is the most significant change internally.

Lowering of the height of the car yard decorative "streamers" to below the main entrance lettering would materially improve the corner. Equally removal of the fence and plastic roof concealing the main door from the intersection and removal of white paint from the building would improve the intersection whilst allowing income to be earned from this site. It would be desirable for the car yard to be removed altogether.

David Bick, St. Kilda Conservation Study, 1985

Primary Source

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

Other Studies

Description

Style :
One storey church hall

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

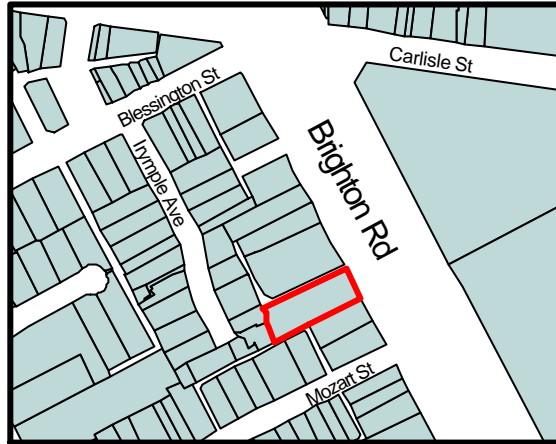
References

BIBLIOGRAPHY

City of St. Kilda building permit records, no. 5928 granted 6/12/1924 include working drawing - Appendix.

Identifier "Keith Court"

Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 27 Brighton Rd
ST. KILDA

Category Residential:apartment

Constructed pre1873-1941

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

An imposing block of flats notable for the careful Old English detailing of its otherwise plain facades, and, at the rear, an early villa built before 1873. It is of typological interest as a particularly clear example of a conversion of a Victorian villa and its grounds for a flat development. Architecturally, it is of importance as a design marking the last stages in the transition to Modernism in residential architecture, with the Old English style applied as a superficial dress to two essentially Modernist boxes. It is one of the most prominent among the important collection of flats along Brighton Road.

Primary Source

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

Other Studies

Description

Style : Old English
Three storey walk-up flats and former residence

Keith Court is a set of nine flats arranged in two three storey blocks and an old Victorian house at the rear. The villa dates from before 1873. The flats appear to have been built in 1941 in its front garden. Council permit drawings show some very ordinary looking flats proposed in late 1940. The flats as built seem to follow the same plans, with the fully developed Old English style elevations added after the permit was issued. Despite the facade the one bedroom flats are quite modern in plan, having had all internal hallway areas eliminated. The blocks themselves are also modern rectilinear volumes, with the intricate Old English styling expressed almost entirely as surface treatment. Ranged over the plain clinker brick wall surfaces are Tudor features such as divided-pane Tudor arched windows, half-timbered panels with crazy brickwork infill, an octagonal leadlight window (bearing a Gothic K C monogram), stucco medallions bearing heraldic devices (one with the building's date, 2/2/41, on it), and panels with half-round moulded balusters set in the parapets.

Only at the stairwells does the modelling become at all three-dimensional, with elaborate brick and stucco Tudor archways at the entrances (surmounted by miniature winged lions), balustrades projecting from the second level landings, and brick castellated turrets at the top. An inept attempt, more amusing than tragic, to integrate the Italianate villa with the Old English flats was made by applying an ornamental brick Old English surround to the front door of the villa. The villa has had its verandah removed and a side window added, but otherwise, externally, seems relatively untouched. The brick front fence and gate (probably predating the flats by a few years) and the 1941 garages at the rear complete the group. Keith Court is the most prominent of a number of Old English and other Inter-War style blocks of flats along Brighton Road. Its applied styling points to the end of an era in which picturesque imagery was still demanded of modern architecture. Its Victorian remnant is a reminder of Brighton Road's earlier era as a boulevard of gracious villas, and the complex as a whole, of the transformations that have characterised St Kilda's building history.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

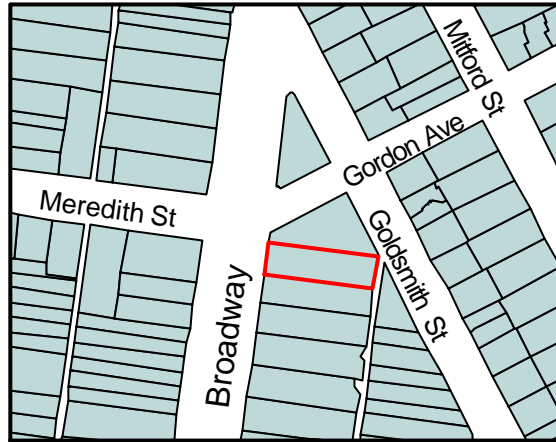
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

The villa appears as property No 7 on Vardy map No 6, South Ward. For the flats; St K C C permit No 10676 issued 3/12/40.

