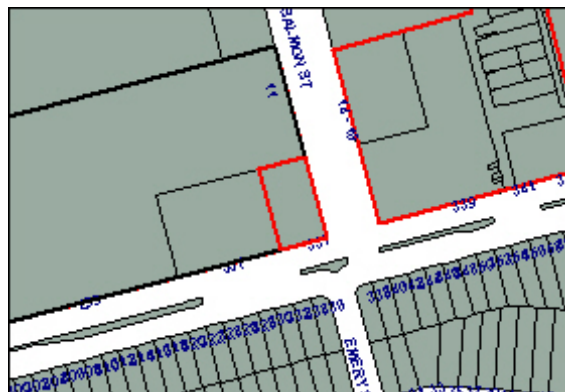


Identifier Petrol filling station and Industrial premises

Formerly Petrol filling station



Heritage Precinct Overlay None

Heritage Overlay(s) HO283

Address Cnr. Salmon St and Williamstown Rd.
PORT MELBOURNE

Category Industrial

Constructed 1938

Designer unknown

Amendment C 32

Comment Map corrected

Significance

The petrol filling station and industrial premises of W. Rodgerson at the NW. corner of Salmon Street and Williamstown Road were built in 1938. They are aesthetically important as a rare surviving building of their type in the Streamlined Moderne mode (Criteria B and E), being enhanced by their intact state.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A petrol filling station and two storeyed industrial premises at the rear in the Streamlined Moderne manner with curved canopy and centrally situated office beneath with curved and rectangular corner windows symmetrically arranged. At the rear the industrial premises are of framed construction with dark mottled brick cladding enclosing steel framed window panels at ground floor level and plain stuccoed panels above. Condition: Sound. Integrity: High.

History

Crown land was released for sale at Fishermen's Bend in the 1930's. William Rodgerson purchased lot 1 of Section 67C on the north west corner of Williamstown Road and Salmon Street. It comprised one acre.

In 1938, Rodgerson built a service station on the site, which twenty years later he was still operating. From the early 1960's, Rodgerson began a business as a cartage contractor. He worked out of the same premises as W.Rodgerson Pty Ltd.

By 1975, the garage and cartage businesses were operating separately. The garage was then known as the Esso Port Melbourne Service Station. Rodgerson cartage business was located next door. Today, W.

Rodgers Pty. Ltd. continues to occupy these premises.

Thematic Context

4. Building settlements, towns and cities. 4.2 Supplying urban services (transport).

Recommendations

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

References

Sands and McDougall Directories: 1937-40, 1961-62, 1974.
City of Port Melbourne, Department of Lands and Survey 1938.

City of Port Phillip Heritage Review

Place name: B.A.L.M. Paints Factory
Administration Building
(former)

Citation No:
8

Other names: -



Address: 2 Salmon Street, Port Melbourne

Category: Factory

Style: Interwar Modernist

Constructed: 1937

Designer: Unknown

Amendment: C29, C161port Part 2

Comment: Revised citation

Heritage Precinct: None

Heritage Overlay: HO282

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The former B.A.L.M. Paints factory administration building, to the extent of the building as constructed in 1937 at 2 Salmon Street, Port Melbourne, is significant. This is in the European Modernist manner having a plain stuccoed and brick façade with fluted Art Deco parapet treatment and projecting hood to the windows emphasising the horizontality of the composition. There is a tower towards the west end with a flag pole mounted on a tiered base in the Streamlined Moderne mode and porthole motif constituting the key stylistic elements. The brickwork between the windows is extended vertically through the cement window hood in ornamental terminations.

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

How is it significant?

The former B.A.L.M. Paints factory administration building at 2 Salmon Street, Port Melbourne is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically important (Criterion A) as evidence of the importance of the locality as part of Melbourne's inner industrial hub during the inter-war period, also recalling the presence of other paint manufacturers at Port Melbourne including Glazebrooks, also in Williamstown Road.

It is aesthetically important (Criterion E) as administrative headquarters in the European Modernist manner, comparing with Holeproof (Box Hill) and Pilkington-ACI (Braybrook). (Criteria D & E)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.2 Developing a manufacturing capacity

Port Phillip thematic environmental history

4. Industry: 4.5 Growth and prosperity

History

In 1937 the British Australian Lead Manufacturers Pty. Ltd. (B.A.L.M.) and the associated Australasian United Paint Company Ltd. (United) erected new premises at this site (SM). The Commonwealth Litharge and Red Lead Pty. Ltd., red lead manufacturers were also located here. The companies manufactured and/or distributed paints and varnishes, "Dulux" finishes, "Duco" lacquers and specialised paint products.

In 1955 BALM Paints commenced a major construction programme, which included constructing five completely new sites in four Australian states and New Zealand, as well as re-organisation and enlarging of all existing plants and provision of additional staff amenities. In Melbourne, a new factory was constructed in McNaughton's Road, Clayton, which was opened late in 1957. Meanwhile, at this site in Williamstown Road major additions were made including a £50,000 brick amenities block, a two-storey administration block, seven 'Arcon' 80ft x 30 ft buildings and linking of the two present factories into one. The new factory and additions enabled the company to supply the Victorian market without drawing on the company's factories in Sydney and Adelaide (*The Beverley Times*, 14 July 1955, p.6).

B.A.L.M. retained a presence at Salmon Street until the 1960s (SM). However, by 1973 (SM) the buildings were occupied by the division of mineral chemistry of the C.S.I.R.O, which remained there until the 1990s.

The building was designed by W.J. Grassick, architect and engineer, who was responsible for a number of factories in Melbourne's industrial suburbs (Grow 2008:20)

References

Grow, Robin, *Port Melbourne Walk*, Art Deco Society, 2008:20

Sands & McDougall Directory (SM)

Description

Since it was originally assessed in 1998 the manufacturing buildings of the 1937 factory complex have been demolished and replaced. The front sections of the administrative building, however, have been retained and restored and the addition has been set back from the facades of the building and has a neutral appearance.

The surviving 1937 administrative section is in the European Modernist manner having a plain stuccoed and brick façade with fluted Art Deco parapet treatment and projecting hood to the windows emphasising the

horizontality of the composition. There is a tower towards the west end with a flagpole mounted on a tiered base in the Streamlined Moderne mode and porthole motif constituting the key stylistic elements. The brickwork between the windows is extended vertically through the cement window hood in ornamental terminations.

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.

The significance of the building relates primarily to the distinctive Modernist form and detailing of the administrative offices, which have been retained. The additions have not adversely affected the significance of the place, as the form and detailing of the original building is still legible.

Recommendations

Retain in the heritage overlay. Change address in HO schedule to '2 Salmon Street, Port Melbourne'

Primary source

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

Other studies

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

Other images





City of Port Phillip Heritage Review

Place Name: Former Commonwealth WWII Facility and Rootes Factory
Other names: Chrysler Australia, Experimental Tank Depot, Department of Aircraft Production Maintenance Division

Citation No:
2366



Address: 19 Salmon Street, Port Melbourne

Category: Industrial

Style: Interwar Moderne

Constructed: 1941, 1943

Designer: Commonwealth Department of Works

Amendment: C143

Comment: Amendment C143

Heritage Precinct Overlay: None

Heritage Overlay(s): HO472

Graded as: Significant

Victorian Heritage Register: No

Significance

What is Significant?

The former Rootes Ltd factory is a large complex of steel and timber framed, and fibre cement and corrugated iron clad factory buildings located on Plummer, Tarver, Smith and Salmon Streets in Fishermans Bend. The first stage of the complex was constructed initially in the 1941 for the Department of Munitions as an armoured vehicle factory for the war effort, and was then occupied by the Department of Aircraft Production Maintenance Division from 1943 to 1946. In 1946 British car manufacturer Rootes Ltd leased the complex and began manufacturing cars (Hillman, Humber, Singer, Sunbeam, Talbot, Karrier, Commer). The complex was substantially enlarged in the mid-1950s, and later used for the manufacture of Chrysler vehicles.

The significant features are the two storey administration and amenities wing with Art Deco elements and large single level sawtooth roof production line buildings. The interior of the former administration and amenities wing including all of the original fabric and finishes and the room layout including, on the ground floor, the large square entrance hall, lobby and stairwell and the former typists room, and on the first floor, the former library, board room and telephone equipment room opening off the central corridor.

How is it Significant?

The former Rootes Ltd factory complex is of historical and aesthetic significance at the local level.

Why is it Significant?

It is significant for its association with the top secret Commonwealth Department of Munitions manufacturing programme during the Second World War as the experimental tank depot from 1941 and then the Department of Aircraft Production Maintenance Division from 1943 to 1946. The complex demonstrates the role of wartime manufacturing and the aviation industry which were important in Fishermans Bend in the mid-20th century. (Criterion A)

It is of historical significance as the site of Australian tank design during World War Two, and as one of three major automotive factories established in Port Melbourne and Fishermans Bend in the mid twentieth century in response to growing demand for private motor vehicles and government policy to restrict imports in favour of locally produced manufacture. The complex is notable as the first place in Australia where British-designed vehicles were manufactured, as a direct consequence of government sponsorship and the self-sufficient and protective economic policies of the post-war period. (Criterion A)

It is also significant for the scale and form of the buildings, reflecting both the post war austerity in their design, and the vast spaces needed for vehicle manufacture on production line systems. (Criterion D)

Together with the port, the motor industry sustained the area's working class population residing to the south of the Williamstown Road at Garden City, Port Melbourne, Montague and further afield. (Criterion A)

The office and administration building at the north corner of Salmon and Tarver streets is of aesthetic and architectural significance for the Moderne elements (sometimes referred to as Art Deco) notably the bays of vertical strip windows with fin-like piers, banded corners, flagstaff and integrated clock face. This significance is enhanced by the high degree of intactness, which includes original interior fabric and finishes and room layout. (Criterion E)

Thematic Context

Victoria's framework of historical themes

- 7. Governing Victorians: 7.4 Defending Victoria and Australia
- 5. Building Victoria's industries and workforce: 5.2 Developing a manufacturing capacity

Port Phillip thematic environmental history

- 5.4 Industry: 5.4.2 South Melbourne, 5.4.5 Growth and prosperity

History

Experimental Tank Works

Early in World War Two, the Australian government commenced a program to establish an armoured division and provide locally made tanks. British artillery officer, Colonel W D Watson, advised the Defence Department from December 1940 and by February 1941, the Australian Cruiser Mark I, tank was designed to a mock-up stage. An experimental tank depot was constructed around July 1941 on a 9½ acre site at Fishermen's Bend. (Reeves, 2015) However, production was very slow and only a few tanks were built before the local tank manufacturing programme was ultimately stopped in July 1943 in favour of imported tanks from America.

The Department of Aircraft Production (DAP) then took over the factory for expansion of the existing aircraft production in the area at the Commonwealth Aircraft Corporation (CAC) works on Lorimer

Street, which commenced in 1937, and the Beaufort bomber factory was built on Lorimer Street in 1940. The Salmon St factory became DAP Maintenance Division and then the Maintenance & Disposals Division in August 1945. At the end of the war it was re-named the DAP Supply & Disposals Branch (and, later still, the Disposals Branch), from where surplus materials were sold off. (Reeves, 2015)

Car Manufacture in Australia

The Rootes car factory had its origins in an incipient local auto industry which developed in the 1920s when a company called Eclipse Motors was established as an importer and distribution company. In the 1930s, it erected a plant at the southern end of Salmon Street, Fishermans Bend, with the assistance of Standard-Triumph and the Victorian Government.

In 1937, the State government and American motor manufacturers were negotiating regarding the establishment of a major automobile factory in Port Melbourne. Three of the four US majors, including both Ford and Chrysler, were considering this option (Courier Mail, 1937) although Chrysler emphatically denied rumors that it was negotiating to start Australian Manufacture. (SMH, 1937)

In 1941, the Australian Prime Minister Robert Menzies, travelled to Britain to consider collaborative wartime vehicle production. He spent a considerable time with Billy Roote, head of the Rootes Manufacturing Group. (RMG) In January 1946, the Minister for Post War Reconstruction Mr. John Dedman (who succeeded Ben Chifley) announced the establishment of two new industries, one the Bruck silk mills in Wangaratta, and the other the manufacture of cars by the Rootes Ltd in the Fisherman's Bend factory that had previously been used for armored fighting Vehicle production during the war. (Advocate, 1946)

Richard Watney was appointed general manager and initially the factory assembled Hillman Minx vehicles from 1946. This was the first instance of a British motor manufacturer establishing a production line in Australia.

Further expansion of the works was underway within a few years and by 1955, production capacity had increased to 3800 vehicles per year and the work force had grown to 1500.

In December 1965, Rootes Australia Ltd. merged with Chrysler Australia and assembly was gradually moved from Port Melbourne to the latter's existing facilities in Adelaide, South Australia. In 1955 Chrysler had erected the Tonsley Park factory in South Australia, which eventually covered 170 acres. This was subsequently taken over by Mitsubishi and became their main manufacturing works in Australia (Western Herald, 1955) until they ceased building cars in Australia in 2000. Chrysler Australia ceased production of Hillmans in 1973.



Figure 1 – Rootes factory in 1950s looking west, showing recent extensions with light roofs (Source: The Supreme Sunbeam)

Primary References

Land Victoria, Certificate of titles

Sands & McDougal Melbourne and Suburban Directories, 1920 – 1974.

Rootes Archive Centre Trust Photograph Albums Bob Allan Rootes Archive Centre Trust. April 9, 2012

<http://tardis.dl.ac.uk/ARCC/Albums/albums.pdf>

Newspaper articles

"TO MAKE CARS AT FISHERMEN'S BEND." Advocate, 28 January 1946: 5. Web. 1 Jun 2015,

<http://nla.gov.au/nla.news-article68960080>

"£1,000,000 FOR MOTOR WORKS?" The Courier-Mail 22 January 1937: 15. Web. 15 April 2015,

<http://nla.gov.au/nla.news-article36871723>

"MOTOR FACTORY PROJECT." The Sydney Morning Herald, 23 Jan 1937: 17. Web. 1 Jun 2015,

<http://nla.gov.au/nla.news-article17302839>

"BIG EXPANSION." Western Herald 24 Jun 1955: 12. Web. 15 Apr 2015, <http://nla.gov.au/nla.news-article103936595>

Secondary References

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

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

HLCD Pty Ltd, 'Former Rootes Factory, 19 Salmon Street, Port Melbourne Conservation Management Plan'. February 2016

'Port Melbourne Walk', booklet produced by the Art Deco & Modernism Society PMHS Blog, Friday, January 10, 2014

Milner, P., Melbourne University technical publication – Southbank industrial seedbed.

Rootes Manufacturing Group - Wartime Vehicle Productions etc. Photograph Album No 1, Series number A5954 634/1, <http://tardis.dl.ac.uk/ARCC/catalogue.html>

Reeves, Simon (2015), 'Rootes Ltd Factory [former] 19-25 Salmon Street, Port Melbourne' for Art Deco & Modernism Society, Inc. And National Trust of Australia (Victoria) 20 July 2015

Stubbs, Peter C., *The Australian motor industry: a study in protection and growth*, Cheshire for the Institute of Applied Economic and Social Research, University of Melbourne. 1972).

The Supreme Sunbeam – Fishermans Bend http://www.sunbeam.org.au/?page_id=1119

Vines, G. & Churchward, M., *Northern Suburbs Factory Study*, 1992.

Description

Large factory complex of single level sawtooth roofed assembly buildings and two storey administrative block on Salmon Street. Separate sawtooth roof buildings for the engine plant and vehicle assembly are on the west side of Smith Street north of Tarver Street, which becomes an internal factory road on the

eastern part of the site. The buildings have south-facing welded and bolted steel truss framed and sawtooth-roofed with timber purlins and wall joists, timber steel and some reinforced concrete posts, clad primarily in corrugated asbestos cement sheets. Brick lower walls for impact resistance, support hopper-sash steel-framed windows in continuous bands around most external walls. The interior space is mostly uncluttered by partitions and has reinforced concrete floors throughout.

The two storey office and amenities wing on Salmon Street has a hipped roof of corrugated asbestos sheet and a feature main entrance tower of rendered brick on the south end. This has elaborate brickwork around the main entrance doors and plinth along the lower walls, and vertical window strips above a projecting concrete porch, surmounted by a stylised clock, as well as rusticated quoins to the main bays. Around the corner, the vertical window strips are repeated to double storey height with a finned flagpole above. Matching geometric pattern iron gates on tall brick posts once complemented the building, but have been removed in recent years. Lettering from the former company name 'ROOTES AUSTRALIA LTD' can just be discerned, painted on the roof.

Internally, much of the interior and layout of the former office and amenities wing appears to remain intact. Original fabric and finishes includes architraves, skirtings and door joinery in varnished timber, inlaid parquet floors in a bordered basket weave pattern, plaster walls incorporating moulded panels, cornices and Art Deco style fluted piers, built in furniture such as cupboards in the former board room, and original staircases with either metal railings or solid balustrade with moulded timber handrail and cylindrical newels. Some examples of original light switches, light fittings and door hardware also remain. The ground floor contains a large square entrance hall, lobby and stairwell and the former typists room. These rooms largely remain in their original format. On the first floor, the former library, board room and telephone equipment room open off the central corridor. These three original rooms have been subdivided by partition walls, which could be removed to reveal the original spaces. The library also retains an original skylight.¹

Condition and integrity

Apart from minor internal alterations such as installation of partition walls, replacement of some glazing on the eastern elevation of the main office, replacement of some cladding, overpainting of some windows and the addition of window shades on the north elevations, the buildings are highly intact and in sound condition.



Figure 2 - Rootes main office buildings on Salmon Street

¹ Information about the interior is drawn from *Former Rootes Factory, 19 Salmon Street, Port Melbourne Conservation Management Plan* (2016) and *Rootes Ltd Factory (former), 19-25 Salmon Street, Port Melbourne Heritage Assessment* (2015)

Comparative Analysis

Australian Motor Industries (AMI) was established in 1954 as the successor to the Standard Motor Company, a Melbourne based vehicle assembler for "Rambler" cars and the British "Triumph". This took over the former Felton Grimwade building in Ingles Street around this time and was still there in 1973. It also carried out some finishing operations on "Mercedes Benz" cars and was the first to make a connection with a Japanese manufacturer with a view to assembling Japanese vehicles. The Japanese partner was Toyota, which was ultimately to absorb AMI and continues to occupy the Ingles Street offices and manufacturing plant.

The GMH Fishermans Bend Plant and Ford Geelong, present the car factory as US import, Ford almost certainly being an off-the-shelf design by Albert Kahn. The scale of fibre cement sheeted Art Deco has probably not been matched in any surviving factory building. James Hardy in Brooklyn had a comparable plant including a showroom featuring the whole range of shapes and forms of their product in its design, but has been entirely demolished.

Assessment

This place has been assessed in accordance with the processes and guidelines outlined in the Australia ICOMOS *Charter for Places of Cultural Heritage Significance* ('The Burra Charter') 2013, using the HERCON criteria. The relevant criteria are set out below:

Criterion A: Importance to the course, or pattern, of our cultural or natural history.

Criterion E: Importance in exhibiting particular aesthetic characteristics.

Recommendations

Biosis Pty Ltd, *Fishermans Bend additional heritage place assessments, 2015* recommendations:

- Nominate to Port Phillip Planning Scheme with a site specific heritage overlay.
- Retain the elements which relate to the original Defence Department factory and Rootes car factory dating up to 1946:
 - the two storey Salmon Street office block with main entrance tower.
 - the north and south elevations of the original sawtooth factory section extending for 50m to the east of this block.
- Incorporation of structural elements such as roof trusses and framing, as design and landscape features in future development is encouraged.
- Design future development of the site so that it is informed by the character of the existing buildings including use of sympathetic materials, scale, roof forms and fenestration, and maintain the verticality and reference to former rooflines.
- Maintain existing setbacks from retained parts of the building.
- Prepare an archival photographic and structural drawing record to be prepared and lodged with Port Phillip Council and the State Library Victoria prior to demolition of any buildings or elements.

Primary heritage study

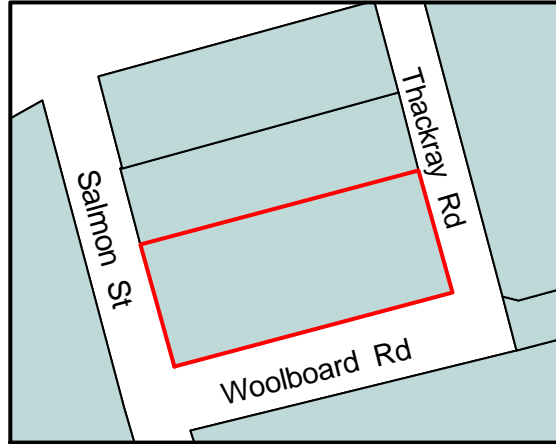
Biosis Pty Ltd, *Fishermans Bend additional heritage place assessments, 2015*

Other heritage studies

Biosis Pty Ltd, *Fishermans Bend Heritage Study*, 2013

Reeves, Simon, 'Rootes Ltd Factory [former] 19-25 Salmon Street, Port Melbourne' – Heritage Assessment, 23 July 2015

Identifier Gunnersens Pty Ltd
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO246

Address 112 Salmon St
PORT MELBOURNE

Category Industrial

Constructed 1995-96

Designer Pels, Innes, Neilson and Kosloff Pty.
Ltd.

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Gunnersens Companies complex was built to the design of architects Pels, Innes, Neilson and Kosloff Pty. Ltd. in Salmon Street, Port Melbourne in 1995 - 96. It is historically and aesthetically important. It is historically important (Criterion A) for its capacity to demonstrate the resurgence of Port Melbourne as a preferred industrial location for major manufacturing companies in recent times and in contrast with the movement of industry away from Melbourne's inner suburbs. It is aesthetically important (Criterion E) to the extent that its contemporary architectural treatment contrasts with the traditional industrial streetscapes north of Williamstown Road. In these respects the Gunnersens Companies' complex is highly symbolic of Port Melbourne's continuing role as a centre of industry of metropolitan importance.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An imposing administrative office building with associated industrial buildings occupying an open landscaped site and distinguished by the curvilinear treatment of the masses making up the offices, the lower foyer having a continuous glazed and curved façade surrounded by light green "Hardiflex" cladding with an open planned interior. A higher but similar element is set back from the foyer and clad in dark green "Hardiflex". It is also curved, the west end being terminated by a curved stair well. The success of the design hinges on the juxtaposition of gently curved masses expressed by solid and transparent elements.

Condition: Sound.

Integrity: High

History

An 1860's geological survey of Victoria shows the settlement of Sandridge contained between the Melbourne - Hobsons Bay railway line and the lagoon with Fisherman's Bend to the west and uninhabited sand dunes. Development in this area was slow. Jack Porritt in "They Can Carry Me Out" described it as "a vast wilderness in the 20's and 30's". Porritt went on to say that there were however "many things of interest long since gone", including the rifle butts and the home of the ranger. An 1894 MMBW plan of the area shows the former rifle range and ranger's house positioned on the north east corner of Salmon Street and Wool Board Road, the present day site of the Gunnersens Pty Ltd offices, built in 1995-96. Whilst Gunnersen Nosworthy Pty. Ltd. had its offices in Yarra Bank Road, South Melbourne, in 1940, the firm later known as Marbut Gunnersen Pty. Ltd. had moved to Brunswick by 1970 with an established reputation in the development of timber wall linings, mouldings and associated products. The present complex was designed by the architectural firm Pels, Innes, Neilson and Kosloff Pty Ltd which acted also as project consultants. The engineers were Meinhardt and the building surveyor was Willsmere Consulting. At the time that it was completed the building was valued at \$2,000,000.

Thematic Context

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

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

Building Surveyor's Records, City of Port Phillip, Building Permit No.9538.

Geological Survey of Victoria, Department of Public Lands, 186?. SLV 820 CAQ.

MMBW plan no.16, dated 17.7.1894.

Pat Grainger (ed.), "They Can Carry Me Out", Memories of Port Melbourne", Vintage Port Worth Preserving Project, Port Melbourne, 1991, pp.39-40.

Identifier House

Formerly unknown



Heritage Precinct Overlay None

Heritage Overlay(s) HO259

Address 20 Scott St
ELWOOD

Category Residential:detached

Constructed 1892

Designer

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

The house at no. 20 Scott street, Elwood, was commenced in 1892 as a speculative venture by the Brighton developer, William Cowper. It is of historic interest as one of the more intact and ostentatious surviving late Victorian villas (Criteria B and E) erected in Scott, Rainsford and Moore Streets during the Boom period and representing this earliest phase in the closer subdivision of the locality (Criterion A).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A single storeyed stuccoed late Victorian villa with hipped slate roof and bracketed eaves. The façade is symmetrically arranged about faceted window bays located either side of the central entry, protected by a timber posted verandah and following the shapes of the window bays. The verandah has decorative cast iron lace with a tiled floor. Condition: Sound. Integrity: High.

History

At Crown land sales portion 120B, comprising about 2.5 acres, was purchased by F. Murphy. The land had a frontage of 625 feet to Scott Street, north side between Tennyson Street and Brighton Road.

By 1891, William Cowper of Asling Street, Brighton, owned six allotments of this land which he was in the process of developing. He had completed one house, had one house unfinished and the foundations of two houses laid, one of which was no.20.

Cowper, as with many other builders at the time, possibly ran into financial difficulties as four of his houses, including no.20, were taken over by the Queen Building Society in 1892. The houses were unfinished at the

time.

Arthur Edgar, an accountant, purchased no.20 in 1892, however it had passed to Robert Speed, a surveyor, within the year. The house was described as brick, seven rooms, NAV 50 pounds. Owner/occupancy was in the name of Mrs. Speed by 1894 and had passed to Alfred Speed, an architect, by the turn of the century.

By 1911, Alexander Wilson, a gentleman, had bought the property for his residence and in 1920 it was in the hands of Mrs. Bruce. Lionel Bruce, a clerk, was listed as occupant. From the time it was built, the description of the house remained "brick, seven rooms". MMBW plans suggest however that there was a brick extension to the rear of the house some time later.