Identifier "Del Mont Rose" Flats and former Residence
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 1 Broadway
ELWOOD

Category Residential:apartment

Constructed 1920s-1934

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

In a locality characterised by its interesting flat developments, Del Mont Rose is the most prominent and idiosyncratic. Its design is an individualistic version of the Mediterranean style. It is of further interest for being linked to an earlier attic villa to its rear, which is also of merit for its design and intactness.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts (rear), Mediterranean (front)
Two storey walk-up flats and former residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

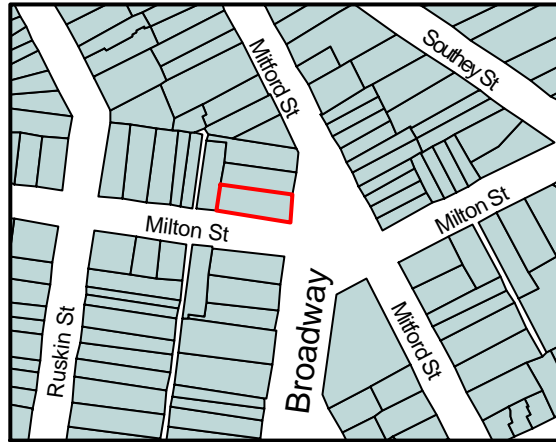
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

The building may be attributable to J. Esmond Dorney on stylistic grounds.

Identifier Flats
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 6 Broadway
ELWOOD

Category Residential:apartment

Constructed 1920's

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A block of flats notable primarily for its excellent entrance gallery structure along its Milton St frontage. Though all its elaborate brickwork trim has been lost to repainting, its uniform whiteness and dark gutter trim, while not original, set off the bold geometry of its gables and arches to advantage. The slate roof is its most notably intact element. The building is one of the strongest elements within the broad vistas of the complex Dawkins Reserve intersection.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

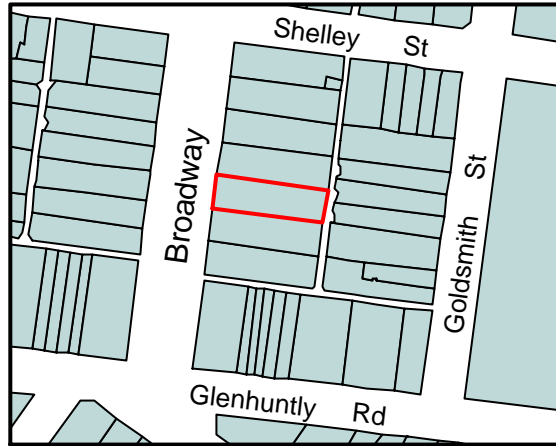
recommended inclusions:

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

References

unknown

Identifier "Windermere"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO67

Address 49 Broadway
ELWOOD

Category Residential:apartment

Constructed 1936

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE

Windermere flats is a finely detailed and comparatively rare example of a block of flats in the streamlined modern style of the 1930's. There are relatively few examples of buildings in Victoria in this style. Elwood and St. Kilda have a sizeable number of blocks of flats from the 1930's, yet there are perhaps half a dozen in this or the closely related International style. This building is one of the most advanced in external design, as well as being one of the earliest. Features include the front facade, with its projecting balconies and planter box, the stair access to the front, first floor flats, the stepped front door reveals and the stair to roof-top sun deck.

EXTENT OF SIGNIFICANCE

Entire building and front fence.

SURROUNDING ELEMENTS OF SIGNIFICANCE

None.

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

Primary Source

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

Other Studies

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

Description

Style : Functionalist

Two storey walk-up flats

Builder: Chapman & Williams

Original owner: Mrs E.B.Mitchell

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

DATE OF CONSTRUCTION

1936 - first half(1),(2)

ORIGINAL OWNER

Mrs. E.B. Mitchell(2)

BUILDER/ ARTISANS

Chapman and Williams(1) builders.

LATER OCCUPANTS

Not known.

LATER ADDITIONS/ ALTERATIONS

The roof-top sun deck has been clad in metal deck.

DESCRIPTION

Windermere contains three flats on each of its two floors. The ground floor flats open directly off the side garden. The front two first floor flats are reached by a concrete stair in the centre of the north (side) facade, which is arranged symmetrically around it. The lower flight of this stair is common to each flat and partly open to the sky, though located inside the building. Half way up, this stair divides, with a separate upper flight to each flat, perpendicular to the lower one. The sun deck is reached by the second stair, adjacent to the projecting rear section housing the last two flats. The street (west) facade is particularly notable in design terms. Construction is in rendered and exposed brick walls with a concrete floor structure. Windows are steel, the front doors timber with glazed lights.

INTACTNESS (February, 1984)

Externally the facades have been (re)ainted and the roof-top sun deck clad in metal deck, but otherwise the building is intact. None of the flats have been inspected.

ORIGINAL USE

Flats

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

History

HISTORY

Builders Chapman and Williams(1) constructed this building for E. Habersberger(1), though Mrs. E.B. Mitchell(2) was rated as the owner of both the vacant land and the completed building. Presumably Habersberger was acting for Mrs. Mitchell. Construction took place during the first half of 1936 (1).

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

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

BIBLIOGRAPHY

1.City of St. Kilda building permit records, no. 9132 granted 5/12/1935.

2.City of St. Kilda Rate Books,

1935/36 land Mrs. E.B. Mitchell 149' 6" x 166' 8" £100,

1936/37 no. 10718-10723 Mrs. E.B. Mitchell (Owner) 6 flats 4 rms. b. £80-90. (allotment subdivided by then).

Identifier Houses

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) 411

Address 2, 4 & 6 Browning Street
ELWOOD

Category Residential:row

Constructed 1912-13

Designer unknown

Amendment [C 54](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

The three houses at 2-6 Browning Street are single-storey double-fronted late Edwardian hip-roofed villas, of concrete construction with a roughcast finish. They were erected in 1912 (Nos 2 and 4) and 1913 (No 6) for Verney Wilson, building contractor, who subsequently rented them to a succession of tenants.

How is it Significant?

The houses are of scientific (technological) and aesthetic significance to the City of Port Phillip

Why is it Significant?

Technologically, the houses are significant as notably early examples of reinforced concrete houses in Victoria. Such houses, which first appeared in Australia (initially Adelaide, Sydney and Melbourne) from c.1907, were initially experimental and remained anomalous until at least the late 1910s. While there are a perhaps surprising number of early concrete houses in the City of Port Phillip, most of these are of slightly later date (c.1915-16). Aesthetically, the houses are significant for their unusual form and detailing, simultaneously displaying both cohesion (in terms of common scale, fenestration and finishes) and variety (in terms of individual façade composition and verandah detailing). As such, the houses represent a contrast to the contemporaneous red brick houses that proliferate in the area. Collectively, this row of three unusual villas forms a highly distinctive element in the streetscape.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The houses at 2-6 Browning Street comprise three single-storey double-fronted late Edwardian hip-roofed villas, of concrete construction with a roughcast finish. Their asymmetrical frontages each have a gabled bay to the right, with a verandah beside. The houses are similar, but not quite identical, in composition and detailing. Common elements include roughcast chimneys with moulded coping, timber fretwork verandah friezes, and rectangular bay windows with tripartite timber-framed casement sashes and highlights. Otherwise, there are subtle differences. No 2 has a mock half-timbered gable end with plain timber bargeboards, while No 4 has a plain gable end with scalloped bargeboards. No 2 also retains ripple iron awnings to bay window, and green glass highlight windows. This house, attached to No 4 by a common party wall, has a narrow skillion-roofed porch with a squat fluted pier and rendered dwarf wall. The front door, to the north end of the verandah, opens off an enclosed space with a half-round window. The two other houses have return verandahs, with the front door set into a splayed corner.

History

The City of St Kilda ratebook for 1911-12 (dated 27 November 1911) records that John King owned vacant land with a 90' frontage to Browning Street, valued at £9. A scrawled amendment to this entry further notes that King's land was subsequently acquired by Verney A Wilson of 189 Fitzroy Street, identified in electoral rolls as a contractor. The 1912-13 ratebook (dated 29 November 1912) records that Wilson owned a 30' wide vacant lot (NAV £4), a vacant six-roomed concrete house "in course of erection" (NAV £20) and a completed five-roomed concrete house (NAV £32) occupied by Harry Beyer. A year later, Wilson was listed as the owner of three concrete houses, designated as 2, 4 and 6 Browning Street and occupied, respectively, by Catherine Bromley (domestic duties), Harry Beyer (builder) and Leslie Jordan (artist).

The Sands & McDougall Directory records that all three houses had new occupants by 1918: Albert Peach (No 2), Albert Bryant (No 4) and William Dyer (No 6). The house at No 2 remained occupied by Peach until the late 1920s, and thence by a succession of short-term tenants. No 6 had a similar series of short-term tenants until the 1930s, when it became home to Ernest Lewis, who was still there in the mid-1960s. The most persistent residents, however, were the Bryant family at No 4; Albert Bryant, a clerk, lived there from 1918 until his death in 1940, and it was subsequently occupied by his widow, Mrs S C Bryant, until at least the mid-1960s.

Thematic Context

Reinforced concrete houses began to appear in Australia from c.1907. 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.

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. Later examples include those houses at 200 Alma Road, East St Kilda; 52 Clark Street, Port Melbourne, and 21 Mozart Street, St Kilda. All three were erected in 1915, in the form of otherwise conventional double-fronted asymmetrical late Edwardian villas, their concrete walls enlivened with a roughcast finish. The examples in Browning Street are comparable in style, but are distinguished by their slightly earlier date and by the fact that there are three of them, forming a cohesive row.

Recommendations

Recommended inclusions:

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

References

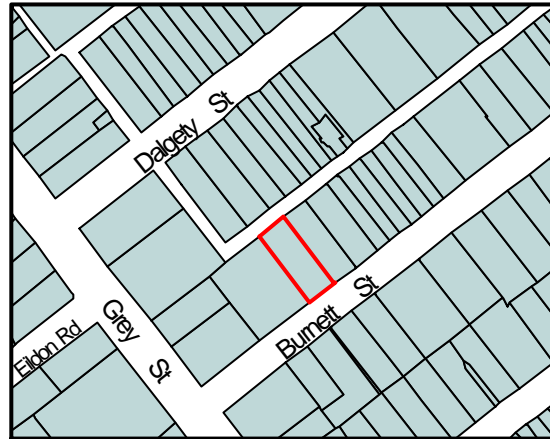
City of St Kilda Rate Book. South Ward. 1911-12, 1912-13, 1913-14.