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

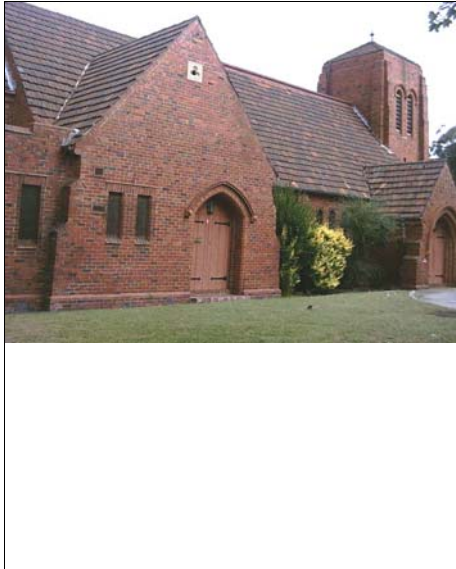
St. Kilda Rate Books: 1890-96, 1900-01, 1910-11, 1920-21,
VPRS 2335 and 8816/P1, PROV.

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

MMBW litho plan no.48, undated.

J.E.S.Vardy, "Plan of the Borough of St. Kilda", c.1873, South/14.

Identifier Scots Church
Formerly



Heritage Precinct Overlay None
Heritage Overlay(s) 431

Address 31A Scott Street
ELWOOD

Category Church

Constructed 1938-40

Designer Scarborough, Robertson & Love

Amendment C 70

Comment Mapping correction

Significance (Mapped as a Significant heritage property.)

What is Significant?

The former Presbyterian Church at 31 Scott Street, Elwood, is a red brick church in the Perpendicular Gothic style, evident in its implied verticality, narrow windows, four-centred arches and square tower. Designed by prolific Presbyterian architect J F D Scarborough, it was erected in 1938 to replace an earlier timber church (which still stands at 31B Scott Street).

How is it significant?

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

Why is it significant?

Historically, the church is significant for its associations with the burgeoning residential development in Elwood during the inter-war period. Although located within a part of Elwood that briefly flourished in the 1880s, it was not until early twentieth century that the area began to fill out., prompting the erection of the original timber church in 1910 and, as the area developed further, its subsequent replacement by the present brick building in 1938.

Aesthetically, the church is significant as a fine and intact example of an inter-war church in the Perpendicular Gothic style. Although a stark, stripped version of this style was often used by architects such as Louis Williams, this more academic manifestation was relatively uncommon in Melbourne at that time. With its distinctive squat tower, implied verticality and minimal detailing, the church remains a prominent element on its large corner site.

Architecturally, the church is a fine example of the work of J F D Scarborough, a prolific architect who undertook many commissions for the Presbyterian Church from the late 1920s until the 1960s, and is perhaps best known as the prize-winning designer of the Scotch College Chapel.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The church is a red and clinker brick building on a corner site, comprising a rectangular nave with steep terracotta-tiled roof, squat transepts, a projecting enclosed porch on Tennyson Street, and prominent square tower on Scott Street. The walls, divided into bays by buttresses, have narrow rectangular or false-arched windows with sloping brick sills and amber leaded glazing. The tower, surmounted by a low pyramidal roof, is embellished with Perpendicular Gothic detailing including corner buttresses, narrow round-arched windows (variously round-arched or false-arched) with brick drip moulds and bosses, and loopholes (arrow slits). The transepts and side porches have raked parapets and doorways with pointed arches, drip moulds, bosses and wide timber plank doors with oversized metal strap hinges. The gable end of the small porch is enlivened by a pattern of projecting header bricks.

History

One of the first churches in this part of Elwood was the Methodist congregation, founded in 1910, which erected a new church building in Austin Avenue in 1918. Two decades passed before the Presbyterians erected their own church in nearby Scott Street, for which a foundation stone was laid on 10 December 1938 by the then Lord Mayor of Melbourne, Councillor Arthur W Coles, JP, with the Moderator-General of the Presbyterian Church of Australia, the Right Reverend Dr John Mackenzie, presiding. According to the *Argus*, the new church, to be known as Scots Church, was 'a substantial structure designed on a modern adaptation of mediaeval types'. The new church, under the Reverend H H Donaldson, was opened in May 1940.

The building was designed by Scarborough, Robertson & Love whose principal, J F D Scarborough (1901-74), maintained a long and fruitful association with the Presbyterian church in the inter-war period. His most celebrated commission was a prize-winning design for the Littlejohn Memorial Chapel at Scotch College in Hawthorn (1934), but his office was also responsible for Presbyterian churches at Sandringham (1929), Strathmore (1936), North Essendon (1937), Elwood (1938) and East Kew (1939). His practice dissolved with the onset of the Second World War, but later re-emerged to design further Presbyterian churches in the 1950s and 60s including those at Bentleigh (1958) and Strathmore (1962), as well as the new Presbyterian Ladies College in East Burwood.

Thematic Context

This church can be considered as an example of the Perpendicular Gothic style, ultimately derived from fourteenth century English mediaeval sources and characterised by an emphasis on verticality and starkness. Amongst inter-war churches in Victoria, the style is less common than more ubiquitous Gothic Revival inspired by the Early English and Decorated phases of the idiom. While architects such as Louis Williams designed many stark brick churches with square towers, these represent what might be termed a Stripped Perpendicular style, denuded of extraneous historicist detailing. The more academic use of Perpendicular Gothic, conversely, is represented by a relatively small number of inter-war churches around Melbourne.

Examples include St Aloysius' Roman Catholic Church in Caulfield (Bart Moriarty, 1923), built of face red brick and featuring narrow lancet windows and a very similar tower. The former Presbyterian Church in North Essendon (1936), also designed by J F D Scarborough, is virtually identical to the example in Elwood, albeit realised in pale pink brick rather than red clinker brick. Another former Presbyterian Church, at Glen Iris (1953), is much later in date but otherwise represents a very pertinent comparison, realised in cream brick with a similar (albeit simplified) square tower surmounted by a low pyramid roof.

Recommendations

Recommended inclusions:

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

References

Heritage Alliance. City of Moonee Valley Gap Heritage Study.

'A New Scots Church: Building at Elwood', *Argus*, 3 December 1938, p 4.

Public Building File No 8728, Health Department files, VPRS 7882/P1, Unit 1024. PRO.

Identifier Scott Street Children's Centre

Formerly Elwood Presbyterian Church



Heritage Precinct Overlay None
Heritage Overlay(s) 432

Address 31A Scott Street
ELWOOD

Category Church

Constructed 1912

Designer Alec S. Eggleston

Amendment C 70

Comment [Mapping correction and text update](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

The original Presbyterian Church at 31A Scott Street, Elwood, is a modest gable-roofed timber-framed hall, clad in weatherboard and strapped cement sheeting. It was designed in 1912 by architect Alec Eggleston as the original home of the then newly-formed Elwood Presbyterian congregation, who extended the church in 1922 and replaced it with a new building in 1938.

How is it significant?

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

Why is it significant?

Historically, the church is significant as the earliest church to be built in Elwood. Erected in 1912, it predates the first purpose-built Catholic, Anglican and Jewish places of worship in the suburb. More generally, the building retains associations with the intensive residential boom that occurred in Elwood in the 1910s following the reclamation of the swamp and the expansion of public transport networks.

Aesthetically, the church is significant as a representative example of a modest timber church, displaying little in the way of traditional stylistic pretension but nevertheless visually pleasing for its varied surface treatment (weatherboarding dado and strapped cement sheeting) and multi-paned sash windows. The church is of especial note as the only surviving timber church in the former St Kilda and, possibly, in the City of Port Phillip.

Architecturally, the church is a fine and relatively intact example of the ecclesiastical work of Alec Eggleston, a prolific architect who undertook much work for various Protestant denominations in the early twentieth century. A one-time RVIA president, Eggleston is best known as the founder of a highly successful architectural firm, later Eggleston McDonald, that continues to this day.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The former church is a relatively modest timber-framed structure comprising a large rectilinear hall with a small projecting central porch to the street frontage. Both portions have steep gabled roofs, clad in corrugated galvanised steel with timber bargeboards, while a rear addition has a skillion roof. The exterior walls are clad with weatherboard to window sill height, and with strapped cement sheeting above, creating a half-timbered effect. Each of the side elevations each have a row of four tripartite multi-paned casement sash windows; a triangular window in the gable end above the entrance porch is not original. The porch itself has a doorway to each side, each containing a pair of ledged timber doors with a small glazed panel. At the rear of the former church is a small hall-like addition with gabled roof, bracketed eaves, and timber cladding.

History

In October 1912, architect Alec Eggleston submitted 'plans and specifications for a new church at South St Kilda' [sic] for the then newly-formed local Presbyterian congregation. The building, of timber construction, was modest in proportion, comprising a large hall 45 feet (13.7 metres) by 26 feet (7.9 metres), with an entry porch at the front and a small vestry at the rear. A decade later, the congregation had sufficiently expanded for the church to be extended. Another architect, Henry Kemp, prepared plans in July 1922 for the removal of the dividing wall (thus increasing the hall by 12 feet) with a new vestry built at the rear. The congregation continued to grow and, in 1938, it was decided to erect a new and larger brick church alongside. Yet another architect, J F D Scarborough, was engaged to undertake this work (qv 31A Scott Street). When the new church was opened in 1939, the original timber building was used as a regular church hall hosting, from time to time, youth groups, Sunday School, a play centre and other church meetings and activities.

The original architect, Alec Stanley Eggleston (1883-1955) had a long and prosperous career, starting a firm in 1907 that continues today as Eggleston Macdonald DesignInc. The grandson of a clergyman, Eggleston undertook much ecclesiastical work and was, for a time, architect to Wesley College, Queens College and Methodist Ladies' College. His first church was erected at Menzies' Creek in 1907, and was followed, over the next decade or so, by others in both timber and brick at Warburton, Bentleigh, Hampton, Ringwood, Gardiner and Tunstall (Nunawading).

Thematic Context

When compared with other places of worship in Elwood, this modest timber church actually stands out as the oldest survivor. Erected in 1912, it is predated only by the original Methodist church in Mitford Street, erected two years earlier (and designed by the same architect), but demolished in 1968 for the erection of an SEC substation. St Bede's Anglican church in Ormond Road, often cited as the first church to be built in Elwood, actually dates back to 1916. The second Methodist Church, built in Mitford Street in 1918, was also razed in 1968. Elwood's other places of worship are much later in date: St Columba's Roman Catholic church in Normanby Road (1929), the second Presbyterian church in Scott Street (1938-39), the Talmud Torah synagogue in Dickens Street (1956).

The original Presbyterian church in Scott Street, Elwood, also appears to be one of the few (or possibly the only) surviving timber churches in the City of Port Phillip. Two other congregations in St Kilda began with timber churches, subsequently replacing them with larger masonry churches as numbers increased. The Congregationalists in East St Kilda built a timber church in Westbury Street in 1865 and a brick church in Hotham Street in 1887, while the Holy Trinity Anglican church in Brighton Road was also originally a timber building (also built 1865), later replaced in 1882 by a new stone church. Neither of the timber churches, however, still remain.

Recommendations

Recommended inclusions:

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

References

Public Building File No 6332, Health Department files, VPRS 7882/P1, Unit 761. PRO.

City of Port Phillip Heritage Review

Place name: Elwood Central School No.3942
Other names: Elwood Primary School

Citation No:
801



Address: 49 Scott Street & 161 Mitford Street, Elwood

Heritage Precinct: None

Category: School (State)

Heritage Overlay: HO260

Style: Interwar Free Classical

Graded as: Significant

Constructed: 1916-17 & 1926

Victorian Heritage Register: No

Designer: Public Works Department, G.E. Greenwood, E. Evan Smith

Amendment: C29, C161port Part 2

Comment: Revised citation

Significance

What is significant?

The former Elwood Central School No. 3942, now Elwood Primary School, at 49 Scott Street and 161 Mitford Street, Elwood, is significant. The 1916-17 school building faces Scott Street. U-shaped in plan around a central courtyard the symmetrical form of the building is given emphasis by the massiveness of the end pavilions with their minimal window openings and exaggerated classical motifs with parapets that project through the eaves, and the contrast of render and fine red brick surfaces. The building is largely intact: minor additions have been made at the north-east end. The 1926 infants' school, situated on the west side of the now closed section of Mitford Street, has a Classical-style symmetrical façade featuring rendered parapetted walls with banded piers and a projecting porch with an ox-bow parapet and an arched opening with a large keystone. Behind the entrance foyer and anterooms is the central gabled hall with attached classroom wings with hipped roofs. The roofs of the hall and classroom are clad in terracotta tile and have walls of brick with a rendered band under the eaves, and tall multi-paned windows in singles and pairs. The tall square chimneys are rendered with brick capping.

The school grounds also contain some mature trees including the large tree (Lilly Pilly?) within the courtyard of the 1917 school and the line of Planes that define the now closed section of Mitford Street.

Non-original alterations and additions to the 1917 and 1926 schools and other buildings on the site are not significant.

How is it significant?

The Elwood Primary School is of local historic, architectural, aesthetic and social significance to the City of Port Phillip.

Why is it significant?

It is historically significant for its associations with the massive expansion of State education during the early twentieth century and also demonstrates the growth of Elwood during the same time. (Criterion A)

It is architecturally significant as a fine and intact example of an early twentieth century school complex. The multi-level courtyard plan of the 1917 school and the plan of former infants' school comprising a central hall with attached classrooms demonstrate the philosophy and development of State school design after 1901. Both buildings are also notable for their fine Classical detailing, which is a defining characteristic of Edwardian and interwar schools. The setting of the buildings is also enhanced by the mature trees. (Criteria D & E)

It has social significance as a school that has been used continuously for almost 100 years. (Criterion G).

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.2 Educating people

Port Phillip thematic environmental history

6. Education: 6.2 Government intervention

History

Schools in Port Phillip 1872 to 1901

The following is an edited extract from section 5.6.2 of the Port Phillip Environmental History:

In 1858, a St. Kilda resident and MLA, Archibald Michie, introduced an Education Bill to abolish aid to churches and to establish a national system. The Bill was lost by a single vote in the Legislative Council and the debate continued, eventually leading to the Common Schools Act in June, 1862. It created one Board and basically combined the elements of the two earlier systems. The greatest change however took place on 17.12.1872 when the Education Act became law. Its provisions were for education to be secular, compulsory to the age of fifteen and free in the basic subjects. An Education Department was created to administer the schools which began opening from 13.1.1873. Victorian children entered a new era of opportunity and enrolments increased immediately. The new minister for Education, James Wilberforce Stephen presided over the construction of larger complexes designed by his department's own architectural branch headed by Henry Robert Bastow, architect and civil engineer formerly with the Railways Department. A competition for the design of the larger schools was held in mid 1873 and led to the construction of the Emerald Hill (Albert Park no.1181) school in 1874. It was designed by M. Schneider on two floors with accommodation for one thousand scholars. Charles Webb, one of the adjudicators, also received a commission to design the Emerald Hill (South Melbourne no.1253) school which was opened in July, 1873 but it was not until 1881 that the premises built by James Treeby were completed.

New schools were also opened at Sandridge (Nott street no.1427) and Brighton Road, St. Kilda (no.1479), the latter being designed by Bastow and accommodating 614 scholars. It was opened in January, 1875. All of the new schools were overcrowded from the outset. The department leased former Common School buildings and other premises including church buildings, the Mechanics Institute at Emerald Hill, the Orderly Room at the Army Barracks, also at Emerald Hill and the St. Kilda town hall at various times.

Additional schools were opened as the late Victorian boom period progressed with its associated population explosion. Port Melbourne (Graham Street) was opened as an annex of Nott Street along with St. Kilda (Fitzroy Street). Four new schools were opened in South Melbourne at Eastern Road, City Road, Mills Street and Montague Street.

Schools in the early twentieth century

The onset of the economic depression in the early 1890s brought school building to a halt for almost a decade. From 1885 to 1901 most school building work was confined to additions and relocations, and from 1894 to 1899 no new schools were built (Peterson 1993:5). Consequently, by the early 1900s there was a backlog of school buildings and in 1902 when Frank Tate was appointed Director of Education he reported an 'appalling heritage' of buildings deteriorating in a 'discreditable state' since the early 1890s. To redress the shortage Tate oversaw another ambitious building program and in the period until 1920, 650 new schools were built. According to Peterson (1993:11) in 1908 alone 44 new schools were built, but the peak of building was in 1915, which was surpassed only in 1921-25 when 248 country and 27 city schools were built.

Elwood Primary School

Elwood, situated on the low-lying land to the south of the St Kilda hill became attractive as potential residential land given its proximity with St. Kilda and the City during the first decade of this century. The filling of the swamp, the re-alignment of the Elster Creek and its transformation into the Elwood canal was virtually complete by 1905 and it remained for the Victorian Railways with the ardent support of Thomas Bent, premier, treasurer and minister for railways, to construct an electric tramway linking Elwood and points south with the rail head at St. Kilda, which was opened on 5 May 1906. Major land sales followed in 1908 and 1913 with blocks being provided of a size sufficient for freestanding villas and bungalows. Elwood was an early suburb demonstrating new and more spacious living standards made possible only by the provision of fast electric tramway services. Others beyond the limits of the City of Port Phillip were to follow soon afterwards (PPHR 2015:33)

The completion of the swamp reclamation project in 1910, and the first sales of the reclaimed land three years later, spurred even more intense development in that part of the suburb. Over the next few years, streetscapes of new housing spread along newly-formed Addison Street, Ruskin Street, Meredith Street and Broadway. Commercial development soon followed, with ubiquitous corner shops and others flanking the intersection of Meredith and Addison streets. Elsewhere, modestly- scaled housing estates continued to proliferate. These also developed very swiftly (PPHR 2015:33).

During the 1910s, intense residential settlement in Elwood prompted the expansion of associated infrastructure. The first purpose-built church in Elwood also appeared around this time – a modest timber structure in Mitford Street for the local Methodist congregation, designed in 1910 by prolific ecclesiastical architect Alec Eggleston. It was followed, two years later, by a similarly understated timber building for the Presbyterians in nearby Scott Street, designed by the same architect. More conspicuous brick churches followed in the later teens, with St Bede's Anglican Church in Ormond Road (1916), and a new and larger Methodist church in Mitford Street (1918; demolished). The local Roman Catholic congregation, meanwhile, had acquired a site in the new Normandy Street subdivision in 1914, where they established a denominational school in 1918. A purpose-built church, however, would not be completed for another decade. The Methodists had already operated their own day school in Mitford Street from the early 1910s; however, it was not until 1917 that the first state school opened, on the opposite side of Poet's Grove (PPHR 2015:34)

Elwood Primary School, originally known as Elwood Central State School, was opened in June 1917. The *Prahran Telegraph* described the opening ceremony under the heading of 'Elwood Elated':

Out on the edge of the barren moor which fringes the Elwood Canal, a state school, two storied, and of brick, has arisen, and Elwood on the hill looks down approvingly, and on Thursday afternoon put on its best bit and tucker and sallied forth to take part in the official opening ceremony. The whole of South St. Kilda has grown wonderfully of recent years, and the handsome and commodious building - for it really does look well, with its exceptionally spacious

playground - was much needed. It was built to accommodate 400 pupils, but already there are 530 on the roll. Still here is ample space for additions, and these were contemplated in the original plan, the present structure being little more than one-third of the complete design. It has relieved the Brighton road and Elsternwick State Schools of many of their scholars, possibly 300 or more. (*Prahran Telegraph*, 30 June 1917, p.8)

Present at the opening were the Minister for Education, the Mayor of St Kilda (Cr H.F. Barnet) and several councilors, members of the school committee and local residents. The Mayor presented the school with a Union Jack, which was 'unfurled accompanied by the sound of bugles, the Mayor making a characteristic patriotic speech' (*Prahran Telegraph*).

As Elwood continued to grow additions to the school were soon needed. On 15 December 1926 a new infants' school was opened by the State Attorney-General, Mr. Eggleston, who laid the foundation stone in the presence of the Minister for Education, Sir Alexander Peacock, the Director of Education, Mr. Frank Tate, members of the school committee and local residents (*The Argus*, 16 December 1926, p.9). G.E. Greenwood prepared the plans of the infants' school, acting under the direction of Chief Architect, E. Evan Smith (Burchell, 1999:66).

References

Blake, L.J. (ed.), *Vision and realisation: A centenary history of State education in Victoria*, Volume 3, Melbourne: The Government Printer, 1973

Burchell, Lawrence, *Halls for learning. Infant school architecture in Victoria 1900-1939*, Coburg, 1999

Peterson, Richard, *Historic Government Schools: a comparative study*, Heritage Management Branch, June 1993
'Port Phillip Heritage Review' (PPHR) Volume I, Version 17, September 2015

Description

The Elwood Primary School occupies a large site in Scott Street that now encompasses the southern section of Mitford Street. The 1916-17 school building faces Scott Street. U-shaped in plan around a central courtyard the symmetrical form of the building is given emphasis by the massiveness of the end pavilions with their minimal window openings and exaggerated classical motifs with parapets that project through the eaves, and the contrast of render and fine red brick surfaces. The building is largely intact: minor additions have been made at the north-east end.

The 1926 infants' school, situated on the west side of the now closed section of Mitford Street, has a Classical-style symmetrical façade featuring rendered parapetted walls with banded piers and a projecting porch with an ox-bow parapet and an arched opening with a large keystone. Behind the entrance foyer and anterooms is the central gabled hall with attached classroom wings with hipped roofs. The roofs of the hall and classroom are clad in terracotta tile and have walls of brick with a rendered band under the eaves, and tall multi-paned windows in singles and pairs. The tall square chimneys are rendered with brick capping.

The school grounds also contain some mature trees including the large tree (Lilly Pilly?) within the courtyard of the 1917 school, the pairs of Italian Cypresses (*Cupressus sempervirens*) that flank the front entrance in the east wing of the 1917 school and the porch of the 1926 school, and the line of Planes (*Platanus sp.*) that define the now closed section of Mitford Street.

Comparative analysis

As noted in the History, almost all of the schools in Port Phillip were established during the nineteenth century and added to in the early twentieth century.

Elwood, opened in 1917 and extended in 1926, is the only school in Port Phillip established within the Edwardian and early interwar period in Port Phillip. Peterson (1993:17-18) identifies three types of schools built during the Edwardian period (1900-1920). They are:

- 7.2 Edwardian: Pavilion infants (1907-15)
- 7.3 Edwardian: Timbered gables (1901-27)
- 7.4 Edwardian: Parapet entrance (1904-27)

Of these, Type 7.4 is relevant to the 1916 building at Elwood. Peterson (1993:17) describes the typical features as:

Red brick with red terra cotta Marseilles tile hip roofs. Occasional half hips. Chimneys with broad roughcast band and mouldings, sides sometimes stepped. Up-draft shaft ventilators. Large windows in pairs to quadruples. Octagonal saucer-shaped fleches and finials. Wavy parapets occasionally project above (and sometimes through) the eaves line, sometimes carrying a name plate lettered similarly to the architectural drawings. Generally, standard sized classrooms off spine corridors. Transitional to Type 8.0. Three main types have been identified: Courtyard, Assembly hall cluster and Anachronistic monumental.

Type 8.0 is 'Classicising'. This is a type that began in about 1926 and continued until 1934 and demonstrates the influence of E. Evan Smith, chief architect from 1922 to 1929). Peterson (1993:18) describes the characteristics as:

Palladian plan (rectangular, U or H shaped). Axial, with symmetry either implied or actual. Use of corridors, courtyards or verandahs, as access. Simple low-pitch hip roofs (occasionally gables facing the street), with Neo-classical parapet over the entry. Often rendered brickwork with dark Marseilles tiled roofs. Verandahs. Emily Macpherson College is the prototype. 6 types have been identified: the courtyard with verandah type, the corridor plan type, the hall type plan, the E-plan type, the two-storey monumental type and the single or double room type.

Elwood Primary School demonstrates the transition from Type 7.4 to Type 8.0. The 1916-17 building facing Scott Street is an example of Type 7.4 with a courtyard plan, while the 1926 infants' school is an example of the Type 8.0 with a hall plan.

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

Extend HO260 to include 161 Mitford Street and update the HO schedule entry accordingly.