Sands & McDougall Directory. 1913 onwards.

Miles Lewis. Australian Building: A Cultural Investigation. On-line publication, 2000.

Identifier Residences

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO68

Address 6-8 Burnett St
ST. KILDA

Category Residential:row

Constructed 1866

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

These early residences feature an unusually plain colonnaded balcony, and form an elegant early pair of buildings in St Kilda. The fence is elaborate and forms a significant adjunct to the buildings.

Primary Source

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

Other Studies

Description

The two ten-roomed residences which form the terrace at 6-8 Burnett Street, were erected in 1866 for the merchant Denis Eisenstaedtler. The large, two storey terraces are plain and feature heavy, colonnaded verandahs and balconies. Doric columns at ground level support an entablature and the balcony balustrading and Ionic columns at the first floor level support the verandah roof above. The hipped, slate roof of the main building is exposed and window openings are set simply into the walls. The solidity of the colonnade is repeated in the stanchions of the cast iron fence which feature large spherical elements. No. 8 Burnett Street was the residence of leading Melbourne architect George Luskip for a long period after the turn of the century.

Intactness

These two adjoining residences are substantially intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

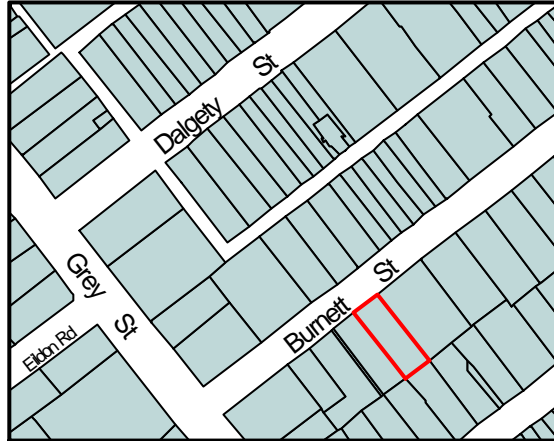
References

Davison, G. (ed), 'Melbourne on Foot', Melbourne, 1980, p 131.

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

Sands and McDougall Directories.

Identifier Residence
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO69

Address 7 Burnett St
ST. KILDA

Category Residential:detached

Constructed 1855

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

This residence is an important St. Kilda building because of its prefabrication and 1850s construction date.

Primary Source

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

Other Studies

Description

It is probable that the timber residence at 7 Burnett Street St. Kilda was erected by 1855 when it is almost certainly the same cottage shown on Kearney's map of 1855. An early example of prefabrication, it was imported from England and erected of timber, and in the rear section patent Moorewood and Rogers iron tiles still exist, although corrugated iron now covers the major section of roof. A central dormer window protrudes from the deep rectangular hip roof, features a timber finial and decorative bargeboard. The present front verandah has a decorative cast iron valance and bracket which was a later addition.

Intactness

Later additions and alterations reduce the integrity of the original portion of the building, but because they are not extensive, do not detract from the original residence. They include the re-roofing of the house and the addition of the cast iron verandah decoration.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

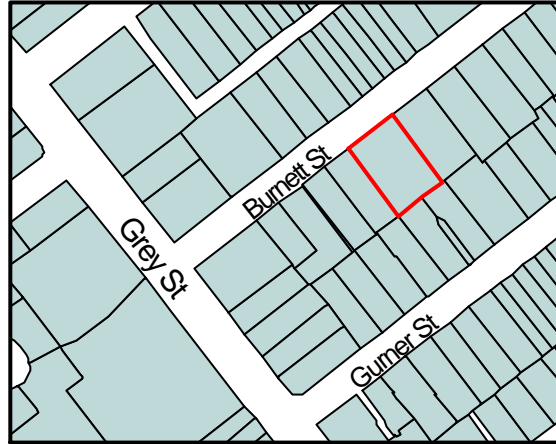
Davison, G (ed) 'Melbourne on Foot', Melbourne, 1980, p. 133

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

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

Identifier "Burnett Lodge"

Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 9-13 Burnett St
ST. KILDA

Category Residential:apartment

Constructed c.1940

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

This substantial three storey apartment complex dating from the early post-war years is of significance as an important local interpretation of the Functionalist Style. Aspects contributing to its significance include the site layout in a series of box-like wings, connected by the bold horizontal bands of the cantilevered access ways. This horizontality is counter balanced by a stair tower giving access to all floors and the rooftop laundry facilities. Such a layout can be loosely compared to planning principles underlying the design of such seminal Functionalist works as the Dessau Bauhaus and local examples such as the Royal Melbourne Hospital. These principles are further reinforced by the regular, rational fenestration patterns. In contrast to most European examples but in characteristic Melbourne style the whole edifice is constructed in cream brick. The complex has been little altered since its completion. The low front fence and letterboxes are contemporary with the main buildings and contributory to the complex as a whole.

Primary Source

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

Other Studies

Description

Style : Functionalist
Three storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

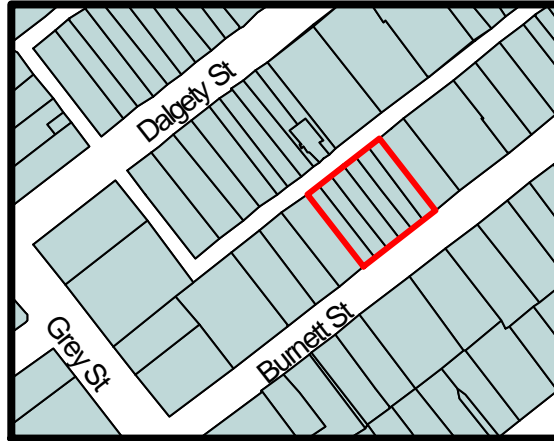
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier "Marion Terrace"

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO343

Address 14-24 Burnett St
ST. KILDA

Category Residential:row

Constructed 1883

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

Marion Terrace is architecturally important in its exuberant display of the ornate Melbourne boom style and in its unusual adoption for this row of terraces. It was erected by well known Melbourne merchant, James Alfred Roberts.

Primary Source

Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Other Studies

Description

This flamboyant terrace of six residences was erected in Burnett Street, St Kilda in 1883 for the merchant James Roberts and such merchants as Emanuel Levy and Solomon de Beer resided there. The high Victorian boom style, as applied to many Melbourne mansions during the 1880's is adopted here in an unusual manner for a row of individual terraces. Two central three storied towers have curved mansard roofs with cast iron cresting and incorporate urns, festoons, niches and arched openings. Two storey Dutch gabled sections also display niches and arched openings, and the terraces in between are recessed behind verandahs.

Intactness

The end section of Marion Terrace has been demolished and many of the balconies of the remaining terraces are filled in. The dominant towers remain substantially intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

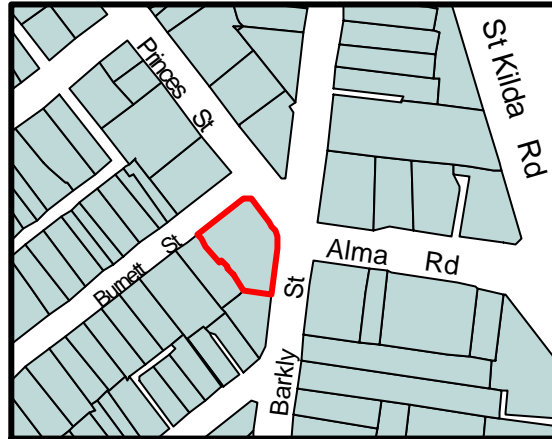
Davison, G. (ed.), 'Melbourne on Foot', p. 133 Melbourne, 1980

Rate books, City of St Kilda, year ending 30th September 1882: no reference; year ending 30th September 1883; 2508-2515, J.A. Roberts (owner), eight 9 room brick dwellings.

Sutherland, 'Victoria and its Metropolis', Vol. 2, 1888, p. 499: "Roberts, James Alfred ... Mr. Roberts has invested largely in Melbourne suburbs ... he still has that magnificent mansion in Brighton, known as Bronte, besides terraces at St Kilda." This is extracted from a lengthy biography.

Identifier "Oberwyl"

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO70

Address 35 Burnett St
ST. KILDA

Category Residential:detached

Constructed c.1856

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

'Oberwyl' is clearly related to earlier regency traditions and although the facade has been substantially altered, the essential architectural qualities are evident in the building. The house is now a rare surviving example of the Conservative Classicism Style apparent in the architecture of the St. Kilda environs in the 1850s and an important illustration of the character of early mansion houses in Victoria.

Primary Source

Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Other Studies

Description

'Oberwyl' at 35 Burnett Street St. Kilda, was erected c.1856 as a residence for merchant John Gomes Silva. The house was later occupied as an influential private school established in the 1870's by Madame Pfund, who also gave the name 'Oberwyl' to the building. The designer of the severely detailed two storey rendered brick classic revival style house, is unknown, although this design style was elsewhere employed in St. Kilda.

Intactness

The facade of 'Oberwyl' has been altered by construction of a continuous colonnaded verandah and an additional two storey wing was added after 1878. Although the interior and exterior have been altered, the original character is readily identifiable and reasonably intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

National Trust of Australia (Victoria) File No. 232.

Corrigan, Peter, 'History of St. Kilda' History Research Essay, Department of Architecture, University of Melbourne.

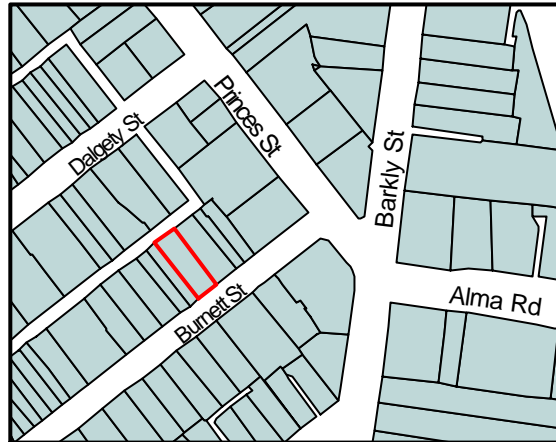
Raggatt, Howard, 'A Study of the Development of St Kilda from Its Beginning Till 1873', History Research Report, Department of Architecture, University of Melbourne.