Primary source

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

Other studies

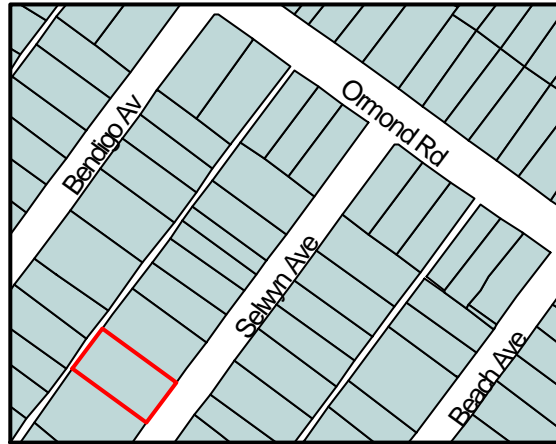
Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Other images



Identifier "Dartington"

Formerly unknown



Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 16-16A Selwyn Ave
ST. KILDA

Category Residential:detached

Constructed 1914

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

An outstanding attic villa exhibiting a high degree of originality and excellence in its design. The building is of significance for the clarity and boldness of its external composition and for its superb plan structured around a central octagonal hall. For a number of years it served as a private school before being converted back to a residence and self-contained flat. The building is largely intact.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Attic Villa
Builder: W.G. Pollard
Original owner: Mrs J. Roche

From the street, 16-16A Selwyn Ave is one of the most eye-catching and pleasing pieces of architecture in the Elwood area. It is a large attic villa designed in a distinctive English Vernacular Revival style. Its monolithic, steeply pitched slate roof terminates in a spectacular jerkinhead gable. The masonry gable wall is cut out with a huge semi-circular opening to reveal a recessed balcony. The resultant geometry is bold and simple: a massive triangle (slightly truncated), inset with the elemental semi-circle. Its striking effect, though, is immeasurably enhanced by the fine detailing and subtle design touches with which it is put together: the neat slatted vent near the apex with its slightly projecting sill; the exposed rafter ends of the jerkinhead and its slightly flared gutter that strengthens its definition; the exposed purlin ends under the verge; and the delicate leadlighting of the balcony door and window glazing that counterpoints the plainness of the opening. This consistent quality of bold design and fine crafting infuses the building's architecture. Another feature of note

stems from the house's unusual planning. Belying the strongly rectangular external form, the interior is entirely planned around a central octagonal hall. The hall is reached by a passage from the front door, and from there, all the principal rooms, and the stairs, are entered. A half octagon plan form motif is thenceforth carried on throughout the house: the front rooms with 45 degree angled corner walls at the rear, and octagonal bay windows at the front; the columned front verandah with similar angled-off corners; and then, quite exactly, in the front elevation, to the very form created by the jerkinhead gable. The architect of this remarkable house is not known. (The thumb-nail sketches submitted to the Council by the builder, W G Pollard, suggest that he was copying someone else's drawing rather than designing it himself.) It was built for Mrs J Roche in 1914, but it is not until 1945 that some of its history becomes clearer. Some time between those dates it appears that the adjoining allotment to the north was incorporated into the property, and a large full-width two storey addition was built over the bathroom and verandah at the rear of the house. By 1945 it had already been converted to a school, and was known by the name "Dartington". Classrooms occupied two rear rooms (including the strangely proportioned upstairs addition) and a permit was granted for a new 10 x 6 meter schoolroom to be built in the back garden. The owner of the school appears as S Wilson, the builder D R Swan. It was not long after, though, that the school closed down, for in 1953 the records have "Mrs Wilson" converting the schoolroom into a small self-contained flat. The high red brick front fence and its black gates are probably remnants of the house's days as a school. It is, admittedly, a little frustrating not to be able to see more of the house from the street. But the high walls somehow lend a sense of mystery to the masterwork looming behind.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

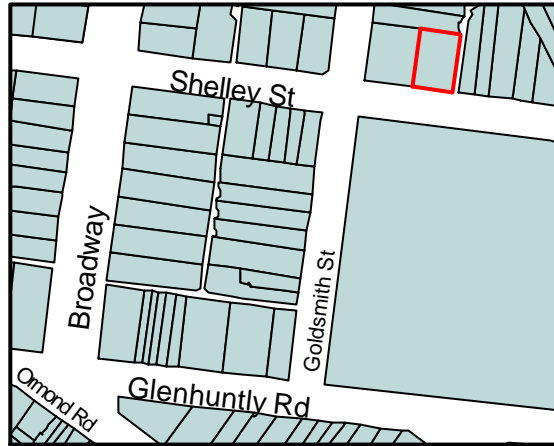
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

St K C C permit Nos 2420 issued 30/7/14, 11054 issued 16/5/44, 11140 issued 14/5/45, U1529 issued 29/1/53. This is probably not an exhaustive list.

Identifier Flats
Formerly unknown



Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 12 Shelley St
ST. KILDA

Category Residential:apartment

Constructed 1920s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Refer to citation for 14 Shelley Street

Primary Source

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

Other Studies

Description

Style : Mediterranean
Two storey multi-block walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

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

References

NOTES

Forms part of complex with No 14 next door.

Identifier "Valona"
Formerly unknown



Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 14 Shelley St
ST. KILDA

Category Residential:apartment

Constructed 1920s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Valona' and No 12 Shelley Street next door are two handsome blocks of flats linked by an ornamental arch over their shared driveway forming an unusually large complex. 'Valona' is double the size of its neighbour, but they are otherwise of identical design. The sprawling complex they combine to form on the corner of Shelley and Goldsmith Streets is one of the most prominent and characteristic elements in the streetscapes of this localised area of good quality 1920s flats. Although they have been painted at different times they are essentially intact, including their low front fences.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Two storey multi-block walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

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

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

References

NOTES

Forms part of complex with No 14 next door.

Identifier "Shelley Court"
Formerly unknown



Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 59 Shelley St
ST. KILDA

Category Residential:apartment

Constructed mid 1920s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Shelley Court is a beautifully detailed and well preserved block of flats in the Inter-War Georgian Revival style. Its Shelley Street facade is notable for its elegant formal symmetry and deep, inset porch and first floor verandah. Its Addison Street frontage is notable for its pleasing asymmetry and built-in garages still with their original folding doors. A repeated shell motif seems appropriate to the address. With Nos. 61 and 40 Shelley Street it helps create a strongly defined intersection.

Primary Source

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

Other Studies

Description

Style : Georgian Revival
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

NOTES

cf 20 Princes Street (1934).

Identifier "The Desboro"
Formerly unknown



Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 61 Shelley St
ST. KILDA

Category Residential:apartment

Constructed early 1920s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

An impressive block of flats featuring a complex arrangement of elements on its two street facades, including prominent shingled bays and an unusual corner buttress. The Desboro helps create a strongly defined intersection at the corner of Addison Street. Several alterations have diminished the power of its stylistic coherence, including the removal of the shingled bulkheads above its corner bay windows.

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

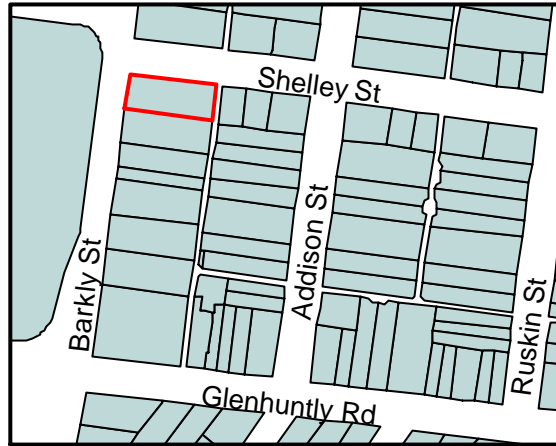
recommended inclusions:

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

References

unknown

Identifier "Rochelle"
Formerly unknown



Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 67 Shelley St
ST. KILDA

Category Residential:apartment

Constructed 1920s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Rochelle is a pleasingly composed block of flats stretching along Shelley Street to the Barkly Street corner. Bay windows overlook Barkly Street to the sea while on Shelley Street a pattern of large semi-circular porch openings take in the sun. A tall, elaborate gable parapet marks the axis of symmetry of the Shelley Street facade. The flats have been painted white, which does not seem unsuitable.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

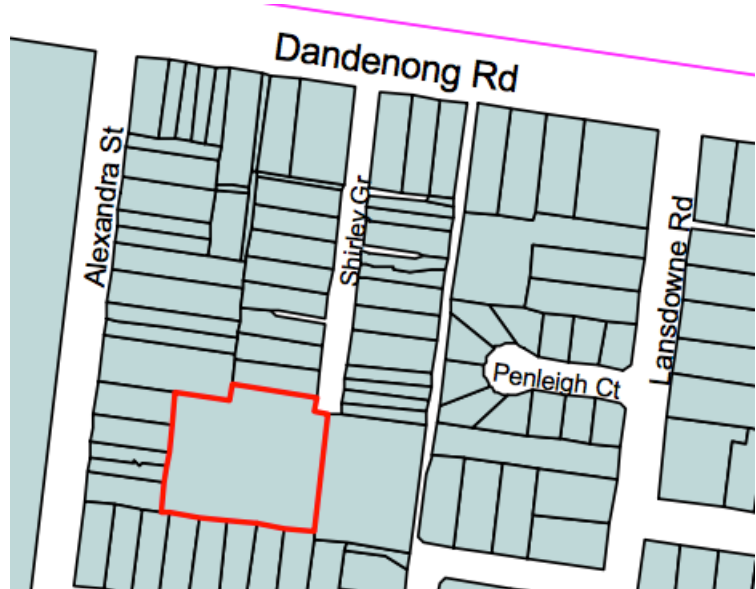
References

unknown

City of Port Phillip Heritage Review

Place name: Shirley Court
Other names: Flats

Citation No:
919



Address: 20 Shirley Grove, St Kilda East

Heritage Precinct: None

Category: Residential: Flats

Heritage Overlay: HO399

Style: Mid twentieth century International

Graded as: Significant

Victorian Heritage Register: No

Constructed: c.1956-1960

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

Shirley Court, constructed c.1956 to 1960, at 20 Shirley Grove, St Kilda East is significant. Shirley Court comprises three blocks of flats arranged in a U-shape around a central garden courtyard. All the blocks are constructed of cream brick and have hipped roofs (Block 1 clad in metal and blocks 2 and 3 clad in tile), large steel-framed windows and balconies supported by metal poles with metal balustrades. The metalwork and timber trims are painted white. Block 1 is two-storeys, while blocks 2 and 3 are three-storeys. A notable feature of Block 1 is the curved stairwell at the north end, which has a semi-circular steel-framed window wall. There is a concrete driveway and parking areas along the north boundary and at the rear of Block 3. A feature of the complex is the generous garden courtyard between the flats, which now contains many mature exotic deciduous and evergreen trees including Liquidambers and conifers, and garden beds edged in lava rock and bluestone.

Non-original alterations and additions are not significant.

How is it significant?

Shirley Court at 20 Shirley Grove, St Kilda East is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

Shirley Court is significant as a fine and intact example of a post-war flat complex. The design and materials are representative of the better flat developments of the post-war era, while the curved enclosure to the access stair is of note as a feature that demonstrates the influence of the post-war International style. It is significant less for the individual buildings that comprise the complex than for the planning concept of flats arranged around a large garden courtyard. This design approach is more typical of interwar flat developments and Shirley Court stands out among post-war flat complexes for its generous provision of open space. The mature gardens, while reportedly developed in an ad-hoc manner, are now fundamental to the character of the complex. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Higher density living in St Kilda and Elwood

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

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

Another boom in flat-building began in the mid-1950s. This was fuelled by population growth and a housing shortage after World War II, changes to building codes and the introduction of company title (and later stratum and strata-title) that enabled flats to be sold individually as 'own your own' units. The scale of flats grew larger; While the nine-level 'Stanhill' flats in Queens Road, designed by Frederick Romberg in 1942 but only completed in 1950, was perhaps the first true 'high-rise' apartment building in Port Phillip (and, at the time, the tallest in Melbourne), the thirteen-storey 'Edgewater Towers', opened in 1961, is credited with popularising the concept of luxury high-rise living in Port Phillip. Between 1961 and 1971 flats increased from 38% to 62% of all dwellings in St Kilda. The boom in flat building saw St Kilda's population increase by 10,000 people at a time when the populations of other inner-city suburbs were declining.

Shirley Court, 20 Shirley Grove

Shirley Grove takes its name from a nineteenth century mansion once located on the land now occupied by Shirley Court. The grounds were subdivided c.1895 with the original carriage drive from Dandenong Road becoming Shirley Grove, which by 1900 contained several houses (MMBW). The mansion remained on a reduced allotment at no.20 until the late 1950s when it was demolished to make way for the Shirley Court Flats.

Shirley Court comprises three blocks of flats that were built in stages from c.1956 to 1960. Then owner, L.E. Riddell submitted a 'preliminary report' for 52 flats as early as 1949, but it was not until December 1955 that a building permit was issued for a two-storey building containing 33 flats with an estimated cost of £69,000. E. Vogelhut was listed as the owner and builder (BP).

The mansion was demolished in 1957 and in 1960 permits were issued for an additional 18 flats, as well as carports. The estimated cost was £38,741. By then, the owner was a Mr. Allen, and H.H. Davey & Son of Cheltenham was the builder (BP). Reputedly, in the original concept it was planned to take advantage of the natural slope to provide parking concealed under the garden. However, this did not proceed and parking was instead provided at grade along the north boundary (Trethowan et al, 1992).

References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1410, dated 1900

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

St Kilda Council building permit (BP) nos. U784, issued 10 November 1949, U2539 (8 December 1955), 57/1122 (carports - 3 February 1960), and 57/1359 (flats - 15 June 1960)

Description

Shirley Court comprises three blocks of flats arranged in a U shape around a central garden courtyard. All the blocks are constructed of cream brick and have hipped roofs (Block 1 clad in metal and blocks 2 and 3 clad in tile), large steel-framed windows and balconies supported by metal poles with metal balustrades. The metalwork and timber trims are painted white. Block 1 is two-storeys, while blocks 2 and 3 are three-storeys. A notable feature of Block 1 is the curved stairwell at the north end, which has a semi-circular steel-framed window wall. There is a concrete driveway and parking areas along the north boundary and at the rear of Block 3.

A feature of the complex is the generous garden courtyard between the flats, which now contains many mature exotic deciduous and evergreen trees including Liquidambers and conifers, and garden beds edged in lava rock and bluestone.

Comparative analysis

No information.

Assessment

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

Recommendations

2018: Retain in HO399, as a Significant place.

2004: Include in the Schedule to the Heritage Overlay in the Port Phillip Planning Scheme

Primary source

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

Other studies

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

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

City of Port Phillip Heritage Review

Place name: Pine Nook
Other names: House

Citation No:
2308



Address: 22 Shirley Grove, St Kilda East

Category: Residential: House

Style: Federation: Queen Anne

Constructed: 1902

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Heritage Precinct: None

Heritage Overlay: HO400

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

'Pine Nook', at 22 Shirley Grove, St Kilda East, erected in 1902 for wealthy Melbourne sharebroker Frank C. Luxton and his wife Adele is significant. 'Pine Nook' is a large double-storey rough-cast rendered brick and weatherboard Queen Anne style villa. Asymmetrical in plan, it has a steeply pitched red terracotta-tiled pyramidal roof with projecting gables and dormers in a typically picturesque arrangement. The roof extends to form a verandah with turned timber posts and a simple ladder frieze with an unusual projecting hipped bay at the south end. Other typical details include the strapped half-timbered gable-ends, 'fish-scale' weatherboard cladding to the main dormer, prominent chimneys with rendered caps and terracotta pots. The verandah floor, which is pale pink and green terrazzo, and etched glass panels beside the front door, appear to date from the 1930s. The house, which faces west, is set within a large garden. Notable mature trees include four Canary Island Date Palms (*Phoenix canariensis*), a large Moreton Bay Fig (*Ficus macrophylla*) adjacent to the west boundary, and a Monterey Cypress (*Cupressus macrocarpa*) in the southwest corner. The original street entrance, to Shirley Grove, retains its iron gateway.

Non-original alterations and additions made after 1945 including the tower are not significant.

How is it significant?

'Pine Nook' at 22 Shirley Grove, St Kilda East is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

The house provides evidence of a somewhat under-represented phase of settlement in St Kilda East between the Boom period of the 1880s and the residential subdivisions of the 1910s and 1920s. (Criterion A)

Aesthetically, it is a fine example of a house in the Queen Anne or Federation style, notable for its strong pyramidal massing, picturesque roofline and typical details such as the roughcast render walls, tall brick chimneys with rendered caps and terracotta post and the half timbered gable ends. The significance of the house is enhanced by the siting on a large allotment with curved gravel driveway, mature gardens (including specimens of *Phoenix canariensis*) and intact gateway to Shirley Grove. The mature trees are landmarks within the local area. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

St Kilda East

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

The economic depression of the 1890s halted development and there was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century St Kilda began to grow rapidly and whole new streets of neat brick cottages and villas appeared as the population almost doubled between 1901 and 1921 rising from 20,500 to 38,500. In St Kilda East closer settlement and suburban development was encouraged by the opening in 1911 of the electric tramway along Dandenong Road.

Pine Nook, 22 Shirley Grove

Shirley Grove takes its name from a nineteenth century mansion once located on the land now occupied by 'Shirley Court' flats at 20 Shirley Grove. The grounds were subdivided c.1895 with the original carriage drive from Dandenong Road becoming Shirley Grove, which by 1900 contained several houses (MMBW). The 'Shirley' mansion remained on a reduced allotment at no.20 until the late 1950s when it was demolished to make way for the 'Shirley Court' flats.

In 1900 this property was a vacant allotment at the south end of Shirley Grove adjacent to the 'Shirley' mansion and it appears that R.L. Tripp (a contractor, joiner and cabinetmaker of High Street, Prahran) built this house in 1902 for Frank C. Luxton and his wife Adele (MMBW, BP). Frank married Adele Maude Joliffe in May 1902 and the house was complete by the time they returned from their 'wedding tour' in June 1902. The wedding reception was held next door at 'Shirley', which at the time was the residence of Adele's parents, Mr and Mrs Charles Easton Joliffe (*Leader*, 3 May 1902, p.38, *Punch*, 5 June 1902, p.20).

This house first appears in the Sands & McDougall Directory for 1903, identified as 'Pine Nook', and a c.1905 MMBW plan shows the house on the original allotment, which extended through to Murchison Street. Further subdivision in the late 1930s, which created new allotments along the north side of Murchison Street, reduced the property to the present size.

Frank Carlyle Luxton was born in Kangaroo Flat (Bendigo) in 1875. Described in electoral rolls as a sharebroker, Luxton was in fact a member of the Melbourne Stock Exchange. He and his wife Adele had two children: Adele Joan (born 1903) and Easton Colley (born 1905, died in infancy) whilst residing at 'Pine Nook'. The family remained living there until c.1915.

Subsequent occupants of this large and prominent house included William Benjamin and Charles Easton Joliffe. From the mid-1920s until the early 1950s, the house was occupied by Athelstone Dobson, described as a clerk, and his wife, Ellen.

References

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

St Kilda Council building permit (BP) no.62, not dated, but c.1900

Sands & McDougall Directory: 1900 onwards

Weekly Times, 3 August 1907, p.29 (portrait of F.C. Luxton of the Melbourne Stock Exchange)

Description

Sited on a large allotment with only narrow frontages to Murchison Street and Shirley Grove, 'Pine Nook' is a large double-storey rough-cast rendered brick and weatherboard Queen Anne style villa. Asymmetrical in plan, it has a steeply pitched red terracotta-tiled pyramidal roof with projecting gables and dormers in a typically picturesque arrangement. The roof extends to form a verandah with turned timber posts and a simple ladder frieze with an unusual projecting hipped bay at the south end. Other typical details include the strapped half-timbered gable-ends, 'fish-scale' weatherboard cladding to the main dormer, and prominent chimneys with rendered caps and terracotta pots. The verandah floor, which is pale pink and green terrazzo, and etched glass panels beside the front door, appear to date from the 1930s.

Large additions were made to the house in the late twentieth century (c.1990s). Carried out in a style that imitated the original Queen Anne these include the large hipped roof section facing east and the corner tower, now partially visible from Shirley Grove. Other alterations include the replacement of the window to the main projecting gabled bay.

The house, which faces west, is set within a large garden. Notable mature trees include three Canary Island Date Palms (*Phoenix canariensis*), a large Moreton Bay Fig (*Ficus macrophylla*) adjacent to the west boundary, and a Monterey Cypress (*Cupressus macrocarpa*) in the southwest corner. The original street entrance, to Shirley Grove, retains its iron gateway.

Comparative analysis

There are relatively few examples in the City of Port Phillip of large detached double-storey houses in the Queen Anne Revival or Federation idiom, and these tend to be located in Albert Park, Port Melbourne and St Kilda West. Most of the examples that have been previously identified are in a somewhat transitional style, combining Victorian forms (such as the double-storey terrace house) with Queen Anne materials and detailing. These include those houses at 121 Beaconsfield Parade, Albert Park (1900), 139 Bridge Street, Port Melbourne (c.1900), 165 Station Street, Port Melbourne (1901) and 324 Beaconsfield Parade, St Kilda (1913).

Amongst the more mature and resolved expressions of the Queen Anne Revival style in Port Phillip are the houses at 203 Canterbury Road, St Kilda and 57 Blessington Street, St Kilda, both built in 1910, being somewhat later in date than Pine Nook. Both have unusual massing of elements and complex roof forms punctuated by tower-like elements. The example in Blessington Street, moreover, is enhanced by a setting that includes a pair of Canary Island Date Palms, as at 'Pine Nook'.

'Pine Nook' stands out from these other examples largely due to its setting; those cited above are sited on ordinary suburban blocks with a prominent street presence, while 'Pine Nook' is set well back from the street on a large allotment of its own, creating an effect more akin to a nineteenth century mansion estate. In this regard, Pine Nook is only really comparable to the house at 572 St Kilda Road (1896), a large Queen Anne house designed by architect John Beswicke, set back on a large corner allotment in a landscaped setting including a Canary Island Date Palm.

Assessment

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

Recommendations

2018: Retain in HO400, as a Significant place.

2004: Include in the Schedule to the Heritage Overlay in the Port Phillip Planning Scheme

Primary source

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

Other studies

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

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

Identifier Flats
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 2 Southey Grv
ST. KILDA

Category Residential:apartment

Constructed c1955

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A development consisting of 24 single storey flats arranged around a communal garden/motor court. The style of the development with its virtual absence of architectural expression and terrace style arrangement of individual units around a court is extremely unusual.

Primary Source

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

Other Studies

Description

Style : Functionalist
Residential, Flats

Southey Grove contains only one development, a group of 24 single storey skillion roofed flats grouped around a garden/motor court. The development appears to date from the 1950s, and is set in the core of a block bounded by Milton Street, Southey Street, Gordon Street and Mitford Street. The garden setting, the communal arrangement of the buildings and the virtual absence of architectural expression, together with the terrace style arrangement of the individual units is extremely unusual and origin and rationale of the development warrants further investigation.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

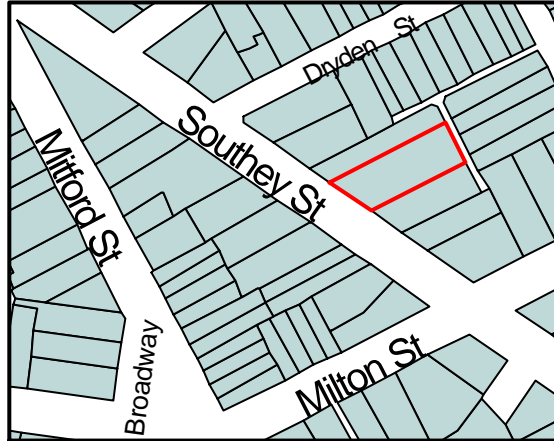
recommended inclusions:

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

References

unknown

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 18 Southey St
ST. KILDA

Category Residential:detached

Constructed c.1910

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

A fine late Federation attic villa notable for its massive steeply pitched complex roof of slate, enhanced by mitred hips and punctuated apparently at random by small dormers and balconies. The curvilinear strapwork of the gables adds to the exaggerated and complex forms of the building, and these, combined with the fine timber fretwork and oversized gable brackets, are reminiscent of American Stick Style examples. The building is largely intact, though the scale and design of the front fence are inappropriate and intrusive.

Primary Source

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

Other Studies

Description

Style : Queen Anne
Residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

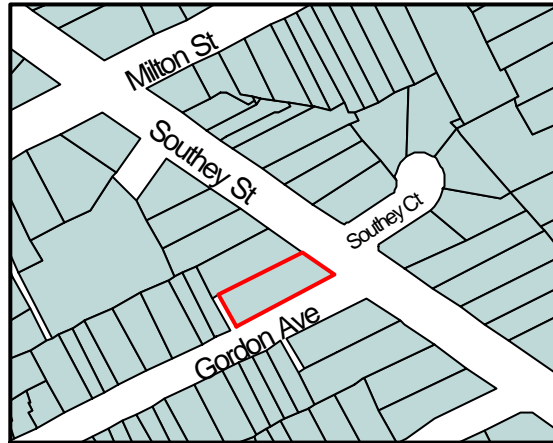
recommended inclusions:

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

References

unknown

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 37 Southey St
ST. KILDA

Category Residential:detached

Constructed 1916

Designer W.H. Smith

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

An important building for the sophistication of its architecture, incorporating Queen Anne and Arts and Crafts motifs under a strong, cross ridged roof form. The diversity of materials used, including roughcast render, timber shingles, red brick, and terracotta, are fundamental to the style of the building. The composition of the windows, their shingled hoods, the entrance porch, bold tapered chimneys and first floor balcony are well handled to create asymmetrical tensions against the dominant forms of the house. The building is an important part of the streetscape in this part of Southey Street and is largely intact.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts/Queen Anne
Attic villa
Builder: C H Pittard
Original owner: E S Woods

This prominent house falls between two schools stylistically. The facade onto Southey Street with its candle snuffer roof over the corner bay evokes the Federation Queen Anne Style. In contrast the powerful gable treatment to the Gordon Street elevation with its half timbered and shingled finishes, the tapered chimneys and bold timber detailing are all typical of the more robust, less fussy Arts and Crafts style that emerged in the later parts of the Federation period. The overall effect, however, is coherent, pulled together by the strong cross ridged roof form. The plan is compactly and efficiently composed to satisfy an upper middle class program requiring clear delineation of areas for servants and owners. The upstairs areas originally contained a sleepout balcony, a large billiard room borrowing light from the stairhall, and the minor bedrooms. The

master bedroom, drawing room, dining room and breakfast room were placed at ground floor level along with the servants areas.

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. 3035-66

Identifier House
Formerly "Corra-Lynn"



Heritage Precinct Overlay None
Heritage Overlay(s) 433

Address 54 Southey Street
ELWOOD

Category Residential:detached

Constructed 1872

Designer unknown

Amendment [C 54](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

The house at 54 Southey Street, Elwood, is a large single-storey double-fronted Victorian bichromatic brick villa with an unusually elongated street frontage. Occupying a large allotment (now with a modern block of flats built at the rear), the house was erected in 1872 for Alexander Watt, and subsequently occupied for many years by William Thistlethwaite and, during the twentieth century, by the Durham Family, who apparently remodelled it in the late 1920s. At the rear of the site is a double-storey block of flats (erected 1956) of no heritage significance.

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 is significant as one of a relatively small number of large residences that were erected in Elwood during the 1870s, a period of development lull that fell between the initial mansion boon of the 1850s and '60s and the Land Boom period of the 1880s.

Architecturally, the house is significant for its unusual plan form, with an elongated double-fronted frontage to Southey Street, and its interesting and eclectic range of detailing including bracketed eaves, arcaded loggia, roughcast render, curved bay window, balustraded parapet and unusually tall chimneys. It is also of significance as notably early use of bichromatic brickwork, which was popularised in Melbourne from the late 1860s by architect Joseph Reed. Aesthetically, the house remains as a distinctive element in the streetscape, enhanced by its siting on a large landscaped allotment with prominent inter-war brick front fence.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The house at 54 Southey Street is a large single-storey double-fronted Victorian bichromatic brick villa on a large allotment. Its unusually elongated street frontage comprises a projecting gabled bay at the left side, and a long recessed wing with verandah that returns to a second gabled bay on the south side. The hipped roof, reclad in metal sheeting, has bracketed eaves, four tall bichromatic brick chimneys with moulded caps, and a section of balustraded parapet above the side bay. Both bays, to front and side, have half-timbered roughcast gable ends with bracketed eaves, and curved bay windows with rendered sills and lintels, timber-framed double-hung sashes, and leadlight highlights. Below the verandah, the street façade has a pair of canted bay windows. The verandah itself comprises a bullnosed corrugated galvanised steel roof, supported on a rendered segmental-arched loggia with capped brick dwarf walling between the piers. The property has a substantial red brick fence along the street boundary, with capped piers and bullnosed coping and wrought iron gates opening onto a bluestone-pitched driveway. At the rear is a double-storeyed skillion-roofed cream brick building containing six flats.