Vardy, J.E.S., 'Plan of the Borough of St Kilda', Hamel & Ferguson, 1873.

[National Estate citation reprinted with permission of the Australian Heritage Commission]

Identifier "Mereen"

Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 40 Burnett St
ST. KILDA

Category Residential:apartment

Constructed c.1940

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A three-storey complex of apartments in the Functionalist style. This complex is primarily of significance for its skilled composition in this style. A conventional three storey walk-up flat plan form has been transformed by the massing of the building into an series of interlocking box-like forms. These forms are supported by further box like masses including the cantilevered balconies, and the thinness of the volumes are emphasised by the cut away corner windows, voids which contrast with the solids of the balconies. The corner brick banding emphasises the volumes. The building complex has been little altered since its completion and the low street boundary fence is original and contributory to its character.

Primary Source

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992

Other Studies

Description

Style : Functionalist
Three storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

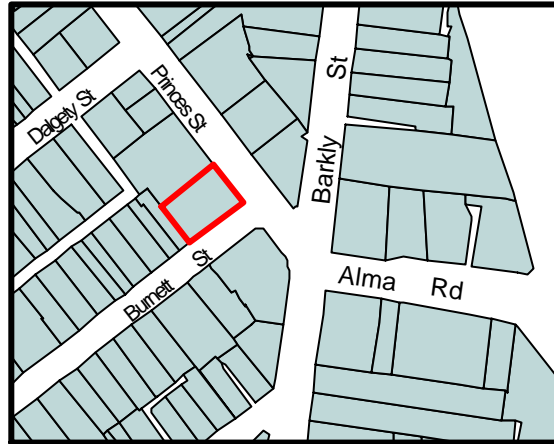
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

T. Sawyer, 'Residential Flats in Melbourne', Melbourne University Faculty of Architecture Research Report
1982

Identifier "Berkeley Court"
Formerly "Fleurs"



Heritage Precinct Overlay None
Heritage Overlay(s) HO71

Address 48 Burnett St
ST. KILDA

Category Residential:detached

Constructed circa 1882

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Berkeley Court', although of unknown architectural origins, is an excellent and comparatively rare example of the late Victorian era Italianate style residence. The building exhibits a number of unusual architectural motifs. The recessed arcade, blind windows, and the window hoods are some of the features of note. The building is historically important as the retirement residence of John Barker, J.P., a prominent lawyer who was, for many years, the clerk to the Legislative Council and the Legislative Assembly. Barker was a recognised authority on parliamentary law usage in Victoria in the nineteenth century.

Primary Source

Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Other Studies

Description

'Berkeley Court', 48 Burnett Street, St Kilda, was erected circa 1882 for lawyer John Barker at the time of his retirement as clerk of the Parliament of Victoria. The two storey house features a recessed arcade at ground floor level. The first floor windows have pedimented hoods and there is a balustraded parapet above. The house is asymmetrically arranged, with a side entrance in Burnett Street. The iron palisade fence and the blind windows are other features.

Intactness

'Berkeley Court', a building of excellent detail and craftsmanship, is externally intact and in use as a private residence.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

City of St Kilda Rate Records

Finn, Edmond ('Garryowen'), 'The Chronicles of Early Melbourne (1835-1852)'. Heritage Publications, Melbourne, 1976.

Raggatt, Howard. 'A study of the Development of St Kilda from its Beginning Till 1873' History Research Report, Department of Architecture, University of Melbourne, 1978.

National Trust of Australia (Victoria). File No. 501. "Research into 'Berkeley Court', 48 Burnett Street, St Kilda, March 1977."

[National Estate citation reprinted with permission of the Australian Heritage Commission]

City of Port Phillip Heritage Review

Place name: Newhaven Flats
Other names: -

Citation No:
447



Address: 3 Byrne Avenue, Elwood

Category: Residential: Flats

Style: Interwar: Arts & Crafts

Constructed: c.1925

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Heritage Precinct: Elwood: Glen Huntly Road & Ormond Road

Heritage Overlay: HO8

Graded as: Significant

Victorian Heritage Register: No

Significance

An imposing and almost entirely intact block of flats highlighted by extremely unusual use of a skin of copper cladding to the flared canopies of its two front window bays. It is the best of an important series of similarly scaled flats that stretch down the eastern side of the street. The intact front fence, brickwork and detailing contribute to its significance.

Thematic context

Victoria's framework of historical themes

6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression & recovery: the interwar years

History

No information.

References

No information.

Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

Primary heritage study

Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Other heritage studies

Ward, Andrew, *Port Phillip Heritage Review*, Version 1, 1998

Other images

-

Identifier House
Formerly Les Erdi House



Heritage Precinct Overlay None
Heritage Overlay(s) 412

Address 32 Byron Street
ELWOOD

Category Residential:detached

Constructed 1962

Designer Kurt Popper

Amendment [C 54](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

The house at 32 Byron Street is a single-storey double-fronted brick villa in the typical modern style of the early 1960s. It was designed in 1962 by émigré Austrian architect Kurt Popper for hotel developer Les Erdi, who lived there for 25 years.

How is it Significant?

It is of architectural and aesthetic significance, and historic interest, to the City of Port Phillip

Why is it Significant?

Architecturally, the house is significant as a rare example in Elwood of the small-scale domestic work of Kurt Popper, a noted Austrian post-war émigré architect. Although he designed numerous houses in Brighton, St Kilda, Elsternwick and elsewhere, Popper's work in Elwood was more frequently manifest as high-rise apartment blocks (of which he was a pioneer in Melbourne) or religious buildings. More broadly, the house also rare as is one of a relatively small number of detached post-war houses in Elwood designed in an evocative contemporary style.

Aesthetically, the house is a fine and intact example of contemporary residential architecture of the early 1960s, characterised by stark volumetric form and flat roofs, enlivened in this instance by a Castlemaine slate feature wall and ornate metal grilles and handrails.

Historically, the house is of some interest as the home of Les Erdi, Hungarian émigré and prominent Melbourne hotelier in the 1960s and '70s. It also demonstrates an early connection between developer Erdi and architect Popper, who subsequently worked together on such projects as the Château Commodore Hotel in Lonsdale Street (1969-70)

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The house at 32 Byron Street is a single-storey double-fronted brick villa, each half having a discrete skillion roof with narrow timber-panelled eaves. The wider left half, which projects forward, has a continuous bay of six timber-framed windows, while the right half has a similar bay of three. A Castlemaine slate feature wall on the side of the projecting wing extends into a recessed entry porch, screen by a mild steel grille. The highly polished black front door has a central doorknob of spun aluminium, and glazed sidelights. The porch opens onto a crazy-paved concrete terrace, with matching slate cladding and mild steel handrail. A flight of steps lead down from the terrace to the street boundary, which is marked by a low brick wall. The terrace includes two distinctive shaped concrete planters on metal tripods, which are sympathetic to the era, if not actually original. The attached flat-roofed garage, with steel roller shutter, is original.

The house is externally intact, although the face brickwork has been painted grey.

History

This site was formerly occupied by a Victorian brick villa, one of several built in this part of Byron Street in the 1880s, which was occupied by the Chapman family for almost fifty years from 1914. In 1962, the site was acquired by Les Erdi, a Jewish émigré from Hungary who became a prominent Melbourne hotel developer. He commissioned local architect Kurt Popper, with whom Erdi would maintain an ongoing professional association, to design a new house for the site. According to the Sands & McDougall Directory, the house was completed by 1965. Erdi remained living there until he moved to Caulfield in the late 1980s.

Kurt Popper (born 1910), also an émigré Jew, trained as an architect in Austria before arriving in Melbourne (via Adelaide) in 1940. After working briefly with the Housing Commission, he began his own practice in 1946, concentrating on residential design and, particularly, multi-storey apartment blocks. A resident of Elsternwick, Popper designed many buildings in his local area: examples in Elwood includes the synagogue in Dickens Street, blocks of flats in Mitford, Tennyson and Dickens Street, and Les Erdi's house in Byron Street. Popper's association with Erdi culminated in a design for the Château Commodore Hotel in Lonsdale Street (1969-70).

Thematic Context

Amongst the many post-war émigrés who settled in Melbourne's southern suburbs in the 1940s and '50s, there were a number of talented architects (including Kurt Popper, Ernest Fooks, Anatol Kagan, and others) who went on to design many buildings in that area. While these architects designed many individual houses in suburbs such as Caulfield, East Brighton and Elsternwick, their work in Elwood was largely limited to multi-storey apartment blocks. Ernest Fooks, for example, designed several blocks of flats in Tennyson Street (No 56 in 1955; No 96 in 1956) but apparently no individual dwellings. Popper's work in Elwood also includes several blocks of flats (eg in Dickens Street, 1959, and Southey Street, c.1960) and some buildings for the local Hebrew congregation in Dickens Street (including synagogue, school and kindergarten buildings between 1956 and 1973). The Les Erdi house in Byron Street is the only currently recorded example of Popper's small-scale domestic work in Elwood. Stylistically, it has elements in common with some of the individual houses that Kurt Popper designed outside Elwood. Particularly pertinent comparison can be made with Popper's own house at 61-63 Gordon Street, Elsternwick (1956), one of several that he designed in this street, just outside the present study area in the adjacent City of Glen Eira.

Recommendations

Recommended inclusions:

Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

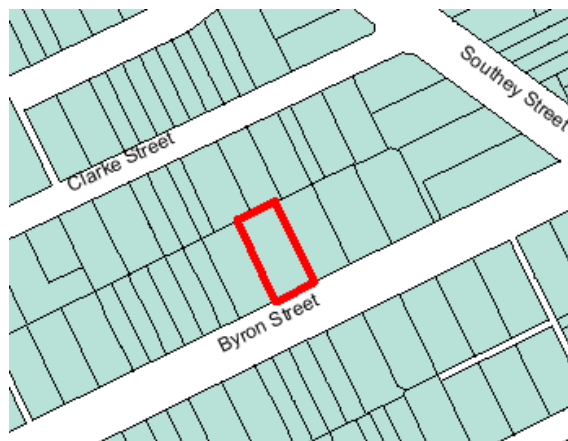
Sands & McDougall Directory. Various.

Harriet Edquist. Kurt Popper. Exhibition catalogue, 2002.