History

The City of St Kilda rate book for 1872 (dated 4 January 1872) records that Thomas Eddington owned unspecified vacant land (valued at £10) on the east side of Southey Street, between two large timber houses owned by the Baldwin and Clark families. By November, when the 1873 rate book was compiled, a six-roomed brick house (valued at £60) had been built there, owned and occupied by Alexander Watt, a clerk. Watt (later listed as a warehouseman) resided there until 1879, when he let it to estate agent William Thistlethwaite. The latter acquired the house by 1881, renaming it Corra-Lynn and building brick stables, first mentioned in that year's rate book. Thistlethwaite lived there until his death in 1891, and his widow, Mrs Jessie C Thistlethwaite, remained until 1901. By that time, the address had become 76 Southey Street. The MMBW map, dated around that time, shows the house on its large lot with a small rectilinear masonry outbuilding (presumably the brick stables) at the rear, along the block's north boundary.

Occupants in the early 1900s included Samuel Allen (1901-08) and J M McFarlane (1909-11). In 1912, it was acquired by George Durham, who remained there until his death in 1936. It was during his long tenure that the street address was twice altered: firstly to No 62 (c.1914) and then to No 54 (c.1928). The house was also remodelled during this time; the altered verandah bears the digits 54 on a rendered panel, indicating that renovation occurred after 1928. After Durham died, the house was occupied by his widow, Mrs Lillian Durham, until her own death in 1946, and thence by Gordon Durham (probably their son) until 1950. During the 1950s, the house was occupied by Otto Wachtel, who erected the freestanding block of flats at the rear in 1956.

Thematic Context

The 1870s represent something of a lull in the history of Elwood's residential settlement, when the initial period of mansion construction during the 1850s and 60s had abated, but the Boom period of the 1880s had yet to prompt a resurgence. Consequently, few grand houses were built in Elwood during the 1870s. Examples included Ravelston in Tennyson Street (1870), Whinbank in Mitford Street (1875; demolished) and Arranmure, on the south corner of Brighton Road and Burns Street (1876; demolished). Corra Lynn at 54 Southey Street contrasts from the other survivor, Ravelston (now 17a Tennyson Street), as it is a sprawling single-storey house on a large allotment, rather than a compact double-storey mansion on a reduced block.

Corra-Lynn also represents a notably early use of bichromatic brickwork, which was popularised in Melbourne by architect Joseph Reed from the late 1860s. Within the City of Port Phillip, it is comparable to a double-storey house at 10-12 Anderson Street, South Melbourne (1871), which displays similar brickwork but is otherwise entirely different of similar in form and detailing.

Recommendations

Recommended inclusions:

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

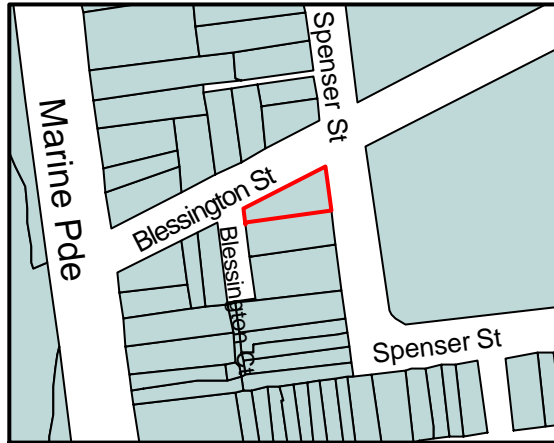
References

City of St Kilda Rate Book. South Ward.

Sands & McDougall Directory

Identifier "Elenora"

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO261

Address 51 Spenser St
ST. KILDA

Category Residential:apartment

Constructed 1927

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

Elenora is a well crafted and well preserved block of Mediterranean style flats on the corner of Spenser and Blessington Streets. Its strong form and prominent corner site make it an important gateway building leading out of the Peanut Farm towards the sea.

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
Builder: J.H. Berkley

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

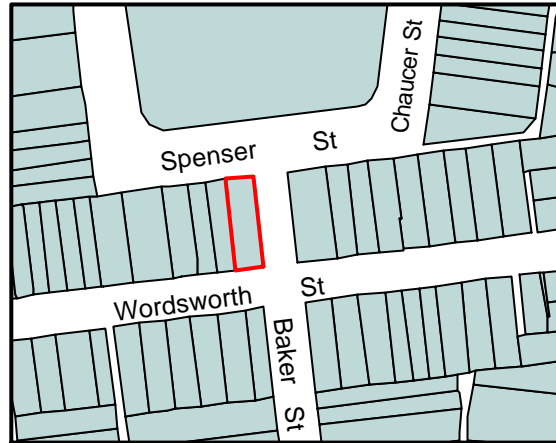
References

NOTES

St K C C permit No 6946. Check permit No 9646.

Identifier "Los Angeles Court" Apartments

Formerly unknown



Heritage Precinct Overlay None

Heritage Overlay(s) HO262

Address 81A Spenser St
ST. KILDA

Category Residential:apartment

Constructed 1930

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

"Los Angeles Court" apartments were built for William Lockhart in 1930 at no. 81A Spenser Street, St. Kilda. They have historic importance (Criterion A) for their capacity to demonstrate the nature of development in the area during the early inter war period and especially in the vicinity of the Bay shoreline when apartment living was in its ascendancy. They have aesthetic value (Criterion E) as a highly representative example of the American West Coast Mission style as it was developed in the area, being comparable with "Glenronald" (75 Dickens Street, Elwood), 23 Dickens Street, Elwood, 41 Milton Street, Elwood and "Santa Fe" (45 Mitford Street, Elwood).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

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

Description

A prominent two storeyed rough cast apartment block in the American West Coast Spanish Mission style symmetrically arranged around an elevated porch in the form of an arched loggia approached by steps on either side. This element is the dominant feature of the design and has a cabled column to the loggia, balustrade enrichment in cast cement and the words "Los Angeles Court", also in cast cement, immediately beneath. The hipped roof has terra cotta tiles and the arched openings are replicated at the corners in the form of two storeyed loggias, adding interest to the design. Condition: Sound. Integrity: High, includes low front fence and corner palm tree.

History

The properties on the south side of Spenser Street over look the Renfrey Gardens and are in close proximity to the Bay.

On the south western corner of Spenser and Baker Streets, a block of four flats was erected in 1930 by William Lockhart on land that had been purchased from Mrs Le Griffon the previous year. The flats were described as brick, each with three rooms.

By the end of 1930, Dr Leslie Kidd of Elsternwick, had acquired the property. The flats at the time were occupied by Lyle Georgeson (caterer), James Johnson (builder), Arthur Modral (gentleman) and William Maughan (salesman). The NAV ranged from 87 to 96 pounds.

Kidd continued as owner in 1935 by which time, the flats were named Los Angeles Court. They were fully let although in five years, the NAV had dropped to between 65 and 80 pounds.

Thematic Context

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

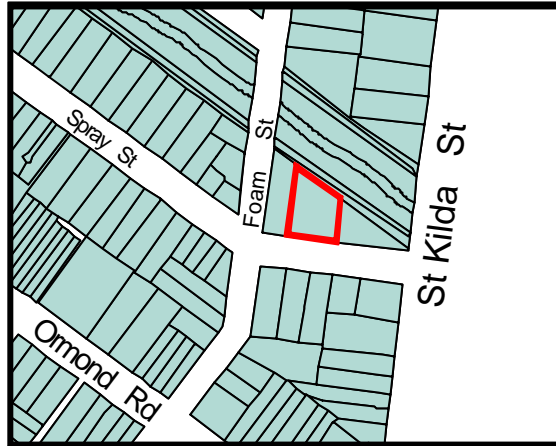
Recommendations

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

References

St. Kilda Rate Books: 1925-31, 1935-36. VPRS 8816/P1, PROV.
MMBW litho plan no.48, undated.

Identifier Charles house
Formerly Unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO352

Address 2A Spray St
ELWOOD

Category Residential:detached

Constructed 1920-1

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Charles house at Spray St, Elwood, is significant to the City of Port Phillip because:

- it is an externally well preserved and relatively large Federation Bungalow style house, with associated leadlight, and window bays, sited in a related landscape setting (Criterion D2);
- the house has distinctive upper and lower level porch treatment (Criterion F1);
- it represents a period of growth in the City immediately after WW1 when largely vacant Victorian-era subdivisions were filled up by inter-war housing (Criterion A4).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

This is a large attic form Federation Bungalow style red brick and rough-cast stucco house, with arched upper level porch, lower level porch to one side, leadlight glazing and early insect screen door.

There is an early round-top picket front fence, Canary Island date palm and other related period exotic planting in the house yard.

Condition: good (partially disturbed, well preserved)

Integrity: intact/minimal intrusions

Context: Set in what was an inter-war subdivision, with some new intrusions, but next to a related Bungalow style house.

History

This house was built for (and possibly by) Anatole Charles in 1920-1: it was of 6 rooms and housed 3 persons. He sold the house to Christina Ross in 1922 who was followed by John Munro Ross, secretary at the firm McKenzie & Jones, in 1923-4. Ross leased it to William Rae, an estate agent, and later to Max Noble, a tailor, Charles Pearson, manager, and Mark Aarons, a book sorter.

This allotment was part of the Sea Side Estate which offered 173 villa sites in what was then termed Elsternwick to be sold by the redoubtable auctioneers, CJ&T Ham, in November 1884.

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

Identifier Houses
Formerly "Lorne" (No 54) and "Omeo Villa" (No 56)



Heritage Precinct Overlay None
Heritage Overlay(s) 434

Address 54 & 56 Spray Street
ELWOOD

Category Residential:detached

Constructed 1887 (54) & 1888 (56)

Designer unknown

Amendment [C 54](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

The houses at 54-56 Spray Street, Elwood, comprise a detached pair of double-fronted Victorian single-storey brick villas, both much altered during the twentieth century. Erected in 1887 and 1888 respectively, they were two of only eleven houses built in the 1880s and '90s on the Seaside Estate, one of Elwood's largest (and ultimately unsuccessful) Boom-period subdivisions. No 56 was originally occupied by Dr James Stirling (1852-1909), one-time Government Geologist and a significant figure in various scientific fields in Victoria.

How is it Significant?

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

Why is it Significant?

Historically, the houses are significant as the only surviving evidence of the Seaside Estate, an ambitious 192-lot subdivision in Elwood that was laid out in 1885. Of the less than a dozen houses actually built on the huge estate before the end of that century, only these two examples now remain (albeit in a much altered state) to demonstrate the optimistic but ultimately unsuccessful phase of Boom-period speculative residential development in Elwood. The house at No 54 is of some historic interest in its own right as the home of Dr James Stirling, former Government Geologist who was instrumental in the mapping of Victoria's brown coal deposits in Gippsland in the 1890s, and was otherwise highly regarded for his pioneer research in many scientific fields including geology, botany, speleology, ethnography and meteorology.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The houses at 54-56 Spray Street, Elwood, comprise a detached pair of double-fronted Victorian single-storey brick villas, with hipped roofs and asymmetrical frontages with a projecting bay to the right side. Both houses have been somewhat altered. No 56, the more intact of the two, was evidently remodelled in the inter-war period. Front and side walls have been roughcast rendered and the original front windows replaced by timber double-hung sashes with lozenge glazing and flat architraves. The roof has been reclad with pressed metal sheeting (in imitation of terracotta tiles), and the original verandah replaced by a reproduction Edwardian-style one, with fluted timber posts, slat frieze and fretwork brackets. The house at No 54, remodelled in the post-war period, now has a flat rendered façade (with remnants of the original bichromatic brickwork still evident on the side wall). The roof has been reclad in terracotta tiles, the chimney and brackets have been removed, and the original windows replaced with steel-framed casement sashes. The original verandah has been replaced by a small corner porch, with a cantilevered concrete slab roof over a terrazzo paved base.

History

These sites formed part of the Seaside Estate, a 192-lot subdivision bounded by St Kilda Street, Glen Huntly and Ormond roads, gazetted in January 1885. The estate developed slowly, with 56 Spray Street – one of the first houses – appearing in the 1888 rate book (dated 13 December 1887) as a four-roomed brick dwelling, valued at £40, owned and occupied by William G Reynolds, clothier. The next year, the rate book lists Reynolds (described as a wool merchant) with a new neighbour, James Stirling (listed in the corresponding directory as Government Geologist) in two five-roomed brick houses, each valued at £42. By early 1890, Reynolds had been replaced by Andrew Bray, who lived in the house (listed in directories as Lorne) until 1897 followed by his wife, Mrs Annie Bray, until 1908. Stirling remained until c.1893, whereupon his house was occupied by a succession of short-lived tenants including George Renshaw (1894), music teacher Joseph Lomax (1897-98), James Unsworth (1900), Samuel Walsh (1902-03) and John Hudspeth (1905). During Walsh's brief tenure, the house was listed as Omeo Villa.

Dr James Stirling (1852-1909) joined the Victorian Department of Crown Lands & Survey in 1873, working in various positions before becoming Government Geologist. As a Lands Officer at Omeo, he surveyed the Victorian alps and sent botanical specimens to Baron von Mueller, who subsequently named one after him, *Helychrysum stirlingii*. Stirling was instrumental in the mapping of brown coal deposits in Gippsland in the 1890s, and has been described as one of Victoria's pioneer speleologists. His scientific interests included geology, botany, ethnography and meteorology, and he published numerous books and papers. Details of his life, including brief mention of life in the Elwood house, can be found in the published memoirs of his daughter.

Thematic Context

As the last remnants of the Seaside Estate, these two houses are unique. Historically, they can be only compared with Ivica at 95 Ormond Road, a large timber villa built in 1889. Much altered in later years (including removal of verandah), this was included in the City of Port Phillip Heritage Review in 1998, but has since been demolished. Setting aside their unique historical significance, 54-56 Spray Street can only otherwise be considered as fair or even poor examples of Victorian brick villas, as their integrity is greatly compromised by subsequent alterations. As such, they are comparable to many much-altered villas around Elwood, including 99 and 101 Tennyson Street, 34 and 40 Byron Street, and several houses in Scott and Rainsford streets.

Recommendations

Recommended inclusions:

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

References

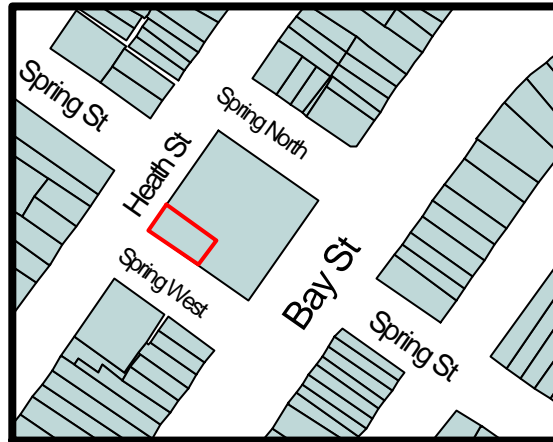
Lodged Plan No 699, dated 24 January 1885.

City of St Kilda Rate Books. South Ward.

Sands & McDougall Melbourne Directory

Amie Livingston Stirling, *Memories of an Australian Childhood*. pp 56-59.

Identifier Town Hall Annex
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO41

Address North Side Spring St, (between Bay and Heath Sts)
PORT MELBOURNE

Category Public

Constructed 1915

Designer Fred Cook City of Port Melbourne
Chief Engineer

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Town Hall Annex is of local significance. It is significant as part of the 1882 Town Hall, having social associations since 1915 with the public use of the Town Hall. The Spring Street facade is of note for its distinctive and quirky design, particularly to the abstracted Classical detail of the cornice and the proportions and surround detailing to the over-small upper windows.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Assembly and Entertainment

SUB-THEME: Public Halls

Town Halls

ORIGINAL OWNER: City of Port Melbourne

CURRENT OWNER: City of Port Phillip

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Individual Character (Individual, different from adjacent) 90%+ original

BUILDING TYPE: Town Hall

ARCHITECTURAL STYLE: Federation Free Classical

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

The annex is located to the rear of the 1882 Town Hall (333 Bay Street) (q.v.), and is surrounded to the west and north by further extensions apparently constructed in the 1960s and '70s. The visible elevation facing Spring Street is designed in an idiosyncratic Edwardian stripped Classical style. It has two storeys and is of red brick construction with rendered details to the window surrounds and a rendered cornice and parapet. The elevation is divided into three equal bays by broad rusticated brick piers and has a central doorway with multi-paned rectangular fanlight above a suspended canopy. The flanking bays contain paired windows at ground floor level, and there are small paired windows in each bay to the upper level. Between the windows in each bay are tapering render panels incorporating curved or triangular pediments or bracketed hood moulds above each opening. A dentilled triangular pediment rises above the parapet above the centre bay. The cornice has a simple rectangular profile and is supported on closely spaced blocky two-part brackets.

COMPARATIVE ANALYSIS

The Edwardian Free Classical style of the Town Hall annex is shared by numerous contemporary public buildings in Victoria, including schools and other buildings by the Victorian and Commonwealth Public Works Departments. The symmetrical pedimented facade, the abstracted classical detailing, the combination of red brick and render and details such as the horizontally rusticated brick piers are all characteristic of such buildings, including, for example, Port Melbourne Post Office, 253-9 Bay Street (1910) (q.v.). While buildings of this style rarely conformed to academically correct Classical design, the Town Hall annex is distinctive for its unusually idiosyncratic and Mannerist design, particularly the oversized and blocky cornice brackets, the over-small first floor windows and the somewhat oriental flat pediments over the first floor windows to the outer bays.

History

This extension to Port Melbourne's nineteenth century Town Hall was constructed in 1915. The drawings bear the name of the City Engineer, Fred Cook. The Port Melbourne Council had been under pressure to upgrade various facilities around the municipality for some years. There was a failed attempt to attract investors for an improvement loan in August 1914, however, in December of the same year, with a developing unemployment crisis in mind, the State Government decided to offer Port Melbourne Council a loan for public works. (1) On 12 January 1915 the Council decided on a program of public works which included the rebuilding of the Town Hall and upgrading works to its reserves and roads. Plans for a new town hall with balconies and seating 1200 were drawn up. The building was completed by the end of the year. (2)

As extended in 1915, the building served the city until 1980 when new offices and a new hall were created by dividing the old hall in half and refurbishing it. (3)

Thematic Context

The extension to the Town Hall was part of a program of municipal upgrading works undertaken by the Port Melbourne Council in the twentieth century.

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. N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p. 209
2. *ibid.* p. 209.
3. *ibid.* p. 209.

City of Port Phillip Heritage Review

Citation No:

685

Identifier Residence known as 'Clareville'
Formerly 31 Spring Street from 1880 to 1895



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 101 Spring St
PORT MELBOURNE

Constructed 1868

Amendment C 89
Comment

Category Residential:detached

Designer unknown

Significance

101 Spring Street, named 'Clareville' in 1903, is of local significance. The original four roomed wooden house was constructed in 1868 by Frederick Williams, the well known local architect. In 1899 John James Bartlett purchased the property and substantially altered it to a nine roomed residence. The resultant transitional style of the 1890s and early 1900s combined a typical nineteenth century verandah form with Arts and Crafts influences apparent in the halftimbered gables and lead lighted windows. It has some internal original decorative elements still intact dating from the 1900s alterations. Its historical interest relates to the original builder and architect, Frederick Williams and subsequent owners (Henry Norval Edwards and J J Bartlett) who were Mayors and Councillors and the subsequent long-term family ownership of a local SP bookmaking operation into the early three decades of the twentieth century.

Primary Sources

Port Melbourne Conservation Study Review, Allom Lovell and Associates, Volume 5, 1995
Valuation Books of the Borough of Port Melbourne and City of Port Melbourne
Sands and McDougall Directories, Melbourne, 1868 – 1974

Other Studies

Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979

Description

PRINCIPAL THEME: Residential

SUB-THEME: Federation weatherboard villas
ORIGINAL OWNER: Unknown
CURRENT OWNER: James Bartlett
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90%+ original
different from adjacent)
BUILDING TYPE: Federation weatherboard villas
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Federation bungalow
PRINCIPAL MATERIAL: Timber
PHYSICAL/STYLISTIC DESCRIPTION

This single-storey timber-framed and weatherboarded residence is rectangular on plan with a service wing attached to the rear, facing Heath Street. A later gabled wing on the east side, facing Spring Street, apparently was added in 1904-5. The hipped roof is slated with decorative terra cotta ridge tiles and finials. The chimneys are brick with rendered bands and terra cotta pots. A half-timbered gable with shaped bargeboards and turned finial is located off-centre on the Spring Street elevation above the entrance. The concave roofed verandah runs around both principal elevations and has paired wooden columns with cast capitals and cast iron valences. The verandah incorporates a small gable below and with similar detailing to the gable to the main roof. Rectangular bay windows are located on each side of the Spring Street entrance and on the Heath Street elevation. These windows, and the side and top lights to the entrance door, contain floral leadlight panels.

The interior of the house, although not inspected, is understood to retain much of the original fabric, including gilded and stencilled ceilings. Original wall plaster and possibly nineteenth century wall paper is understood to remain in the entrance hall but has been lost in other rooms following reblocking of the floors.(3)

COMPARATIVE ANALYSIS

Clareville is unusual in Port Melbourne as an apparently early house which was comprehensively altered at the turn of the century. The result of the alterations exemplifies the stylistic transition that can be seen in many houses constructed at the end of the nineteenth century in which the typical form of a Victorian doublefronted house was overlaid with elements such as the half-timbered gables, terra cotta roof ridging and leadlight casement windows deriving from the Queen Anne and other Arts and Crafts domestic architectural styles. Many examples of similar style exist in other suburbs. Other transitional houses in Port Melbourne constructed in the 1890s or early 1900s include the two storey Creswick House, 139 Bridge Street and Emerald House, 165 Station Street, as well as the single storey house at 192 Liardet Street. These are comparable with Clareville in their mix of Queen Anne half-timbered gables and more-or-less conventional Victorian forms. Clareville is unusual for an inner suburban house, and unique in Port Melbourne, for its particularly expansive double-fronted form with additional wing to the east, and in this respect is more like houses in rural towns. The unusually elaborate internal decorative treatment, including gilded and stencilled pressed metal ceilings, which survive partly intact, are especially notable features of which relatively few known comparable examples exist in houses of this size.

History

The Crown grantee for this allotment (Block 29, Allotment 1) was W Mills. The land was registered as vacant in the 1866 Valuation Books. A four roomed wooden house, with central corridor and rear kitchen was built in 1868 by Frederick Williams who added a room in 1870 and remained at the house until 1874.

Frederick Williams arrived in the colony in 1857, was a Sandridge Councillor by 1875 and Mayor in 1880. Williams also designed the Victoria Hotel, Holy Trinity Church Hall, Swallow and Ariell's offices at Rouse and Stokes Streets and their 1888 Uneeda bakery, plus many other shops, offices and residences.

Ada and then Jane Gresham owned the house from 1875 and added on rooms to make it seven rooms by the time it was sold in 1892. During this time the house was rented out and used as a boarding house.

The Henry Norval Edwards family owned the house from 1892 to 1898. Henry Norval Edwards was a Councillor and vocal resident for the Temperance Movement from 1884 to 1892. He was also a prominent auctioneer running his business in Bay Street for many years. He was mayor three times and a staunch supporter of amalgamation with his third Council term from 1900 to 1907.

In 1899 James John (known as 'J J') Bartlett, tobacconist of 329 Bay Street, bought and added two rooms to the house to make it nine and lived there with eight people. J J was the son of James John Bartlett and Johanna Cahill and was born in Sandridge in 1865. He married Ellen (Nellie) Suffolk in 1887 in Port Melbourne and they had 10 children. J J Bartlett had owned the 'Foresters' Arms Hotel' from 1872 to 1875 and was an active Councillor, resident at 'Bloomfield House' 84 Station Street, prior to becoming Mayor in 1891. J J was also known as a successful bookmaker and member of the Victoria Club. 'Clareville' was the centre of the family run SP bookmaking operation which ran until JJ's death in 1928. Like other of Melbourne's working class inner suburbs, Port Melbourne was the scene of a considerable amount of low level illegal gambling activity during this period. In the case of Port, the constant flow of maritime workers through its hotels and streets sustained this gambling trade.

J J's son James Cahill, born 1888 in Port Melbourne and christened at the local St Joseph's Catholic Church, married in Port Melbourne in 1914. On James Cahill's death his son took over ownership and responsibility for the house.

Thematic Context

Purchased by James B. Bartlett at the turn of the century, Clareville was the location for Bartlett's SP bookmaking operation for around thirty years. Like other of Melbourne's working class inner suburbs, Port Melbourne was the scene of a considerable amount of low-level illegal gambling activity during this period. In the case of Port, the constant flow of maritime workers through its hotels and streets sustained this gambling trade. The Bartlett family were long-time Port residents, James B Bartlett was the son of James John Bartlett, former Mayor of Port Melbourne (1884-5), proprietor of the Railway Club Hotel in Raglan Street (q.v.), sporting identity and SP bookmaker. James Bartlett followed in his father's footsteps and operated an SP book out of his house, Clareville, until his death in the early 1930s.

Recommendation

A Ward, Port Phillip Heritage Review, 1998

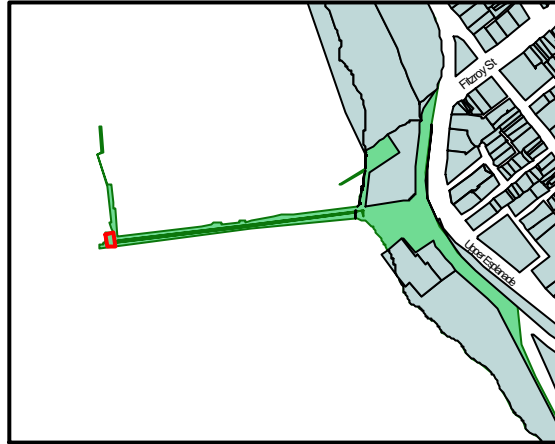
recommended inclusions:

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, Jacobs Lewis Vines. Port Melbourne Conservation Study.
2. Pers. comm., James Bartlett (current owner). N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p. 276.
3. Pers. comm., James Bartlett
4. Cruikshank, W 1873-4, 'Valuations 1873-4 - Borough of Sandridge', *Port Melbourne Historical and Preservation Society*, 3 Nov 2007.
5. Editor, T 1886, 'A Dangerous State - Frederick J Williams found drunk and disorderly', *The Standard*, 17 July 1886, 24 Nov 2007.
6. Editor, T 1890a, 'Bartlett & "advertising for a caretaker of the Temperance Hall"', *The Port Melbourne Tribune*, 16 Aug 1890, 24 Nov 2007.
7. Editor, T 1890b, 'J J Bartlett', *The Port Melbourne Tribune*, 29 March 1890, 24 Nov 2007.
8. Grainger, P 2007, *Chartered Scoundrels - a brief history of Port Melbourne hotels*, Port Melbourne Historical Society, Port Melbourne.
9. JLVA 1979, *Port Melbourne Conservation Study*, Jacobs Lewis Vines Architects and Conservation Planners, Port Melbourne.
10. *Sands and McDougall Directories - Sandridge/Port Melbourne*, Sands and McDougall. Uren N, T 1983, *A History of Port Melbourne*, Oxford University Press, Melbourne.

Identifier Tea and Refreshment Rooms
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO226

Address St Kilda Pier
ST. KILDA

Category Public

Constructed 1904

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The St Kilda pier pavilion, representing a building form popular in Europe at the time of its construction, is a rare example in Australia, and is unique in Victoria. In 1913 it was described as the first Continental pier pavilion built in Australia and it survives to provide a link with St Kilda's past notoriety as a fashionable seaside resort.

Primary Source

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

Other Studies

Description

(See also ST KILDA PIER, Pier Rd)

The tea and refreshment rooms were erected at the 'L' junction of the St Kilda pier in 1904, at a time when St Kilda was gaining popularity as a seaside resort. Known as Parer's Pavilion in 1913, it was also used as a meteorological bureau for recording weather and wind velocities, and flags were hoisted to indicate the forecast. The unusual timber building features large round horseshoe arches which frame windows and doors of three elevations, and is crowned with a curved pavilion roof with cast iron balustrading and weather vane finial. The balustrading at the lower level is composed of alternating vertical and horizontal timber slats and scalloped boards appear above and below windows. Classical elements, such as pediments and window architraves are also displayed and constructed of timber. The form of the building is novel, employing subtle asymmetry within an overall symmetrical composition.

Intactness

The building itself is substantially intact, although various additions have been made at the rear of the pavilion.

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

Drawings, Public Record Office, Laverton, 1904.

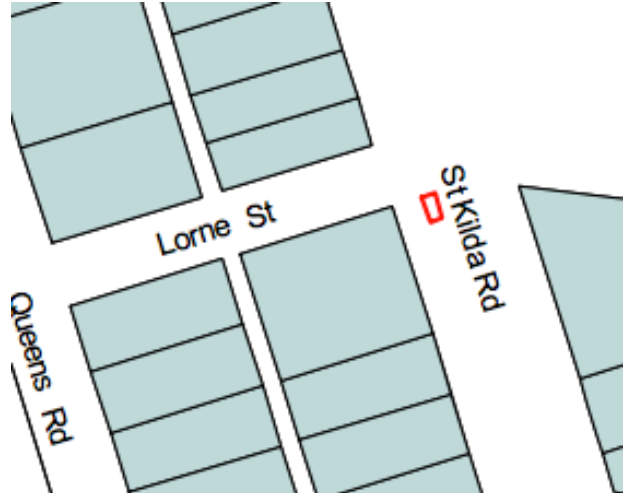
'St. Kilda by the Sea', 1913-1916.

Davison, G. (ed) . 'Melbourne on Foot', Melbourne, 1980.

City of Port Phillip Heritage Review

Place name: Tram Shelter
Other names: -

Citation No:
2099



Address: St Kilda Road & Lorne Street,
Melbourne

Heritage Precinct: None

Category: Transport: shelter

Heritage Overlay: HO488

Style: Interwar Arts & Crafts

Graded as: Significant

Constructed: 1927

Victorian Heritage Register: Yes, H1867

Designer: A.G. Monsborough

Amendment: C29, C160

Comment: Revised citation

Significance

This tram shelter is included on the Victorian Heritage Register (H1867) 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:

An intact member of the small but important set of 1920s tram shelters in St Kilda Road, this particular shelter was built in 1927 to closely replicate its neighbour further north on the corner of High Street. Its fine Arts and Crafts design and hand built timber construction reflects a bygone era of public transport, and complements Melbourne's W class trams. Unlike the trams, the present colour scheme of the shelter appears to be close to the original.

Thematic context

-

History

In the early years of the twentieth century the cable tram network of inner Melbourne, which had been built in the 1880s, was augmented by an electric tram network built and operated by municipal tramways trusts in the various expanding suburbs. The tram shelter at the corner of St Kilda Road and Dorcas Street South Melbourne is one of five remaining from of a distinct group nine picturesque closed timber shelters built between 1912 and 1927 in a style based on Edwardian domestic fashion.

The tram shelters at the corner of St Kilda Road and Lorne Street and St Kilda Road and High Street were built in 1927. These replaced earlier shelters erected by the Prahran and Malvern Tramways Trust in 1913 and 1919. The shelters served passengers making the connection between the St Kilda Road cable trams and the departure point of the electric cars on P&MTT High Street route.

References

Victorian Heritage Register citation

Description

The timber-framed shelter has a raised timber floor and is clad to sill height externally in horizontal ship-lap weatherboards and internally in vertical v jointed lining boards. Similar boards cover the ceiling. The benches are of timber frames and slats. The upper halves of timber framed windows are in multi-paned patterned translucent glass with a segmental arch head. Half of the wall of the shelter facing the tram stop is open. The framing continues above with a single skin of vertical boarding set in to the same depth as the window. The gable section of wall is clad in vertical slats spaced to give ventilation. The gable roof is clad in terracotta shingles with a plain terracotta ridge. The rafters are exposed under the projecting eaves with a spaced board lining above. The gables project a similar distance to the eaves and are supported on simple timber brackets. The upper section is filled with a horizontal board at ceiling height to match the barges and an infill of vertical spaced boards. The detailing of the barges and the projecting ridge beam is a simplified form of that on the St Kilda Road/High Street shelter diagonally opposite.

(Source: Victorian Heritage Register citation)

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

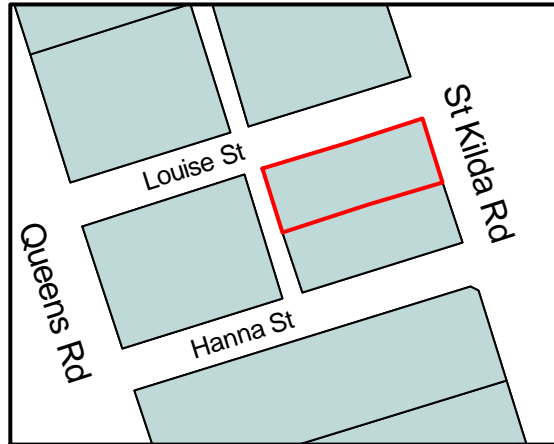
Primary source

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

Other studies

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

Identifier Former "Landene"
Formerly Post Office



Heritage Precinct Overlay None
Heritage Overlay(s) HO331

Address 490 St Kilda Rd
MELBOURNE

Category Residential:detached

Constructed 1897

Designer

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The house now known as "Landene" was built at 490 St. Kilda Road, Melbourne, in 1897 for the tea merchant, McHenry England. It has historical and aesthetic importance. It is historically important (Criterion A) for its capacity to demonstrate an aspect of St. Kilda Road's former era of greatness as a residential address. It is of interest also to the extent that its owner became insolvent during the 1890's depression but managed to survive by making a secret composition and lived on at his St. Kilda Road address. It is aesthetically important (Criterion E) as an unusual Queen Anne influenced villa possibly reflecting England's empathy for the far east in the design of its upper level.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An imposing Queen Anne influenced two storeyed red brick villa with an asymmetrical arrangement and hipped terra cotta tiled roof. There are two three centred arch porches, one of which has been built in and an over sized window in between. The upper level verandah is distinguished by its Tuscan columns and decorative iron screens to the balustrade and frieze, the whole of the projecting wing being symmetrically laid out.

Condition: Sound

Integrity: High

History

This part of Melbourne became arguably the City's most prestigious address following its excise from Albert Park in 1875. At the time of subdivision, a sports ground known as the "Warehousemen's Ground" (now the "Albert Cricket Ground") was retained and the streets subsequently formed north and south of it were named

Queen's Place North and Queen's Place South. The allotments of land bounded by Queen's Place North (now Hanna Street), Queens Lane, Louise Street and facing St. Kilda Road were owned by the St. Kilda resident, Henry Littlewood in 1890. They were lots 1 and 2 and were both undeveloped in that year.

Littlewood built a house for himself on lot 2 in the early 1890's and in 1897 sold lot 1 to a gentleman named McHenry England who immediately started building a brick residence there. The house had 11 rooms and an NAV of 120 pounds. It is understood McHenry England became a tea merchant, charting ships and making many trips between China and Australia. He was a keen sportsman and a director of the Shamrock Brewery which later became part of C.U.B. England became insolvent during the Depression of the early 1890's, having a meeting of his creditors on 24th. September 1892 and entering into a secret composition in which he paid one shilling in the pound to his debtors, thereby allowing him to continue trading. He remained in his St. Kilda Road home in 1904. Subsequent occupants included Lionel Benjamin (1911), Alfred Chambers (1916), and George Blackwood (1921).

By 1951, the property was occupied by the Post Master General (P.M.G.) Department, material division.

Thematic Context

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

Recommendations

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

National Estate Register

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

References

South Melbourne Rate Books: 1890-91, 1894-98, 1900.

MMBW litho plan no.20, dated 17.7.1894.

Sands and McDougall directories: 1900, 1904, 1910, 1916, 1921, 1961.

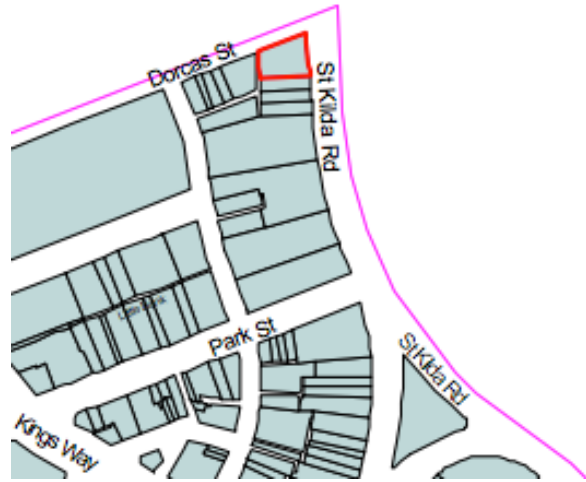
Plaque on fence post of former "Landene".

City of Port Phillip Heritage Review

Place name: First Church of Christ,
Scientist

Citation No:
1124

Other names: -



Address: 336-340 St Kilda Road,
Melbourne

Heritage Precinct: None

Category: Religion: Church

Heritage Overlay: HO252

Style: Interwar Free Classical

Graded as: Significant

Constructed: 1920, 1933

Victorian Heritage Register: Yes, H1766

Designer: Bates, Peebles & Smart (1920),
Bates Smart & McCutcheon
(1933)

Amendment: C29, C160

Comment: Revised citation

Significance

The First Church of Christ, Scientist is included on the Victorian Heritage Register (H1766) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

The First Church of Christ, Scientist is of significance as one of the most complete and scholarly essays in 1920s classicism applied to an ecclesiastical building in Melbourne. The degree of intactness of the two street facades is outstanding and integral to the significance.

Thematic context

-

History

In 1914 members of the Church of Christ, Scientist purchased a site on St. Kilda Road for the building of a church (4), and it was in 1920 that the foundation stone for the new building was laid (5). The architects were Bates Peebles & Smart (principal designer, Harold Dumsday) (2, 3), the contractors were Hansen and Yuncken (6) and the total cost of the building and land came to £32,000 (7).

The church was opened in 1922 (8) and, as no Christian Science Church could be dedicated until it was free of debt, was formally dedicated three years later in 1925 (9). In 1928 a pipe organ, built by the London firm of Henry Willis and Sons, was installed in the building (10). In 1933 Bates Smart and McCutcheon called tenders for the erection of an administration block for the church (11), it being built along Dorcas Street, while in 1948 the original flat-roofed areas of the original church were covered by a pitched roof, concealed behind the parapets (12). The exterior was painted in 1962 and there have been subsequent minor alterations to the building.

References

- 1 National Trust of Aust. (Vic.), 'First Church of Christ, Scientist', 15 June 1981 held in File No. 4871
- 2 *ibid.*
- 3 G. Butler, 'Twentieth Century Architecture Survey', October 1982
- 4 'History of First Church of Christ, Scientist', Melbourne, Victoria, held in South Melbourne Local History Collection, Lit: 11
- 5 *ibid.*
- 6 National Trust of Aust. (Vic.), *loc. cit.*
- 7 'History of First...', *loc. cit.*
- 8 *ibid.*
- 9 *ibid.*
- 10 *ibid.*
- 11 Architects' Index, University of Melbourne
- 12 National Trust of Australia (Vic.), *loc. cit.*

Description

The church is a very fine example of 1920s classicism. Built in a temple-like form, it has a shallow pedimented ionic portico facing onto St Kilda Road and large Diocletian windows facing to the north and south under the copper-clad shallow domed roof. The walls are clad in rough cast render, and the front facade has smooth render piers incised with banded rustication framing the projecting pavilions that flank the portico. The classical references are repeated through the mosaic and terrazzo porch floor, the Greek revival leadlight to the front doors and the wrought iron light standards that originally held torches.

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

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

Other studies

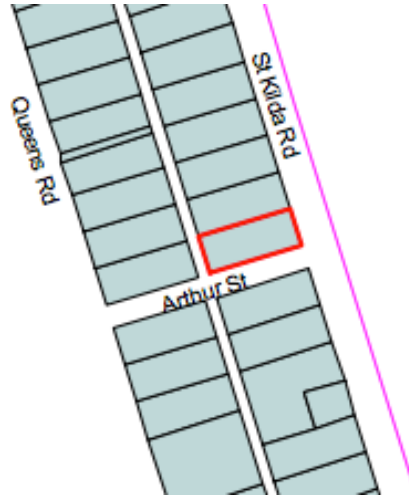
Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998



City of Port Phillip Heritage Review

Place name: Airlie (former)
Other names: -

Citation No:
1004



Address: 452 St Kilda Road, Melbourne

Heritage Precinct: None

Category: Residential: Mansion

Heritage Overlay: HO253

Style: Victorian Italianate

Graded as: Significant

Constructed: 1891

Victorian Heritage Register: Yes, H0722

Designer: Anketell Henderson

Amendment: C29, C160

Comment: Revised citation

Significance

'Airlie' is included on the Victorian Heritage Register (H0722) 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:

'Airlie' is of significance as one of the last houses to be built along St Kilda Road in the Victorian period prior to the 1890s depression and as one of the few mansions to remain in an area now encroached upon by office development. It is also of significance as a substantially intact example of the work of the leading architect Anketell Henderson.

Thematic context

-

History

The *Lands Act* of 1862 reserved large areas along St Kilda Road for use as public parks (3) while allotments were set aside for benevolent and institutional use. This was followed by an announcement (amongst furore) in March 1875 that, while the government would permanently reserve Albert Park, the frontages of the park to St Kilda Road would be sold for residential purposes (4).

An outcome of this was that J.B. Scott purchased three blocks of the land, this block later being sold to Frederick J. Neave, a solicitor, by 1890 (5). In the following year a brick building with fourteen rooms was erected for Neave to the design of noted Melbourne architect, Anketell Henderson (6). Named 'Airlie',

Neave occupied the house for a number of years (7). In 1896 John Munroe Bruce, a businessman, brought his family to live at 452 St Kilda Road (8). His son Stanley Melbourne (1883-1967), later Lord Bruce and Prime Minister of Australia from 1923-1929, spent his boyhood at 'Airlie' (9). In 1924 the building was purchased by Helena Teresa Mayer and converted into a guest house (10) and in 1951, it passed to the Victorian Health Commission (11). It was later used by the Royal District Nursing Society.

References

1 National Estate, 'Listing for South Melbourne: 452 St Kilda Road', 22 September 1986

2 *ibid.*

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

4 *ibid.*

5 *ibid.*

6 *ibid.* For further information refer to 'The Heritage of Australia'

7 Murphy and Murphy, *loc.cit.*

8 National Trust of Aust. (Vic.), 'Research into Airlie, 452 St Kilda Road ...', 6 August, 1982

9 *ibid.*

10 *ibid.*

11 *ibid.*

Description

The house remains in a substantially intact state despite the relatively long period since it was used as a single home. It is a two storeyed rendered house with a dominating loggia at each level, that wraps around two facades. The loggia is broken by the projecting bay with engaged columns and a pediment unit above. At ground floor level the loggia is supported on ionic colonettes and at first floor level corinthian colonettes, each with a modillioned cornice while above, the balustraded parapet remains intact. The encaustic tiles to the ground floor verandah are intact and so too the basalt and cast iron fence. The building has been added to in an unsympathetic manner at the rear.

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

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

Other studies

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

City of Port Phillip Heritage Review

Place name: Rathgael (former)
Other names: Estella

Citation No:
982



Address: 462 St Kilda Road, Melbourne

Heritage Precinct: None

Category: Residential: Mansion

Heritage Overlay: HO254

Style: Victorian Free Classical

Graded as: Significant

Constructed: 1890

Victorian Heritage Register: Yes, H0096

Designer: Walter Scott Law

Amendment: C29, C160

Comment: Revised citation

Significance

'Rathgael' is included on the Victorian Heritage Register (H0096) 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:

'Estella' is of significance as a house of the late Victorian period designed in two stages that combine to form a commanding essay in Greek revival architecture of a type most atypical to Melbourne.

Thematic context

-

History

In March 1875 the Government announced, amongst furore, that the land on the western side of St Kilda Road would be alienated from parkland and that the frontages would be sold for residential purposes (3). Following this subdivision a Melbourne solicitor, J.G. Duffett, bought this property which he held for a number of years, selling to James Dowie, a builder, by 1889 (4). In the following year this sixteen-roomed single storeyed brick and stucco house was erected for Leon Cohen, a bootmaker (5). It is suggested that Downie was the builder of this property. Walter Scott Law was probably the architect (2).

References

- 1 National Trust of Aust. (Vic.), 'Building Citation: 462 St Kilda Road', held in File No. 582
 - 2 Although the Architects' Index, University of Melbourne lists William George Wolf as advertising tenders for a large villa residence for Leon Cohen, at 462 St Kilda Road, in 1890, Dr Miles Lewis suggests that the building should be attributed to Walter Scott Law as he is known to have designed several houses for Cohen in Fitzroy. Additionally, Lewis points out that the style of the building resembles that used by Law and not by Wolf
 - 3 Murphy, J. and Murphy, P., 'An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road', prepared for the HBPC
 - 4 *ibid.*
 - 5 National Trust of Aust. (Vic.), *loc. cit.*
 - 6 *ibid.*
 - 7 Murphy and Murphy, *loc. cit.*
-

Description

Originally named 'Estella' (6), the building is a reminder of the numerous mansions that were built in the nineteenth century along St Kilda Road. Major alterations were made to the building earlier this century and these included the removal of a front verandah and the building of the tall porches at each side of the central front door (7). As it stands, 'Estella' only retains its principal rooms, while the front façade is a fascinating essay in classicism of a type unusual to Melbourne. The parapet is very tall, rising into tower-like forms and is decorated with low reliefs along classical themes. Above the front door the parapet has a (damaged) Grecian figure.

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

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

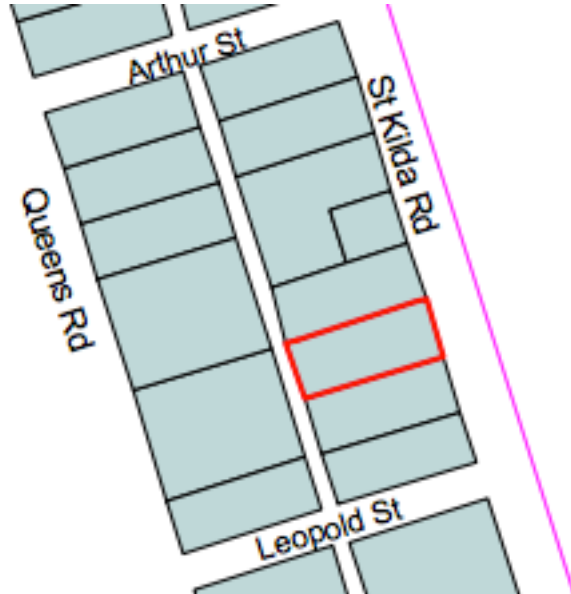
Other studies

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

City of Port Phillip Heritage Review

Place name: V.A.C.C. Offices
Other names: -

Citation No:
1096



Address: 464 St Kilda Road,
Melbourne

Heritage Precinct: None

Category: Commercial: Office

Heritage Overlay: HO307

Style: Postwar
International

Graded as: Significant

Victorian Heritage Register: No

Constructed: 1962-65

Designer: Bernard Evans &
Partners

Amendment: C29, C160

Comment: Revised citation

Significance

The VACC building is of significance as one of the first commercial buildings to be built along St Kilda Road. Its use of expressed steel and bronzed glazing are early examples of distinctive elements that were to be repeated through Melbourne. The significance of the building has been greatly reduced by the recent refurbishment of the entrance foyer.

Thematic context

-

History

In 1875 the Government announced that the western side of St Kilda Road was to be alienated from parkland and sold for residential purposes (3). During the nineteenth century numerous mansion houses (4) were built for Melbourne's wealthy society, establishing St Kilda Road as one of Australia's fashionable boulevards.

From parkland to residential properties, St Kilda Road underwent another major land use change in the early 1960s when business companies began to buy up many of the old mansions most of which, by the 1920s and 1930s had been converted into flats and guest houses. The British Petroleum House completed in 1964 (5), at the junction of Albert and St Kilda Roads, was the first multi-storey development completed along this major thoroughfare and many others quickly followed. In 1962 construction was begun on Bernard Evans and Partners' seven-storey office development. The contractors T.L. Easton and Sons (6) were the principal builders of the structure, which was completed in 1965.

References

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

2 *ibid.*

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

4 Refer to citations for St Kilda Road mansions

5 Refer citation for BP House, 1-29 Albert Road

6 Butler, *loc. cit.*

Description

The VACC building has a stepped form with only the first three floors projecting towards St Kilda Road, the remaining floors being set well back. It is constructed with an expressed steel frame with accentuated verticals, between which are bronzed reflective windows with off-white spandrels. The entrance foyer retains its original staircase with marble-clad cantilevered steps. It is very unfortunate that the foyer has recently been refurbished.

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

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

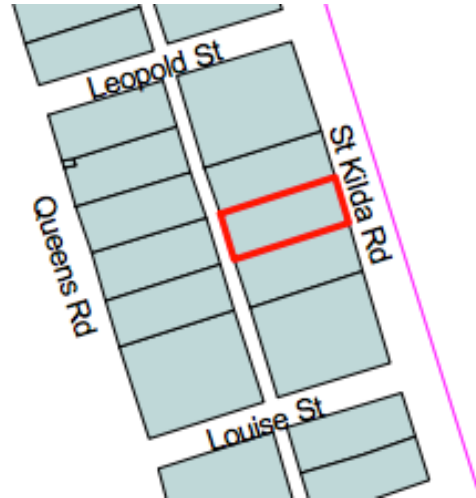
Other studies

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

City of Port Phillip Heritage Review

Place name: Charsfield
Other names: -

Citation No:
999



Address: 478 St Kilda Road, Melbourne

Heritage Precinct: None

Category: Residential: Mansion

Heritage Overlay: HO329

Style: Victorian Italianate

Graded as: Significant

Constructed: 1889

Victorian Heritage Register: No

Designer: Charles Webb

Amendment: C29, C160

Comment: Revised citation

Significance

'Charsfield' is of significance as a substantially intact mansion remaining from the Victorian subdivision and development of St Kilda Road. It is also of significance as a fine example of the work of Charles Webb.

Thematic context

-

History

In March 1875 the Government announced, amongst furore, that the land on the western side of St Kilda Road would be alienated from parkland and the land was to be sold for residential purposes (3). Following the subdivision, this allotment was purchased by I. Matthews (4) who later sold to Alfred Hodgson, a 'gentleman' of West Melbourne, in 1888 (5). In the following year this fourteen-roomed brick and render building was erected (6) to the design of noted Melbourne architect Charles Webb (7). Although Webb advertised tenders for the construction of this house (8), Hodgson was described as a builder in 1889 and it is possible that he constructed his own home. Although having made a small fortune from his tailoring and men's wear business in Lonsdale Street, Melbourne, Hodgson died a poor man (9). 'Charsfield' was later purchased by A.M. Younger, a prolific flat developer, who converted the property into the 'Nangunia Guest House' in 1931 (10).

References

- 1 Architects' Index, University of Melbourne
 - 2 *ibid.*
 - 3 Murphy, J. and Murphy, P., 'Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road', prepared for the HBPC
 - 4 *ibid.*
 - 5 *ibid.*
 - 6 DHC, 'Interim Heritage Assessment: 478 St Kilda Road', March 1986
 - 7 Architects' Index. Webb designed the South Melbourne Town Hall (Refer to citation for 208-220 Bank Street) in 1879
 - 8 Architects' Index
 - 9 Murphy and Murphy, *loc. cit.*
 - 10 DHC, *loc. cit.*
-

Description

'Charsfield' is a symmetrical two storeyed house with a single storeyed terrace projecting from the front façade. The terrace is supported on a loggia with detailing reminiscent of Webb's loggia across the façade of his Windsor Hotel. The terrace is broken by a central two storeyed tower with Italianate coupled windows at first floor level. The house remains substantially intact including the glazed lantern over the stair hall, most of the encaustic tiles to the loggia and the cast iron picket fence.