Harriet Edquist. Ernest Fooks: Architect.

Identifier "Ravensmead"

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) 413

Address 38 Byron Street
ELWOOD

Category Residential:detached

Constructed 1885

Designer unknown

Amendment [C 54](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

The house at 38 Byron Street, Elwood, is a single-storeyed double-fronted Victorian block-fronted hip-roofed block-fronted timber villa, erected in 1885 by F J Douglas, a Caulfield builder, as part of a speculative housing estate bounded by John, Mitford, Clarke and Tennyson Streets. The house is set well back on a slightly elevated site, enhanced by a landscaped setting with palm tree and Italian cypresses.

How is it Significant?

The house is of historical, architectural and aesthetic significance to the City of Port Phillip.

Why is it Significant?

Historically, the house at 38 Byron Street provides rare evidence of the dense but somewhat limited phase of residential development that occurred in Elwood during the prosperous Boom period of the 1880s, concentrated in the relatively small area bounded by Mitford Street, Clarke Street/Mason Avenue, Brighton Road and Scott Street. Erected in 1885, this house is notably early in this context, predating, by several years, subsequent Boom-period development in nearby John Street, Moore Street, Rainsford Street and elsewhere.

Architecturally, the house is significant as a representative and notably intact example of a double-fronted asymmetrical timber villa, which is a relatively rare type amongst the surviving late nineteenth-century building stock in this part of Elwood. Aesthetically, the house is significant for its fine and intact decorative detailing, its landscaped context with palm tree and conifers, and its prominent location on an elevated site, all of which contribute to its fine streetscape presence.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The house at 38 Byron Street is a single-storeyed double-fronted Victorian timber villa on a slightly elevated site. It has a hipped roof, clad in slate, with eaves brackets and a pair of painted rendered chimneys with moulded caps. The asymmetrical street frontage is block-fronted (atypically without expression of vertical joints) with conventional weatherboarding to the sides. The elevated front verandah, reached by a short flight of timber steps, has a hipped corrugated galvanised steel roof, supported on stop-chamfered timber posts with moulded capitals and a cast iron lace frieze with matching balustrade. Windows have timber-framed double-hung sashes and moulded architraves; the window to the right side has a pressed metal awning with fringed valance. The setting of the house is enhanced by a large palm tree and a pair of Italian cypress trees flanking the central pathway. The timber picket fence is sympathetic but not original.

History

This site formed part of an unnamed 63-lot subdivision bounded by Mitford, Southey, John and Clarke streets, gazetted in June 1885. The new estate was bisected by that part of Byron Street between Mitford and Southey streets, which first appeared in the 1886 rate book (dated 25 January 1886), listing 10 five-roomed houses owned by F J Douglas, a Caulfield builder. His clearly speculative project comprised five timber houses on the south side of Byron Streets (Lots 32 to 36) and, on the north side, three timber houses (Lots 23 to 25), one brick house (Lot 26) and a brick and timber house (Lot 27), the last listed in the rate book as 'unfinished'. Only six of these villas were tenanted at that time; the house at No 38 (then Lot 24) was one of them, occupied by Mrs Agnes Boake, domestic duties. She was still there at the end of 1887, by which time most of Douglas' houses in Byron Street had been acquired by the AD&M Bank.

Subsequent rate books reveal a succession of short-term tenants, including Walter McNicholl, secretary (1888-89), Norman Prentice, surveyor (1891), Richard Hore (1893-94) and George Mollison (1895). By that time, the property was designated as 32 Byron Street. Longer-term occupants followed in the early twentieth century, including Miss Violet Hancock, music teacher (c.1905-10) and then Frederick Oulton, who lived there from 1911 until his death in 1954 at the age of 95 years. During this time, the address was renumbered to 38. The house was then occupied by Miss Mary Oulton, schoolteacher, until her own death in 1990.

Thematic Context

Of the ten houses built in this part of Byron Street in the 1880s, the five timber villas on the south side have all been demolished, along with one brick villa (No 32) and one timber villa (No 36) on the north side. Of the three villas now remaining, two have been substantially altered: No 34 was remodelled in the inter-war period with new multi-paned windows and shutters, a reclad roof, and a new flat-roofed verandah with roughcast rendered piers, while No 40 was altered in the post-war period, with metal-deck roof, steel-framed windows, slate cladding and new verandah.

More broadly, the house can be considered as a relatively rare example in the area of a Victorian double-fronted timber villa with an asymmetrical façade. Most comparable double-fronted villas in Elwood were of masonry, and the lesser number of timber villas more commonly had symmetrical frontages (eg 24-30 John Street, 1 and 17 Clarke Street, and 12 Hotham Grove). In this regard, the house at 38 Byron Street can only be compared with the row of four asymmetrical block-fronted villas at 20-28 Moore Street, Elwood, which are smaller, generally less intact and certainly later in date. Another pair also survives at 7-9 Hotham Grove, Ripponlea, as the only remnant of half a dozen such villas built on that side of the street.

Recommendations

Recommended inclusions:

Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Lodged Plan No 788, dated 12 June 1885.

Sands & McDougall Melbourne Directory

City of St Kilda Rate Book. South Ward.