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

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

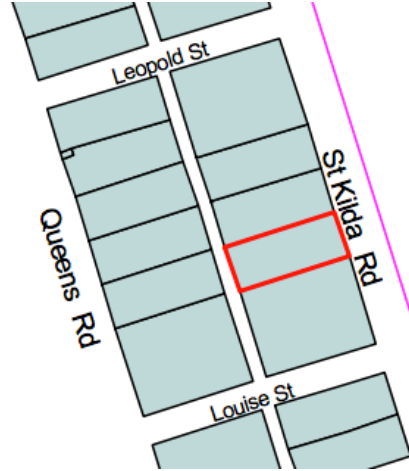
Other studies

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

City of Port Phillip Heritage Review

Place name: Colonial Gas Offices (former)
Other names: -

Citation No:
1093



Address: 480 St Kilda Road, Melbourne

Heritage Precinct: None

Category: Commercial: office

Heritage Overlay: None

Style: Post war International

Graded as: Nil

Constructed: c.1960-65

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:

480 St Kilda Road is of significance as a low rise office building built in the first wave of office development along St Kilda Road. It is a fine example of 1960s commercial design.

Thematic context

-

History

This building has been demolished. The history in the 1987 heritage study is:

In 1875 the Government announced, amongst furore, that the western side of St Kilda Road was to be alienated from parkland to be sold for residential purposes (1). Following this, during the latter part of the nineteenth century, numerous mansion houses were erected for Melbourne's wealthy society (2), establishing St Kilda Road as one of Australia's fashionable boulevards.

From parkland to residential properties, St Kilda Road underwent another major land use change in the early 1960s when business companies began to buy up the old mansions (most of which, by the 1920s and 1930s had been converted into flats and guest houses). The British Petroleum House completed in 1964 (5), at the junction of Albert

and St Kilda Roads was the first multi-storey development along this major thoroughfare and it was quickly followed by many others. The building at 480 St Kilda Road was completed at about the same time (4).

References

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

2 ibid.

3 Refer Citation for No. 1 Albert Road

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

Description

This building has been demolished. The description in the 1987 heritage study is:

The building at 480 St Kilda Road, although small, is a bold example of commercial architecture of the time with an expressed concrete frame between which are large expanses of glazing. This flat-roofed building has a strong horizontality with a very wide eave to the second floor and with the first floor cantilevered out from the ground floor. The front entrance has been altered, however it retains the terrazzo floor and stair in the lobby.

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.

Primary source

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

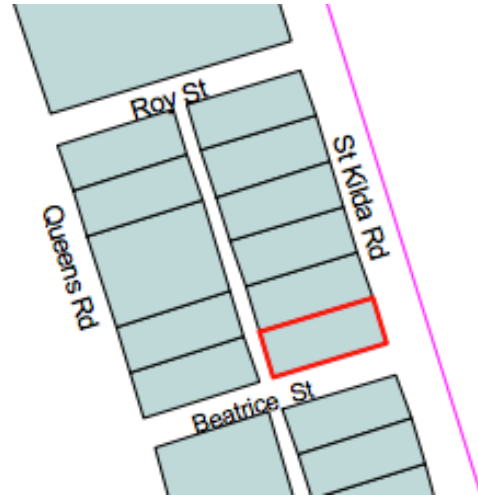
Other studies

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

City of Port Phillip Heritage Review

Place name: Redholme
Other names: Warwilla Guest House

Citation No:
1019



Address: 572 St Kilda Road, Melbourne

Heritage Precinct: None

Category: Residential: Mansion

Heritage Overlay: HO332

Style: Victorian Queen Anne

Graded as: Significant

Constructed: 1896

Victorian Heritage Register: No

Designer: John Beswicke

Amendment: C29, C160

Comment: Revised citation

Significance

'Redholme' is of significance as an early and influential example of the Queen Anne/Modern Gothic and as a substantially intact work by the leading architect John Beswicke.

Thematic context

-

History

In March 1875 the Government announced, amongst furore, that the land on the western side of St Kilda Road would be alienated from parkland and that the land would be sold for residential purposes (3). Following this subdivision, Rudolph D. Benjamin, a 'gentleman', purchased this property on which he constructed a sixteen-roomed brick building (4). The house, named 'Redholme' (5), was designed by noted Melbourne architect, John Beswicke, in 1896 (6) and it is suggested that the builder was James Downie (7). From the 1950s, the building has been known as 'Warwilla' Guest House (8).

References

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

2 Personal Communication Miles Lewis

3 Murphy and Murphy, loc. cit.

4 ibid.

5 ibid.

6 ibid.

7 National Trust of Aust. (Vic.), 'Research into Redholme...', 13 October, 1982

8 Murphy and Murphy, loc. cit.

Description

Stylistically, the house belongs to the Edwardian period and having been built in 1896 it is an early example of such architecture. It has red brick tuckpointed walls, picturesque massing with a projecting half timbered bay window and an octagonal tower with 'candlesnuffer' roof; elements that were to remain popular for at least another decade. The banded brick chimneys dominate the terracotta tile roof, as do the decorative finials. The ornate fibrous plaster ceilings and the fine stained glass window to the stair hall are of distinction. Gothic references are made in the shallow pointed arches to main openings and the engaged colonettes that flank the entrance.

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

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

Other studies

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

City of Port Phillip Heritage Review

Place name: St Kilda Post Office (former)
Other names: -

Citation No:
165



Address: 306A St Kilda Road & 105
Inkerman Street, St Kilda

Heritage Precinct: St Kilda East

Category: Post Office

Heritage Overlay: HO6

Style: Victorian: Italianate

Graded as: Significant

Constructed: 1876

Victorian Heritage Register: No

Designer: Public Works Department

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The former St Kilda Post Office, constructed in 1876 to a design of the Public Works Department, at 306A St Kilda Road & 105 Inkerman Street, St Kilda is significant. It is a two storey building in the Italianate style. Restrained in appearance, the building originally had arcaded loggias at both ground and first floor levels. The windows, arched at ground floor and rectangular above, have moulded surrounds. The roof is hipped with bracketed eaves and clad in slate and there are rendered chimneys with moulded cement decoration.

Non-original alterations and additions are not significant.

How is it significant?

The former St Kilda Post Office is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

The place is a reminder that High Street (now St Kilda Road) area was the former centre of the suburb, and that High Street itself was St Kilda's principal business street until World War II (Criterion A).

The building, of two storeys and built in a restrained Italianate style, reflects the principal characteristics of a post office built in Victoria during the 1870s. (Criterion D) Located on a prominent intersection, the place is an important landmark. (Criterion E)

Thematic context

Victoria's framework of historical themes

3. Connecting Victorians by transport and communications: 3.7 Establishing and maintaining communications

Port Phillip thematic environmental history

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

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney (see Figure 1) shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). Kearney's plan also shows the beginnings of the commercial centre along Brighton Road with a cluster of shops close to the Junction, and another small group along the east side south of Alma Road. This shopping centre along the renamed High Street had developed by the 1870s. By 1873 there were almost continuous rows of shops on both sides between the Junction and Charnwood Road, another group on the east side extending from Alma Road to Argyle Street, as well as several hotels on corner sites including the 'Buck's Head' (later 'Post Office') at the northeast corner of Inkerman Street and the 'Queens Arms' at the northeast corner of Pakington Street. The growing importance of High Street as both the civic and retail heart of St Kilda was marked in 1876 when the new St Kilda Post Office was opened on the southeast corner of Inkerman Street.

The cable tram along High Street, opened in 1888, encouraged consolidation and expansion of the retail development along its length and by 1900 an almost continuous row of shops extended from the Junction as far as Carlisle Street. During this time many of the older shops were replaced by grander structures such as the terrace of four two storey shops at nos. 70-76, erected in 1890 for W.W. Cabena, and the landmark two and three storey building at the northeast corner of Alma Road (nos. 140-146), erected in 1886.

The centre developed further during the early twentieth century. New buildings included 'The Gresham' laundry opened c.1920 to the south of the Post Office, while next door the Queens Arms Hotel was rebuilt in 1923-24 to designs prepared by architects Sydney Smith & Ogg. The Post Office Hotel further to north was remodelled in 1931. The construction of several motor garages including the one designed by Oakley & Parkes and erected in 1925 for the Canada Cycle & Motor Co. at the south corner of Charnwood Crescent demonstrated the growth of car ownership. Ironically, it was the increase in motor traffic that had by late 1920s led to the decline of High Street as a shopping centre because of the dangerous traffic conditions: only sixty feet wide, it had become the most notorious bottleneck in Melbourne. Competition from newer centres such as Acland Street and Carlisle Street was also a factor in its demise. The Mayor of St Kilda, Cr. Burnett Gray said in August 1934:

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

The decline of the centre continued during the late 1960s and early 1970s when the rebuilding of St Kilda Junction and widening of High Street/St Kilda Road resulted in the destruction of all the buildings along the west side between the Junction and Carlisle Street.

St Kilda Post Office (former), 306A St Kilda Road

The St Kilda Post Office was completed on 24 January 1876 by the contractors Walker and Halliday and opened in March of that year. The building comprised a post and telegraph office, with the original arcading being flanked by two lobbies and a residence in the rear one storey wing and also on the floor above the post office. The post office was one of several built throughout Victoria in the 1870s that were designed by the Victorian Public Works Department under Chief Architect, William Wilkinson Wardell.

By the early 1900s the arcade at ground level had been taken over for internal use and by 1920 the main entrance had been moved. The single storey rear wing was lengthened by two bays some time after 1931 and post office boxes were incorporated into the original bay.

The post office was closed in the late 1990s and has been converted to apartments.

References

Cooper, J.B., 1931, *The History of St Kilda. From its settlement to a city and after. 1840 to 1930*, Volume 2, pp. 109-114

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

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

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

Description

The former St Kilda Post Office is a two storey building in the Italianate style. Restrained in appearance, the building originally had arcaded loggias at both ground and first floor levels. The windows, arched at ground floor and rectangular above, have moulded surrounds. The roof is hipped with bracketed eaves and clad in slate and there are rendered chimneys with moulded cement decoration.

The ground floor loggia has been enclosed and the rear single storey wing has been demolished. The building has been converted to apartments and buildings have been added at the side and rear.

Comparative analysis

The Italianate style and plan was commonly used for post offices in Victoria during the nineteenth century, although more elaborate versions began to be built a little later. Comparable examples include Warrnambool (1875-77), Port Fairy (1881), Stawell (1862-82), Carlton (1883), Fitzroy, (1893), and Colac (1888).

Assessment

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

Recommendations

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

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

Primary source

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

Other studies

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

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

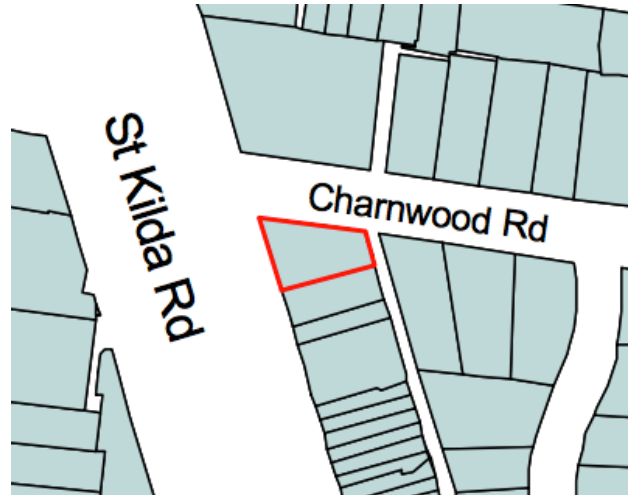
Other images

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City of Port Phillip Heritage Review

Place name: Shops & residences
Other names: -

Citation No:
2105



Address: 70-76 St Kilda Road, St Kilda

Heritage Precinct: St Kilda East

Category: Commercial: Shop & residence

Heritage Overlay: HO6

Style: Victorian: Italianate

Graded as: Significant

Constructed: 1890

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The shops and residences, constructed in 1890 for W.W. Cabena, at 70-76 St Kilda Road, St Kilda are significant. This is a prominent two storeyed Italianate Boom Style corner development with corner splay and oriel bay window. The façade treatment is distinguished by a richly ornamented stucco work and by bluestone pilasters and base walls to the shop fronts. The upper level residences have aedicules to the windows, pilastered walls and a surmounting bracketed cornice with balustraded parapet and pediments to each shop. The Charnwood Road elevation is slightly more plainly treated, the blank walls between the windows and pilasters being treated as panels in the Roman manner. There is a residence with separate entry facing Charnwood Road. The timber shopfronts are intact.

Non-original alterations and additions are not significant.

How is it significant?

The shops and residences at 70-76 St Kilda Road, St Kilda are of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

They are historically important for their capacity to demonstrate the former importance of the High Street shopping centre last century and prior to the widening of this thoroughfare in 1970. (Criterion A)

They are aesthetically important as a prominent late Victorian commercial building distinguished by the oriel bay to the corner splay and by the amount of cast cement ornamentation which so effectively recalls the excesses of the late boom period. (Criterion E)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.3 Marketing and retailing

Port Phillip thematic environmental history

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

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney (see Figure 1) shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). Kearney's plan also shows the beginnings of the commercial centre along Brighton Road with a cluster of shops close to the Junction, and another small group along the east side south of Alma Road. This shopping centre along the renamed High Street had developed by the 1870s. By 1873 there were almost continuous rows of shops on both sides between the Junction and Charnwood Road, another group on the east side extending from Alma Road to Argyle Street, as well as several hotels on corner sites including the 'Buck's Head' (later 'Post Office') at the northeast corner of Inkerman Street and the 'Queens Arms' at the northeast corner of Pakington Street. The growing importance of High Street as both the civic and retail heart of St Kilda was marked in 1876 when the new St Kilda Post Office was opened on the southeast corner of Inkerman Street.

The cable tram along High Street, opened in 1888, encouraged consolidation and expansion of the retail development along its length and by 1900 an almost continuous row of shops extended from the Junction as far as Carlisle Street. During this time many of the older shops were replaced by grander structures such as the terrace of four two storey shops at nos. 70-76, erected in 1890 for W.W. Cabena, and the landmark two and three storey building at the northeast corner of Alma Road (nos. 140-146), erected in 1886, that contained three smaller shops and five room residences and one larger corner shop, cellar and ten room residence.

The centre developed further during the early twentieth century. New buildings included 'The Gresham' laundry opened c.1920 to the south of the Post Office, while next door the Queens Arms Hotel was rebuilt in 1923-24 to designs prepared by architects Sydney Smith & Ogg. The Post Office Hotel further to north was remodelled in 1931. The construction of several motor garages including the one designed by Oakley & Parkes and erected in 1925 for the Canada Cycle & Motor Co. at the south corner of Charnwood Crescent demonstrated the growth of car ownership. Ironically, it was the increase in motor traffic that had by late 1920s led to the decline of High Street as a shopping centre because of the dangerous traffic conditions: only sixty feet wide, it had become the most notorious bottleneck in Melbourne. Competition from newer centres such as Acland Street and Carlisle Street was also a factor in its demise. The Mayor of St Kilda, Cr. Burnett Gray said in August 1934:

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

The decline of the centre continued during the late 1960s and early 1970s when the rebuilding of St Kilda Junction and widening of High Street/St Kilda Road resulted in the destruction of all the buildings along the west side between the Junction and Carlisle Street.

Shops & residences, 70-76 St Kilda Road

At the Crown land sales, Octavius Brown bought numerous lots of land north of Alma Road between Barkly Road and Chapel Street, which included the Charnwood Road area. By the time of Vardy's survey in 1873, the area had been subdivided but lot 182 on the south east corner of High Street (now St Kilda Road) and Charnwood Road was undeveloped and remained so until 1890 when W.W. Cabena bought it from local councillor J.S.S. Sundercombe. In that year, it had a frontage of 60 feet to High Street and an NAV of 150 pounds.

Cabena immediately set about building four brick shops on the site. They were completed by the end of 1890 and were described as having six rooms (nos. 72-76) and nine rooms (no.70). The shop at no.72 had already been let to the draper, Andrew Bray. In 1893, Cabena himself occupied the corner shop, Bray continued at no.72, Stephen John Taylor, a chemist leased no.74 and Roland Godfrey, a grocer leased no.76. The effects of the 1890s depression probably took their toll on Cabena's investment as in the following year two of the shops were vacant and in 1895, Gavin Gibson and Co. of Melbourne took over their ownership.

At the turn of the century, Gibson and Co. had tenants in all of the shops. The chemist, Taylor continued at no.74, and the other shops were occupied by Maggie Barr, a costumiere (no.70), Wolfe Gance, a tailor (no.72) and John Barclay, a fruiterer (no.76).

References

MMBW litho plan no.45, undated

Parish Plan, Prahran. SLV, 820 bje, St. Kilda and Elwood

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

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

St. Kilda Rate Books: 1889-95, 1899-1900

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

Description

A prominent two storeyed Italianate Boom Style corner development with corner splay and oriel bay window. The façade treatment is distinguished by a richly ornamented stucco work and by bluestone pilasters and base walls to the shop fronts. The upper level residences have aedicules to the windows, pilastered walls and a surmounting bracketed cornice with balustraded parapet and pediments to each shop. The Charnwood Road elevation is slightly more plainly treated, the blank walls between the windows and pilasters being treated as panels in the Roman manner. There is a residence with separate entry facing Charnwood Road.

Condition: Sound. Integrity: High, shop fronts intact, verandahs removed (?)

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in HO6 as a Significant place.

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name: Shops & residences
Other names: Macadam's buildings

Citation No:
163



Address: 140-46 St Kilda Road, St Kilda

Heritage Precinct: St Kilda East

Category: Commercial: Shop & residence

Heritage Overlay: HO6

Style: Victorian: Italianate

Graded as: Significant

Constructed: 1886

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The shops and residences, constructed in 1886 for Alex Macadam, at 140-46 St Kilda Road, St Kilda are significant. The building features segmental arch headed windows with prominent surrounds and keystones and heavily decorated corner pilasters. The three storey corner premise features festoons while the surrounding building is two storey with a balustraded parapet, and paired consoles at first floor level continue around both facades. The rear of 146 St Kilda Road faces Alma Road with a simpler façade dominated by a pediment over a large entrance. The intact shop fronts feature timber frames with cable mouldings and cast iron friezes above the entrances.

Non-original alterations and additions are not significant.

How is it significant?

The shops and residences at 140-46 St Kilda Road, St Kilda are of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

They are historically important for their capacity to demonstrate the former importance of the High Street shopping centre last century and prior to the widening of this thoroughfare in 1970. (Criterion A)

They are aesthetically important as a landmark late Victorian commercial building of uncommon three storey scale. Of note are the original shop fronts with iron work friezes and bluestone paved entrances. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.3 Marketing and retailing

Port Phillip thematic environmental history

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

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney (see Figure 1) shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). Kearney's plan also shows the beginnings of the commercial centre along Brighton Road with a cluster of shops close to the Junction, and another small group along the east side south of Alma Road. This shopping centre along the renamed High Street had developed by the 1870s. By 1873 there were almost continuous rows of shops on both sides between the Junction and Charnwood Road, another group on the east side extending from Alma Road to Argyle Street, as well as several hotels on corner sites including the 'Buck's Head' (later 'Post Office') at the northeast corner of Inkerman Street and the 'Queens Arms' at the northeast corner of Pakington Street. The growing importance of High Street as both the civic and retail heart of St Kilda was marked in 1876 when the new St Kilda Post Office was opened on the southeast corner of Inkerman Street.

The cable tram along High Street, opened in 1888, encouraged consolidation and expansion of the retail development along its length and by 1900 an almost continuous row of shops extended from the Junction as far as Carlisle Street. During this time many of the older shops were replaced by grander structures such as the terrace of four two storey shops at nos. 70-76, erected in 1890 for W.W. Cabena, and the landmark two and three storey building at the northeast corner of Alma Road (nos. 140-146), erected in 1886.

The centre developed further during the early twentieth century. New buildings included 'The Gresham' laundry opened c.1920 to the south of the Post Office, while next door the Queens Arms Hotel was rebuilt in 1923-24 to designs prepared by architects Sydney Smith & Ogg. The Post Office Hotel further to north was remodelled in 1931. The construction of several motor garages including the one designed by Oakley & Parkes and erected in 1925 for the Canada Cycle & Motor Co. at the south corner of Charnwood Crescent demonstrated the growth of car ownership. Ironically, it was the increase in motor traffic that had by late 1920s led to the decline of High Street as a shopping centre because of the dangerous traffic conditions: only sixty feet wide, it had become the most notorious bottleneck in Melbourne. Competition from newer centres such as Acland Street and Carlisle Street was also a factor in its demise. The Mayor of St Kilda, Cr. Burnett Gray said in August 1934:

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

The decline of the centre continued during the late 1960s and early 1970s when the rebuilding of St Kilda Junction and widening of High Street/St Kilda Road resulted in the destruction of all the buildings along the west side between the Junction and Carlisle Street.

Shops & residences, 140-146 St Kilda Road

The group of four commercial buildings at 140-146 St Kilda Road was erected in 1886 for Alex Macadam; three comprising a shop and five-roomed residence and the corner building a shop, cellar and ten-roomed residence (RB). The tenants in 1890 included Wm. Macadam, a grocer (SM). Macadam was still there in 1895 but all the other shops and residences were vacant, a reflection of the effects of the economic depression of the early 1890s. Two shops remained vacant in 1900, while Burton Grave, a draper occupied no.144, and Macadam remained at no.142 (SM).

References

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

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

St. Kilda Rate Books (RB): 1886-1887

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

Description

A prominent two and three storey Italianate Boom Style, originally comprising four shops with associated residences. The building features segmental arch headed windows with prominent surrounds and keystones and heavily decorated corner pilasters. The three storey corner premise features festoons while the surrounding building is two storey with a balustraded parapet, and paired consoles at first floor level continue around both facades. The rear of 146 St Kilda Road faces Alma Road with a simpler façade dominated by a pediment over a large entrance. The intact shop fronts feature timber frames with cable mouldings and cast iron friezes above the entrances.

The situation of the building on a prominent corner on the crest of a hill (close to the highest point in St Kilda) makes this building a landmark within the area.

The building is relatively intact. Changes include the removal of verandahs shown on MMBW plans and the balustrade to three-storey section, replacement of the first floors to no.144, and the replacement of one shop front (no.142). Visible additions have been made on the rooftop of the two-storey section facing Alma Road. These have been sympathetically designed and do not detract from the appearance of the building. The sky sign is an intrusive element.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in HO6 as a Significant place.

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

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

Other studies

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

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

Other images



City of Port Phillip Heritage Review

Place name: Shop & residence
Other names: Arnott's Buildings

Citation No:
14



Address: 170-72 St Kilda Road, St Kilda
Category: Commercial: Shop & residence
Style: Victorian: Italianate
Constructed: 1867
Designer: Unknown
Amendment: C29, C142
Comment: Revised citation

Heritage Precinct: None
Heritage Overlay: HO248
Graded as: Significant
Victorian Heritage Register: No

Significance

What is significant?

The shop and residence, constructed in 1867 for William Arnott, at 170-72 St Kilda Road, St Kilda is significant. This is a polychrome brick two storeyed dwelling in terraced form with a single storeyed shop at the front. The parapet treatment to the dwelling includes a segmental brick pediment with some cast cement enrichment and a bracketed brick cornice. The end walls of the upper level verandah are of timber construction and there are presumably later turned timber posts. The shop front is original and consists of a central ingo with characteristic finely worked timber mullions enclosed by stuccoed pilasters.

Non-original alterations and additions are not significant.

How is it significant?

The shop and residence at 170-72 St Kilda Road, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is important as a rare surviving substantially intact shop and dwelling recalling the earliest phase in the development of High street as a commercial centre (Criteria A & B)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.3 Marketing and retailing

Port Phillip thematic environmental history

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

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney (see Figure 1) shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). Kearney's plan also shows the beginnings of the commercial centre along Brighton Road with a cluster of shops close to the Junction, and another small group along the east side south of Alma Road. This shopping centre along the renamed High Street had developed by the 1870s. By 1873 there were almost continuous rows of shops on both sides between the Junction and Charnwood Road, another group on the east side extending from Alma Road to Argyle Street, as well as several hotels on corner sites including the 'Buck's Head' (later 'Post Office') at the northeast corner of Inkerman Street and the 'Queens Arms' at the northeast corner of Pakington Street. The growing importance of High Street as both the civic and retail heart of St Kilda was marked in 1876 when the new St Kilda Post Office was opened on the southeast corner of Inkerman Street.

The cable tram along High Street, opened in 1888, encouraged consolidation and expansion of the retail development along its length and by 1900 an almost continuous row of shops extended from the Junction as far as Carlisle Street. During this time many of the older shops were replaced by grander structures such as the terrace of four two storey shops at nos. 70-76, erected in 1890 for W.W. Cabena, and the landmark two and three storey building at the northeast corner of Alma Road (nos. 140-146), erected in 1886.

The centre developed further during the early twentieth century. New buildings included 'The Gresham' laundry opened c.1920 to the south of the Post Office, while next door the Queens Arms Hotel was rebuilt in 1923-24 to designs prepared by architects Sydney Smith & Ogg. The Post Office Hotel further to north was remodelled in 1931. The construction of several motor garages including the one designed by Oakley & Parkes and erected in 1925 for the Canada Cycle & Motor Co. at the south corner of Charnwood Crescent demonstrated the growth of car ownership. Ironically, it was the increase in motor traffic that had by late 1920s led to the decline of High Street as a shopping centre because of the dangerous traffic conditions: only sixty feet wide, it had become the most notorious bottleneck in Melbourne. Competition from newer centres such as Acland Street and Carlisle Street was also a factor in its demise. The Mayor of St Kilda, Cr. Burnett Gray said in August 1934:

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

The decline of the centre continued during the late 1960s and early 1970s when the rebuilding of St Kilda Junction and widening of High Street/St Kilda Road resulted in the destruction of all the buildings along the west side between the Junction and Carlisle Street.

Shops & residences, 140-46 St Kilda Road

In 1855 (Kearney Map) the Brighton Road between Alma Road and Argyle Street included a number of shops. By 1866 (Cox's Map) it was occupied completely by retail premises and constituted the core of the shopping strip on this side of the road. In 1866, William Arnott, a stationer, owned one of the few remaining vacant lots on the east side of High Street (now St. Kilda Road) between Alma Road and Argyle Street. The land had a frontage of 60 feet. A strip of shops had been built along this section of road and in 1867, Arnott followed suit and erected this brick shop and dwelling with five rooms. He sold stationary and books.

By 1870, the shop had an NAV of 115 pounds. Business must have progressed well for Arnott built a second shop next door in 1882. It was of brick and had five rooms. It seems that Arnott moved into the new premises and leased his original shop to John Earl, a draper. Earl was leasing the property in 1890, at which time Arnott continued as owner.

By the turn of the century, the freehold of the shops had passed to Mrs. Arnott. The original shop at no.170-72 was leased to Evan Brown, a furniture dealer. At the time, the shop was described as "brick, 10 rooms, NAV 50 pounds".

References

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

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

St. Kilda Rate Books (RB): 1866-70, 1875, 1879-86, 1890-91, 1899-1900, VPRS 2335, PROV

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

Description

A polychrome brick two storeyed dwelling in terraced form with a single storeyed shop at the front. The parapet treatment to the dwelling includes a segmental brick pediment with some cast cement enrichment and a bracketed brick cornice. The end walls of the upper level verandah are of timber construction and there are presumably later turned timber posts. The shop front is original and consists of a central ingo with characteristic finely worked timber mullions enclosed by stuccoed pilasters.

Condition: Sound. Integrity: Fair. The verandah has been removed and there is a recent balustrade to the shop parapet.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in HO248 as a Significant place.

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name: Shop & residence
Other names: -

Citation No:
15



Address: 228 St Kilda Road, St Kilda

Heritage Precinct: None

Category: Commercial: Shop & residence

Heritage Overlay: HO249

Style: Victorian: Italianate

Graded as: Significant

Victorian Heritage Register: No

Constructed: 1886

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The shop and residence, constructed in 1886 for Timothy Kelly, at 228 St Kilda Road, St Kilda is significant. An imposing two storeyed pilastrated shop and dwelling in the late Victorian boom style with segmentally pedimented upper level windows, bracketed cornice and parapet with orb finials. At street level, the original window frames have been replaced but the Tuscan order pilasters separating each window are intact. There is a corner splay and a presumed former residential entry, now built in, alongside.

Non-original alterations and additions are not significant.

How is it significant?

The shop and residence at 228 St Kilda Road, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is important as a rare surviving substantially intact shop and dwelling in its immediate locality, recalling the consolidation of High Street as a commercial centre during the late Victorian period. (Criteria A & B)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.3 Marketing and retailing

Port Phillip thematic environmental history

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

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney (see Figure 1) shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). Kearney's plan also shows the beginnings of the commercial centre along Brighton Road with a cluster of shops close to the Junction, and another small group along the east side south of Alma Road. This shopping centre along the renamed High Street had developed by the 1870s. By 1873 there were almost continuous rows of shops on both sides between the Junction and Charnwood Road, another group on the east side extending from Alma Road to Argyle Street, as well as several hotels on corner sites including the 'Buck's Head' (later 'Post Office') at the northeast corner of Inkerman Street and the 'Queens Arms' at the northeast corner of Pakington Street. The growing importance of High Street as both the civic and retail heart of St Kilda was marked in 1876 when the new St Kilda Post Office was opened on the southeast corner of Inkerman Street.

The cable tram along High Street, opened in 1888, encouraged consolidation and expansion of the retail development along its length and by 1900 an almost continuous row of shops extended from the Junction as far as Carlisle Street. During this time many of the older shops were replaced by grander structures such as the terrace of four two storey shops at nos. 70-76, erected in 1890 for W.W. Cabena, and the landmark two and three storey building at the northeast corner of Alma Road (nos. 140-146), erected in 1886.

The centre developed further during the early twentieth century. New buildings included 'The Gresham' laundry opened c.1920 to the south of the Post Office, while next door the Queens Arms Hotel was rebuilt in 1923-24 to designs prepared by architects Sydney Smith & Ogg. The Post Office Hotel further to north was remodelled in 1931. The construction of several motor garages including the one designed by Oakley & Parkes and erected in 1925 for the Canada Cycle & Motor Co. at the south corner of Charnwood Crescent demonstrated the growth of car ownership. Ironically, it was the increase in motor traffic that had by late 1920s led to the decline of High Street as a shopping centre because of the dangerous traffic conditions: only sixty feet wide, it had become the most notorious bottleneck in Melbourne. Competition from newer centres such as Acland Street and Carlisle Street was also a factor in its demise. The Mayor of St Kilda, Cr. Burnett Gray said in August 1934:

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

The decline of the centre continued during the late 1960s and early 1970s when the rebuilding of St Kilda Junction and widening of High Street/St Kilda Road resulted in the destruction of all the buildings along the west side between the Junction and Carlisle Street.

Shop & residence, 228 St Kilda Road

At the Crown land sales, J. Farmer purchased section 69F bounded on the east side by St. Kilda Road between Argyle and Inkerman Streets and comprised of about 3.5 acres. By 1873, Farmer Street had been formed and the land had been subdivided and partly developed. Farmer however still retained most of the area.

By 1886, Timothy Kelly, a real estate agent, had purchased land between Argyle and Farmer Streets on which he erected two brick buildings; one was a shop with three rooms and the other (no.228) was an office and dwelling with five rooms. Kelly ran his business from the office.

From 1896, Kelly's place was described as brick, 10 rooms. The NAV did not increase so it is likely the property was extended or altered rather than redeveloped. In 1900, Kelly continued to occupy no.228 however between 1898 and 1900, ownership of both shops passed to the Mutual Provident Society.

References

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

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

St. Kilda Rate Books (RB): 1886-88, 1890-91, 1895-1900, VPRS 2335, PROV

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

Description

An imposing two storeyed pilastrated shop and dwelling in the late Victorian boom style with segmentally pedimented upper level windows, bracketed cornice and parapet with orb finials. At street level, the original window frames have been replaced but the Tuscan order pilasters separating each window are intact. There is a corner splay and a presumed former residential entry, now built in, alongside.

Condition: Sound. Integrity: Fair. The verandah has been removed.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in HO249 as a Significant place.

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

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

Other studies

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

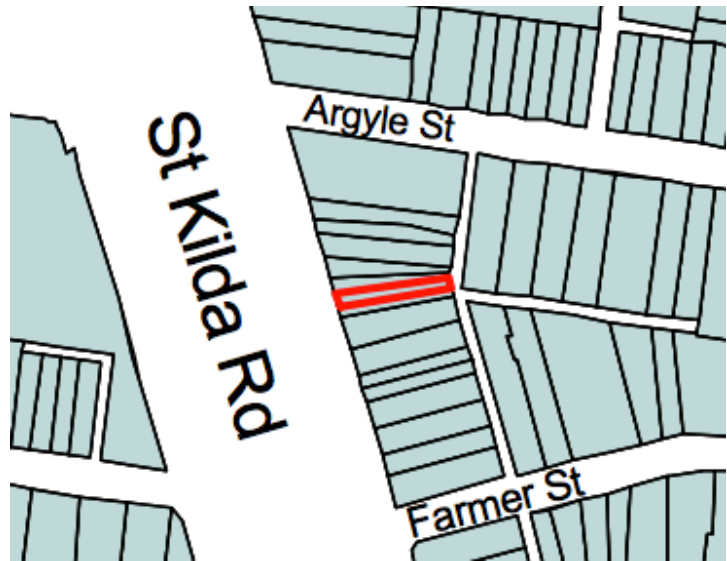
Other images

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City of Port Phillip Heritage Review

Place name: Linton
Other names: G. Vale Linton Auctioneer & Estate Agent, Shop & residence

Citation No:
164



Address: 238 St Kilda Road, St Kilda

Heritage Precinct: None

Category: Commercial: Shop & residence

Heritage Overlay: HO250

Style: Victorian: Italianate

Graded as: Significant

Constructed: 1883

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

'Linton', the shop and residence constructed in 1883 for G. Vale Linton, at 238 St Kilda Road, St Kilda is significant. The symmetrical two-storey façade is heavily decorated at first floor level with four fluted Corinthian pilasters separating arch headed windows. The outer windows have balconettes with cast iron balustrades resting on consoles. There are bracketed cornices and the parapet contains both balustrading and circular motifs and behind a steep sided slate roof is partly concealed. The name 'Linton' is incorporated in relief lettering on the parapet. The cement render remains unpainted.

The reconstructed verandah is sympathetic, but not original.

Non-original alterations and additions are not significant.

How is it significant?

The shop and residence at 238 St Kilda Road, St Kilda is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

It is of aesthetic significance and a finely detailed and early example of late Victorian boom style commercial building that is notable for the extravagant detailing to the first floor façade, which is so characteristic of the style. The relative intactness of the first floor façade, which retains the original unpainted render finish, enhances the significance of the place. (Criterion E)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.3 Marketing and retailing

Port Phillip thematic environmental history

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

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney (see Figure 1) shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). Kearney's plan also shows the beginnings of the commercial centre along Brighton Road with a cluster of shops close to the Junction, and another small group along the east side south of Alma Road. This shopping centre along the renamed High Street had developed by the 1870s. By 1873 there were almost continuous rows of shops on both sides between the Junction and Charnwood Road, another group on the east side extending from Alma Road to Argyle Street, as well as several hotels on corner sites including the 'Buck's Head' (later 'Post Office') at the northeast corner of Inkerman Street and the 'Queens Arms' at the northeast corner of Pakington Street. The growing importance of High Street as both the civic and retail heart of St Kilda was marked in 1876 when the new St Kilda Post Office was opened on the southeast corner of Inkerman Street.

The cable tram along High Street, opened in 1888, encouraged consolidation and expansion of the retail development along its length and by 1900 an almost continuous row of shops extended from the Junction as far as Carlisle Street. During this time many of the older shops were replaced by grander structures such as the terrace of four two storey shops at nos. 70-76, erected in 1890 for W.W. Cabena, and the landmark two and three storey building at the northeast corner of Alma Road (nos. 140-146), erected in 1886.

The centre developed further during the early twentieth century. New buildings included 'The Gresham' laundry opened c.1920 to the south of the Post Office, while next door the Queens Arms Hotel was rebuilt in 1923-24 to designs prepared by architects Sydney Smith & Ogg. The Post Office Hotel further to north was remodelled in 1931. The construction of several motor garages including the one designed by Oakley & Parkes and erected in 1925 for the Canada Cycle & Motor Co. at the south corner of Charnwood Crescent demonstrated the growth of car ownership. Ironically, it was the increase in motor traffic that had by late 1920s led to the decline of High Street as a shopping centre because of the dangerous traffic conditions: only sixty feet wide, it had become the most notorious bottleneck in Melbourne. Competition from newer centres such as Acland Street and Carlisle Street was also a factor in its demise. The Mayor of St Kilda, Cr. Burnett Gray said in August 1934:

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

The decline of the centre continued during the late 1960s and early 1970s when the rebuilding of St Kilda Junction and widening of High Street/St Kilda Road resulted in the destruction of all the buildings along the west side between the Junction and Carlisle Street.

Shop & residence, 228 St Kilda Road

The business premises at 238 High Street, St Kilda were erected for the auctioneer and estate agent G. Vale Linton in 1883, and his business remained there until 1895 when he moved to Carlisle Street.

References

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

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

St. Kilda Rate Books (RB): 1883

Sands & McDougall Directories (SM): 1880-1900

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

Description

'Linton' is a two storey late Victorian Italianate style shop and residence. The symmetrical two-storey façade is heavily decorated at first floor level with four fluted Corinthian pilasters separating arch headed windows. The outer windows have balconettes with cast iron balustrades resting on consoles. There are bracketed cornices and the parapet contains both balustrading and circular motifs and behind a steep sided slate roof is partly concealed. The name 'Linton' is incorporated in relief lettering on the parapet. The cement render remains unpainted.

While the upper part of the facade is intact and original (apart from the presumed removal of urns or orbs from the balustrade piers), below the original verandah and shopfront were removed in the twentieth century. The present shopfront and verandah are sympathetic reconstructions.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in HO250 as a Significant place.

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

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



Other studies

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

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

Other images

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City of Port Phillip Heritage Review

Place name: Shop & residence
Other names: Arnold Chemist, Brinsmead Chemist, Pharmacy

Citation No:
2390



Address: 264-266 St Kilda Road, St Kilda

Heritage Precinct: None

Category: Commercial: Shop & residence

Heritage Overlay: Proposed HO506

Style: Victorian

Graded as: Significant

Constructed: 1864

Victorian Heritage Register: No

Designer: Unknown

Amendment: C142

Comment: New citation

Significance

What is significant?

The chemist shop and residence, constructed by 1864, at 264-66 St Kilda Road, St Kilda is significant. This is a two storey shop and residence, constructed of brick and built to both street boundaries with a splayed corner. The parapet has a simple run classical cornice above a plain frieze (which would have provided a place for painted signage) and the paired first floor windows facing St Kilda Road are segmentally arched with an oversized diamond-point keystone and a continuous sill below. The window jambs between are rendered with stop chamfering on both sides, and an incised quatrefoil at the top. The outer window jambs are also stop chamfered, here executed in brick. The side elevation has two sets of paired windows with continuous sills, while the corner entrance and the residential entrance at the side are each segmentally arched with a diamond-point keystone, and the paired timber doors in the corner entrance may be original and sit below an arched toplight.

Non-original alterations and the c.1950s addition in cream brick at the rear are not significant.

How is it significant?

The shop and residence at 264-66 St Kilda Road, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a rare surviving pre-1870 shop and dwelling recalling the early phase in the development of High Street as a commercial centre. (Criteria A, B & D)

Thematic context

Victoria's framework of historical themes

5. Building Victoria's industries and workforce: 5.3 Marketing and retailing

Port Phillip thematic environmental history

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

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). Kearney's plan also shows the beginnings of the commercial centre along Brighton Road with a cluster of shops close to the Junction, and another small group along the east side south of Alma Road. This shopping centre along the renamed High Street had developed by the 1870s. By 1873 there were almost continuous rows of shops on both sides between the Junction and Charnwood Road, another group on the east side extending from Alma Road to Argyle Street, as well as several hotels on corner sites including the 'Buck's Head' (later 'Post Office') at the northeast corner of Inkerman Street and the 'Queens Arms' at the northeast corner of Pakington Street. The growing importance of High Street as both the civic and retail heart of St Kilda was marked in 1876 when the new St Kilda Post Office was opened on the southeast corner of Inkerman Street.

The cable tram along High Street, opened in 1888, encouraged consolidation and expansion of the retail development along its length and by 1900 an almost continuous row of shops extended from the Junction as far as Carlisle Street. During this time many of the older shops were replaced by grander structures such as the terrace of four two storey shops at nos. 70-76, erected in 1890 for W.W. Cabena, and the landmark two and three storey building at the northeast corner of Alma Road (nos. 140-146), erected in 1886, that contained three smaller shops and five room residences and one larger corner shop, cellar and ten room residence.

The centre developed further during the early twentieth century. New buildings included 'The Gresham' laundry opened c.1920 to the south of the Post Office, while next door the Queens Arms Hotel was rebuilt in 1923-24 to designs prepared by architects Sydney Smith & Ogg. The Post Office Hotel further to north was remodelled in 1931. The construction of several motor garages including the one designed by Oakley & Parkes and erected in 1925 for the Canada Cycle & Motor Co. at the south corner of Charnwood Crescent demonstrated the growth of car ownership. Ironically, it was the increase in motor traffic that had by late 1920s led to the decline of High Street as a shopping centre because of the dangerous traffic conditions: only sixty feet wide, it had become the most notorious bottleneck in Melbourne. Competition from newer centres such as Acland Street and Carlisle Street was also a factor in its demise. The Mayor of St Kilda, Cr. Burnett Gray said in August 1934:

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

The decline of the centre continued during the late 1960s and early 1970s when the rebuilding of St Kilda Junction and widening of High Street/St Kilda Road resulted in the destruction of all the buildings along the west side between the Junction and Carlisle Street.



Shop & residence (former Chemist), 264-66 St Kilda Road

This shop with attached residence was constructed in 1864 for Samuel Marshall when it was described as a brick building containing six rooms. It was occupied by Albert George Arnold, a chemist, and remained in use as a chemist shop for almost 100 years. In 1865 Arnold is both the owner and occupier of the building (RB 1864, no. in rate 760; 1865, 748) and remained so until the mid-1870s. During this time the description of the building changed only slightly, increasing by one room by 1870 (RB 1870, 652). It is shown on the plan prepared in 1873 by J.E.S. Vardy (see Figure 1).



Figure 1 - Extract of Vardy Plan No.5 North Ward showing the building

By 1879 the property had been sold to the prominent firm of Felton, Grimwade & Co. and the new occupant was the chemist, James Brinsmead. Brinsmead became owner of the property in 1887 and in 1901 he leased the business to Thomas A. Sayle, another chemist (LV, RB, SM).

In 1913 James Brinsmead opened another pharmacy in Glen Eira Road, Ripponlea. This was acquired by Frederick Damyon who engaged Sydney Smith & Ogg to design the showpiece pharmacy, which opened in 1918 at 71-73 Glen Eira Road (see PPHR citation no. 332 for 'Brinsmead's Pharmacy').

Title records show that James Brinsmead died in May 1916, however, the directories record a 'J. Brinsmead, chemist' as occupant in 1920, possibly his son or another relative. In that year the property was sold to Wallace Mitchell, an accountant who would remain owner until 1950. E.C. Hughes was listed as the resident chemist in 1925 and continued the tradition of chemists in this building until at least 1940 (LV, SM).

Later owners included A. & K. Kesner. The Kesners renovated the building creating an upstairs residence and added the brick section at the rear. Mr. Kesner, who was an optician, occupied one of the shops, while the other was rented to an accountant, Keith Golding, who remained for over 60 years (Judith Kesner-Sauro).

References

Kesner-Sauro, Judith, email to Port Phillip Council, 13 June 2018

Land Victoria certificates of title: Vol. 1868 Fol. 733 (1886), Vol. 1974 Fol. 612 (1887), Vol. 4358 Fol. 521 (1920)

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

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

Sands & McDougall Directories (SM) 1870-1940

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

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

Description

This is a two-storey shop and residence, constructed of brick and built to both street boundaries with a splayed corner. The parapet has a simple run classical cornice above a plain frieze (which would have provided a place for painted signage) and the paired first floor windows facing St Kilda Road are segmentally arched with an oversized diamond-point keystone and a continuous sill below. The window jambs between are rendered with stop chamfering on both sides, and an incised quatrefoil at the top. The outer window jambs are also stop chamfered, here executed in brick. The side elevation has two sets of paired windows with continuous sills, one on each level that lack the details of the St Kilda Road windows. The corner entrance and the residential entrance at the side are each segmentally arched with a diamond-point keystone, and the paired timber doors in the corner entrance may be original and sit below an arched toplight.

Alterations include the bricking up of the first floor window in the corner splay and in the side elevation above the entry, a narrow flat awning above the corner entrance and the shopfronts, changes to the shop fronts (although the smaller shopfront retains its original format with a recessed entry, stallboard and toplight), and there is a c.1950s addition in cream brick at the rear.

Comparative analysis

Almost all of the surviving nineteenth century commercial buildings along the east side of St Kilda Road (all of those on the west side having been demolished during the road widening of the 1970s) date from the boom era of the late 1880s and early 1890s. This is one of only two known buildings that date from prior to 1870. The other is at 170-72 St Kilda Road, which was constructed in 1867 (see PPHR citation no. 14). It is also rare in the context of Port Phillip: other known examples include 98-100 Bay Street (PPHR citation no. 248, c.1860, within HO1 precinct), 397 Bay Street (PPHR citation no. 241, c.1863, HO1), 235-237 Bay Street (PPHR citation no. 235, 1869, HO1), and 378 Coventry Street (PPHR citation no. 1053, c.1856).

The simple cornice form and restrained detailing is typical of shops of the 1860s and compares with other early shops in Port Melbourne and South Melbourne such as 98-100 Bay Street.

Assessment

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

Recommendations

Add to the HO as a Significant place. The extent of the HO should include the whole of the property as defined by the title boundaries. Apply external paint controls in order to encourage paint removal from the face brickwork.

Primary source

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

Other studies

-

Other images



City of Port Phillip Heritage Review

Place name: Queen's Arms Hotel
(former)

Citation No:
927

Other names: -



Address: 336-40 St Kilda Road, St Kilda

Heritage Precinct: St Kilda East

Category: Commercial: Hotel

Heritage Overlay: HO6

Style: Interwar: Stripped Classical
(Greek Revival)

Graded as: Significant

Victorian Heritage Register: No

Constructed: 1924

Designer: Sydney Smith, Ogg & Serpell

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The former Queen's Arms Hotel, rebuilt in 1924 to a design by Sydney Smith, Ogg & Serpell, at 336-40 St Kilda Road, St Kilda is significant. The former Queens Arms Hotel is a two-storey interwar hotel in the Greek Revival style. The walls are of face brick with stucco embellishment around the six over six timber sash windows that are set between pilasters, while above other windows is a frieze with a circle pattern. The parapet has a deep cornice with triangular pediments and stepped square parapets above the entrances with shields. The symmetrical Pakington Street elevation has a central entrance marked by an arched awning supported by large consoles. A notable feature above is the octagonal corner tower, which is jettied on corbels above the traditional splayed corner entry and surmounted by a cupola supported by eight square columns.

Non-original alterations and additions are not significant.

How is it significant?

The former Queen's Arms Hotel at 336-40 St Kilda Road, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is of architectural significance as a well detailed example of an interwar Hotel in the Greek Revival style by the prominent hotel architects Sydney Smith, Ogg & Serpell. The prominent corner tower, which is a distinguishing feature of the hotels by Sydney Smith, Ogg & Serpell, makes the building a local landmark. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

The development of St Kilda began following the first land sales in 1842 and by 1854 there were over two hundred houses. The plan compiled in 1855 by James Kearney shows that most of these were situated to the west of Brighton Road (later High Street and now St Kilda Road). Kearney's plan also shows the beginnings of the commercial centre along Brighton Road with a cluster of shops close to the Junction, and another small group along the east side south of Alma Road. This shopping centre along the renamed High Street had developed by the 1870s. By 1873 there were almost continuous rows of shops on both sides between the Junction and Charnwood Road, another group on the east side extending from Alma Road to Argyle Street, as well as several hotels on corner sites including the 'Buck's Head' (later 'Post Office') at the northeast corner of Inkerman Street and the 'Queens Arms' at the northeast corner of Pakington Street. The growing importance of High Street as both the civic and retail heart of St Kilda was marked in 1876 when the new St Kilda Post Office was opened on the southeast corner of Inkerman Street.

The cable tram along High Street, opened in 1888, encouraged consolidation and expansion of the retail development along its length and by 1900 an almost continuous row of shops extended from the Junction as far as Carlisle Street. During this time many of the older shops were replaced by grander structures such as the terrace of four two storey shops at nos. 70-76, erected in 1890 for W.W. Cabena, and the landmark two and three storey building at the northeast corner of Alma Road (nos. 140-146), erected in 1886.

The centre developed further during the early twentieth century. New buildings included 'The Gresham' laundry opened c.1920 to the south of the Post Office, while next door the Queens Arms Hotel was rebuilt in 1923-24 to designs prepared by architects Sydney Smith & Ogg. The Post Office Hotel further to north was remodelled in 1931. The construction of several motor garages including the one designed by Oakley & Parkes and erected in 1925 for the Canada Cycle & Motor Co. at the south corner of Charnwood Crescent demonstrated the growth of car ownership. Ironically, it was the increase in motor traffic that had by late 1920s led to the decline of High Street as a shopping centre because of the dangerous traffic conditions: only sixty feet wide, it had become the most notorious bottleneck in Melbourne. Competition from newer centres such as Acland Street and Carlisle Street was also a factor in its demise. The Mayor of St Kilda, Cr. Burnett Gray said in August 1934:

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

The decline of the centre continued during the late 1960s and early 1970s when the rebuilding of St Kilda Junction and widening of High Street/St Kilda Road resulted in the destruction of all the buildings along the west side between the Junction and Carlisle Street.

Queen's Arms Hotel

The Queen's Arms Hotel was first licensed by John Farrell in 1866 and in 1890 additions were made to designs by architects Powell & Whittaker (Aizen 2004).

In 1906, the Victorian government established a Licensing Reduction Board with set ratios, different for rural and urban Victoria, for the closing of hotels. The Board investigated one licensing district after another and recommended closure of hotels, principally those older and smaller establishments typical of the inner suburbs and the older mining towns. Those older hotels that did survive often did so purely through extending the building or adding second or third storeys of accommodation (McConville).

Consequently, the Queen's Arms was one of several hotels in St Kilda that were substantially upgraded or rebuilt during the interwar period. In 1924 the hotel was substantially remodelled (or completely rebuilt) to a design prepared by Sydney Smith & Ogg.

The hotel was closed in the late 1990s and has been converted to apartments.

Sydney Smith & Ogg

Sydney Smith & Ogg Architect Sydney Wigham Smith (1868-1933) formed a partnership with Charles Alfred Ogg (1867-1932) in 1889. In 1921, the firm became Sydney Smith, Ogg & Serpell after C.E. Serpell joined as partner. The firm was prolific through the late nineteenth and early twentieth century, designing a diverse range of houses, commercial buildings, hotels, breweries and several branches of the State Savings Bank. Early in their career Smith and Ogg drew on the Arts and Crafts and Art Nouveau styles of England. Of particular note are two private hospitals - Eastbourne Terrace, East Melbourne and Milton House, Flinders Lane.

In 1911 Sydney Smith & Ogg evidently developed an arrangement with Carlton & United Breweries (CUB) and subsequently designed its hotels for many years as the giant brewery purchased more and more hotels from owners who themselves lacked the necessary capital to make the improvements demanded by the licensing authorities (Raworth & Lovell Chen 1992:33). From 1911 to 1916 Sydney Smith & Ogg produced a series of innovative Federation Freestyle hotel designs, including the Bendigo Hotel, Collingwood (1911). Architect Robert Haddon is also credited with playing a significant role in both as a design consultant to the firm during this time. The relationship with CUB continued into the 1920s resulting in a series of Greek Revival inspired hotels designs.

From the 1920s, Sydney Smith, Ogg & Serpell designed some of Melbourne's largest commercial buildings, most notably the imposing Beaux Arts inspired Port of Melbourne Authority Building, Market Street (1929-31). Sydney Smith and Charles Ogg both died in the early 1930s.

References

Aizen, Becky, 'Pots, punks & punters. A history of the hotels of St Kilda and South Melbourne', St Kilda Historical Society, 2004, viewed on line at <http://skhs.org.au/hotels.htm> on 21 May 2016

Chris McConville & Associates, 'Hotels in Victoria thematic typology', prepared for Historic Building Council, n.d.

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

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



Raworth, Bryce & Allom Lovell & Associates Pty Ltd, 'Inner Metropolitan Hotels. Preliminary assessment and comparative analysis of significant hotels in Collingwood, Fitzroy, Port Melbourne, Richmond, South Melbourne and Williamstown', prepared for the Historic Buildings Council, January 1992

St. Kilda Rate Books (RB): 1883

Sands & McDougall Directories (SM): 1880-1900

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

Description

The former Queens Arms Hotel is a two-storey interwar hotel in the Greek Revival style. The walls are of face brick with stucco embellishment around the six over six timber sash windows that are set between pilasters, while above other windows is a frieze with a circle pattern. The parapet has a deep cornice with triangular pediments and stepped square parapets above the entrances with shields. The symmetrical Pakington Street elevation has a central entrance marked by an arched awning supported by large consoles. A notable feature above is the octagonal corner tower, which is jettied on corbels above the traditional splayed corner entry and surmounted by a cupola supported by eight square columns. The situation of the building on a prominent makes it a landmark within St Kilda Road.

While the upper part of the facade is mostly intact the ground floor has been altered include new and modified openings and removal of tiles. Additions have been made on the north and east sides and on the rooftop.

Comparative analysis

As noted above, Sydney Smith & Ogg designed several hotels for the Carlton & United Breweries (CUB) in the early to mid twentieth century. Those designed prior to World War I were in the Federation Freestyle, while the interwar hotels of the early interwar period were usually in the Greek Revival style. According to one study prepared for the former Historic Buildings Council:

The ongoing architect-client between the firm of Sydney Smith & Ogg and Carlton and United Breweries has left a legacy of a substantial number of Sydney Smith & Ogg-designed hotels in the metropolitan area ... so many of which display features typical of the firm's design work, are reminders of increasing brewery ownership of metropolitan hotels and the work of one of the most significant architectural practices in Melbourne. (Raworth & Allom Lovell 1992:33).

The former Queen's Arm Hotel is a fine example of the Greek Revival style hotels that dominated the early interwar period. According to one study this was 'essentially an in-house style, as most hotels by this time were owned by the CUB' and the two-storey hotels followed a format that comprised:

... square rather than chamfer or rounded corner, tiles to the ground floor, first floor piano nobile with balcony (generally part of a colonnade), parapet with antifixae or a broad low stylized pediment, and a profusion of decorative detail of mixed Greek, Roman and exotic origin. The classicism was essential Greek Revival in detail but was occasionally tempered by mildly abstracted forms of modern Beaux Arts stylism. (Raworth & Allom Lovell 1992:96)

The Queen's Arms Hotel is a fine example of the Greek Revival style. While the ground floor has been altered, the first floor with its low stylized parapet and pediments and classical details remains largely intact. It is notable for the landmark corner tower, which is a distinguishing feature of the hotels designed by Sydney Smith & Ogg for CUB.

This is one of at least three Greek Revival style hotels in Port Phillip designed by Sydney Smith & Ogg. The others are both in South Melbourne: O'Connell's Centenary Hotel at 195 Montague Street, and the former Cricket Club Hotel at 435 Clarendon Street. Both are Significant within the HO440 precinct; the former

was remodeled in 1926 and the latter in 1925 (*Record*, 6 March 1926, p.6, 13 March 1926, p.6). It is possible that Sydney Smith & Ogg were also responsible for the nearby George Hotel (139 Cecil Street) and Rising Sun Hotel (2 Raglan Street), also in the Greek Revival style. Of all of these examples, the Queens Arms is the only one to possess a corner tower.

Assessment

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

Recommendations

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

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

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

Other studies

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

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

David Bick, *St Kilda Conservation Study Area 2*, 1985

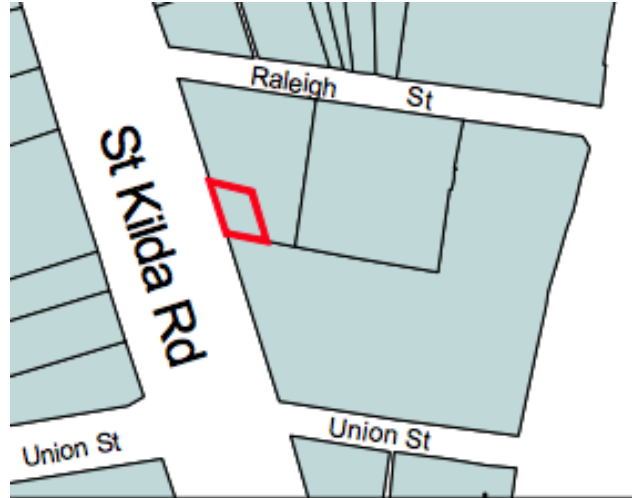
Other images

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City of Port Phillip Heritage Review

Place name: **Gas Valve House (former)**
Other names: -

Citation No:
219



Address: **615 St Kilda Road, Melbourne**

Heritage Precinct: None

Category: **Valve House**

Heritage Overlay: HO255

Style: **Victorian Free Classical**

Graded as: Significant

Constructed: **c.1876**

Victorian Heritage Register: Yes, H0675

Designer: **Unknown**

Amendment: **C29, C161port Part 2**

Comment: **Revised citation**

Significance

This former Gas Valve House is included on the Victorian Heritage Register (H0675) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

The complex contains some notable relics of the early days of gas production in Melbourne. The Valve House is most significant both architecturally and technologically and its present condition, especially the removal of the slate roof, is a matter of great concern. The office is also significant as part of the complex although the residence, whilst contributory is of low architectural significance. With the recent demolition of industrial buildings and relics of the gas industry at West Melbourne and Tooronga, the survival of remaining links with this industry is vital.

Thematic context

-

History

No information.

References

-

Description

The Valve House is of red brick with cement render trim. The St Kilda Road elevation has superimposed pilasters and a pediment which frame four arch headed windows. Bluestone sills provide contrast to the red brick walls. Each elevation is capped by a similar triangular pediment and a solid parapet runs around the top of the building. The pediments are of face brick and delicate cement render relief decoration incorporating the monogram of the gas company. At impost level a band of delicate arcanthus leaf decoration is incorporated. The grounds are enhanced by a pair of tall palm trees.

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

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

Other studies

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

City of Port Phillip Heritage Review

Place name: Flats
Other names: -

Citation No:
928



Address: 628 St Kilda Road, Melbourne

Heritage Precinct: None

Category: Residential: Flats

Heritage Overlay: HO333

Style: Interwar Old English

Graded as: Significant

Constructed: 1936

Victorian Heritage Register: No

Designer: Marsh & Michaelson

Amendment: C29, C160

Comment: Revised citation

Significance

One of the finest apartment complexes of its period in Melbourne showing a particularly thorough degree of detailing and high standard of craftsmanship. The complete nature of the building complex with its large number of individual fittings such as signposts, lamps and weather vanes is a particularly distinctive feature.

Thematic context

-

History

The complex was erected in 1936 for Hume Investments Pty Ltd (Geo. M. Hume Esq) to designs prepared by Marsh and Michaelson, architects.

References

St Kilda Council building permit no. 9404, issued July 1936

Description

A large complex of apartments in a Tudor style comprising an L-shaped three storey wing facing onto St Kilda Road and Street and a two storey garage and mews wing facing onto Queens Lane and forming a

central service courtyard. The red clinker brick facades of the main block are punctuated at regular intervals by slightly projecting staircase bays decorated with half timbering and, on the St Kilda Road frontage, incorporating projecting timber balconies. Tall Tudor style chimneys are distributed across the steeply pitched terra-cotta tile roofs. A driveway on the south boundary of the block gives vehicular access to the service courtyard and passes under a port-cochere giving access to the principal apartment, which in the building's specification is notated as incorporating panelling in the dining room and study from the earlier house that was located on this site. Each of the entrance porches is given a Tudor style name (Raleigh, Wolseley, Grenville etc.), which are discretely displayed on a signpost and lantern at the street corner.

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*, Vol. 3, 1992

Other studies

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

Other images



Source: State Library of Victoria, Harold Paynting Collection

City of Port Phillip Heritage Review

Place name: Ulimaroa (former)
Other names: Australasian College of Anaesthetists

Citation No:
220



Address: 630 St Kilda Road,
Melbourne

Category: Residential: Mansion

Style: Victorian Italianate

Constructed: 1890

Designer: John Augustus Koch

Amendment: C29, C160

Comment: Revised citation

Heritage Precinct: None

Heritage Overlay: HO256

Graded as: Significant

Victorian Heritage Register: Yes, H0658

Significance

'Ulimaroa' is included on the Victorian Heritage Register (H0658) 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:

This former residence in St Kilda Road is an extremely intact example of Melbourne's boom period and is significant as it is one of the last remaining mansions of its kind in this important boulevard.

Thematic context

-

History

'Ulimaroa' was erected in 1890 for Dr. Watkin and occupied by ship owner John Traill and the residence remained in the Traill family until 1948. A physician, Dr. Barret resided there until 1959 and in 1962 Repco Limited acquired the building.

References

St Kilda Rate Books, 1890: Watkin (owner), - (occupier), 10 room brick unfinished, 150 pounds; 1892: John Traill (occupier), shop owner, gent, Dr. Watkin (owner), 12 room brick, N.A.V. 260 pounds

Sands and McDougall Directories, various dates

Description

This Italianate mansion was erected at the height of the boom in Melbourne and the form of the two storey building is typical of the period. A polygonal bay protrudes adjacent to the three-storey balustraded entrance tower, which in turn terminates an L-shaped verandah and balcony. The patterned slate roof terminates in eaves supported on paired consoles and deep consoles support the cast iron window balustrading. Moulded florid friezes, festoons and cast iron brackets, valencing and balustrading decorate the residence.

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

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

Other studies

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

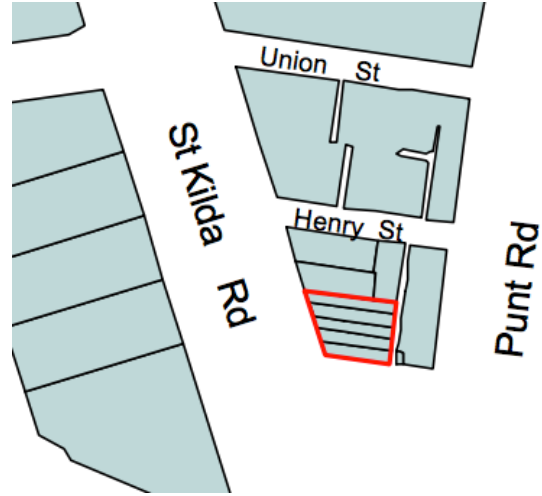
Other images

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City of Port Phillip Heritage Review

Place name: Laymore Terrace
Other names: -

Citation No:
1



Address: 645-49 St Kilda Road, Melbourne

Heritage Precinct: None

Category: Residential: Terrace

Heritage Overlay: HO257

Style: Victorian Italianate

Graded as: Significant

Constructed: 1880-82

Victorian Heritage Register: No

Designer: Phillip Treeby

Amendment: C29, C160

Comment: Revised citation

Significance

The row houses at 645-649 St. Kilda Road, known for a period as "Luzmore", may have been designed by the architect Phillip Treeby and were built in 1880-82. They are a representative late Victorian terraced row, of importance for their location on the St. Kilda Road, formerly Melbourne's pre-eminent Victorian period boulevard and now profoundly changed.

Thematic context

-

History

The area bounded by Henry and Peel Streets and St. Kilda and Punt Roads was treed parkland in 1855 and 1866. By 1880, it had been subdivided and sold.

In 1880, James Treeby, a builder of Richmond, owned three lots of land with "Melbourne Road" frontages of about 34, 33 and 33 feet running north from Peel Street. The NAV of these lots were 8, 7 and 7 pounds respectively.

Over the next two years, Treeby built a terrace of five houses on this land. The houses were described identically as "brick, 6 rooms, NAV 30 pounds". By February 1883, all houses had been leased to professional people among them Phillip Treeby, an architect. The other occupants were merchants Fink,

Betts and Tedmiratzki (?), Henry Cordner, an accountant, John Timms, a gentleman and E.C. Waddington, a photographer. The NAV of each house was 70 pounds.

Treeby continued as owner in 1886 however by 1891, he had sold the terrace to T.G. Edger, a “gentleman”. Edger lived in one of the houses. Another occupant was William Marr, a grocer and later, a corn fruiterer/traveller. Marr took up residency in the mid 1880’s and his family’s association with the terrace continued into the 1920s.

The houses had passed to Mrs Edger by 1896. Charlotte Edger had occupancy of two houses, William and Miss Louisa Marr occupied two houses and a musician, Joseph Summers lived in the house on the corner of Peel Street.

At the turn of the century Catherine Edger was listed as owner. She occupied two houses, Louisa Marr had two houses and Elizabeth Wood lived in the corner house. It was a terrace of women with the occupation “domestic duties” except for Louisa Marr who was a dressmaker.

In 1901, the houses were known as ‘Luzmore Terrace’. By the 1930s, the houses were described as ‘apartments’ and by the 1960s, some of the houses were described as ‘flats’.

References

H.L. Cox, “Hobson Bay and River Yarra”, 1866, SLV, Map Section

Kearney, 821.09A, 1855, SLV, Map Section

Melbourne & Metropolitan Board of Works (MMBW) Detail Plans nos. 546, 537, 538, 640 & 649 (shows intersection of Albert and St Kilda Roads) and 648 & 909 (shows St Kilda Road south of Union Street), dated 1897

St. Kilda Rate Books: 1880-83, 1886, 1890-91, 1895-96, 1899-1900, VPRS 2335, PROV.

Sands & McDougall Directories: 1901, 1922, 1939, 1951, 1961

Description

A terraced row of three two storeyed stuccoed Boom period houses staggered to accommodate the angled frontage alignment to St. Kilda Road. The parapets are unusual, having central balustraded sections flanked by urns. The two storeyed verandahs have cast iron lace balustrades and valences without supporting columns. The lower level windows have cabled colonettes and the front doors have stained glass upper sashes.

Condition: Sound. Integrity: High. Includes cast iron palisade fences to nos. 645 & 647. Some elements missing but available for replication on other members of the row.

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

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

Other studies

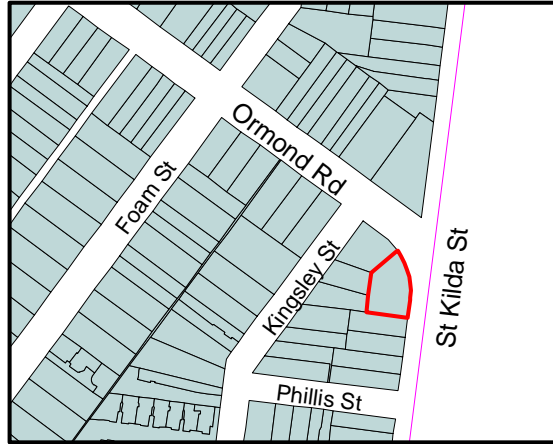
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Other images

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Identifier "Park Court"

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) 435

Address 473 St Kilda St
ST. KILDA

Category Residential:apartment

Constructed 1938

Designer Seabrook and Fildes

Amendment [C 54](#)

Comment [Updated citation](#)

Significance (Mapped as a Significant heritage place.)

What is Significant?

The Park Court Flats at 473 St Kilda Street is a three-storey flat-roofed orange brick building in the stark Functionalism style. Occupying a prominent corner site, the flats were erected in 1938 to the design of the noted architectural firm Seabrook & Fildes.

How is it Significant?

The flats are of aesthetic and architectural significance to the City of Port Phillip.

Why is it Significant?

Aesthetically, the Park Court Flats are significant as a fine and intact example of a substantial and prominently-sited apartment block in the inter-war Functionalism style, particularly notable for its unusually broad façade with strong horizontal emphasis, stark orange brickwork and concrete slab balconies.

Architecturally, the Park Court Flats are significant as a fine example of the work of noted architects Seabrook & Fildes, who were amongst Melbourne's leading exponents of the European-derived Functionalism style in the late 1930s. The firm, who are best known for their celebrated and influential design for the MacRobertsons' Girls' High School in South Melbourne (1934) designed many blocks of flats, although, ironically, this is the only known example of their work in the St Kilda/Elwood area, otherwise dominated by inter-war apartment blocks.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992 Andrew Ward and Associates. City of Port Phillip Heritage Review, 2000.

Description

Three storey walk-up flats
Builder: S. McDonald
Original owner: S. McDonald

History

A building permit for this block of nine flats was issued by the then City of St Kilda in February 1938, and the completed building was first recorded in the Sands & McDougall Directory in 1939, under the name Park Court Flats. No individual occupants were listed until 1943, when the directory included a separate entry for one J M Strickland. Electoral rolls confirm that Mrs Jessie Maude Strickland and her husband, Albert Douglas Strickland (identified as a caretaker) lived in Flat 1, 473 St Kilda Street, until the early 1950s.

The flats were designed for one S McDonald by the important architectural firm of Seabrook & Fildes, who were amongst Melbourne's leading exponents of European-derived Functionalist style of the late 1930s. The principals, Norman Seabrook and Alan Fildes, formed an official partnership in early 1936 after the completion of their most celebrated project: the prize-winning design for the new MacRobertson's Girls High School in South Melbourne (1934), one of Melbourne's pioneer modern buildings. The architects went on to design a number of highly-regarded blocks of flats, fire stations and industrial buildings in a similar style.

Thematic Context

As epicentres for inter-war flat development, Elwood and St Kilda are well represented by examples in the Functionalist style that was popular in the second half of the 1930s. While the idiom was characterised by a concern for pure expression of function, and a common vocabulary such as flat roofs and ribbon windows, there was still a degree of variety in local manifestations: at one end of the spectrum were those buildings (often in face brick) realised as stark volumes, and, at the other, those buildings (often rendered) in a less severe style, enlivened with curving corners or balconies and stylised ornament such as fluting, stringcourses and capping.

The Park Court Flats are an example of the latter. The best examples in the municipality are those by the highly-regarded firm of Mewton & Grounds: Woy Woy at 77 Marine Parade, Elwood (1936) in rendered brick, and Bellaire at 3 Cowderoy Street, St Kilda (1936) in cream and red face brick. With its notably broad façade and distinctive concrete slab balconies, the Park Court Flats stands out as a particularly fine example, in stark contrast to those contemporaneous but less sophisticated local examples that were designed by as yet unidentified architects, viz: the Burnett Lodge at 9-13 Burnett Street (c.1940), the Mereen flats at 40 Burnett Street (c.1940), and the High Royd flats at 36 Robe Street (1930s).

Recommendations

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

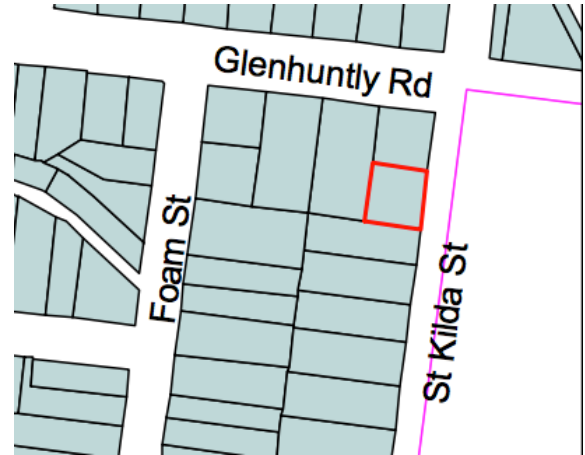
References

Sands & McDougall Directory. Various.

City of Port Phillip Heritage Review

Place name: Houses
Other names: -

Citation No:
930



Address: 521 St Kilda Street, Elwood

Heritage Precinct: None

Category: Residential: house

Heritage Overlay: None

Style: Interwar bungalow

Graded as: Nil

Constructed: c.1927

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:

Along with 150 Glenhuntly Road this building forms a pair at the end of St Kilda Street of intact brick bungalows typical of the eclectic but conventional architectural style of their period. The excellent leadlighted and bevelled glazing of their windows, and the intactness of their shared fences and garage, are notable individual features.

Thematic context

-

History

This attached pair of houses has been demolished. The houses were built c.1927 by builder H. Johnson who also built a pair of houses at the corner of Glen Huntly Road (also demolished). H. Johnson was possibly Harry R. Johnson, architect and St Kilda Councillor who designed and built several houses and blocks of flats throughout St Kilda and Elwood during the interwar period.

References

St Kilda City Council Building Permit No.6621 issued November 1926

Description

This building has been demolished. There is no description in the 1992 heritage study.

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 Change from Contributory outside of HO to Nil.

Primary source

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

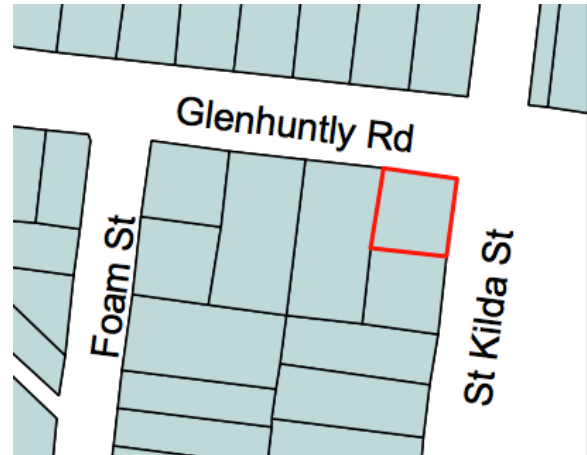
Other studies

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

City of Port Phillip Heritage Review

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

Citation No:
1995



Address: 521 St Kilda Street, Elwood
(formerly 150 Glen Huntly Road)

Heritage Precinct: None

Category: Residential: House

Heritage Overlay: None

Style: Interwar Bungalow

Graded as: Nil

Constructed: 1927

Victorian Heritage Register: No

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:

Along with 521 St Kilda St forms a pair on the corner of Glenhuntly Rd of highly intact brick bungalows typical of the eclectic but conventional architectural style of their period. They are particularly notable for the excellent leadlighted and bevelled glazing of their windows, and for the intactness of their shared fences and garage.

Thematic context

-

History

The house at 150 Glen Huntly Road was built in 1926-27.

Possibly the same architect/builder as 172 Ormond Road. Compare also Morres St, Maryville Street and Monkstadt Avenue houses. J. H. Johnson, the builder, may be the designer.

References

St Kilda City Council building permit No. 6621 issued November 1926

Description

This is block of seven two storey maisonettes in the Brutalist style. Important aspects of the design include the distinctive first floor composition consisting of jutting battered walls cantilevered in bays over the ground floor garages to the south, and the living spaces to the north. The use of crude industrial glazing and garage doors to the south facade is also characteristic of the style. Few external alterations have been made to the buildings. The dark brown painted surfaces contrast with the grey rendered surfaces of the first floor battered walls and these finishes complement the building.

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: Change grading from 'Contributory outside of HO' to Nil.

Primary source

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

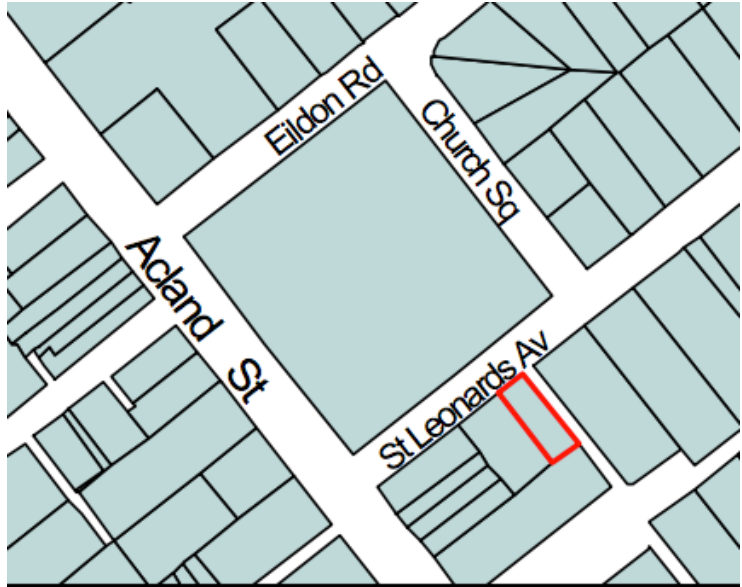
Other studies

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

City of Port Phillip Heritage Review

Place name: Del Marie
Other names: Flats

Citation No:
221



Address: 4 St Leonard's Avenue, St Kilda

Heritage Precinct: St Kilda Hill

Category: Residential: Flats

Heritage Overlay: HO5

Style: Interwar: Moderne

Graded as: Significant

Constructed: 1938

Victorian Heritage Register: No

Designer: Stuart W. Hall

Amendment: C29, C160

Comment: Revised citation

Significance

The Del Marie Flats provide a significant example of early modern architecture as applied to residential flats in St Kilda. In addition to the purity of style demonstrated, the dominance of flats in St Kilda, place importance on this type of building. The flats are enhanced by the palm tree in the front garden.

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

The Del Marie flats were erected in St Leonards Avenue, St Kilda in 1938. Stuart W. Hall was the architect.

References

Sands and McDougall Directories, 1937-8

Description

This severe, streamlined three-storey building shows the extreme influence of early modern architecture in its use of simple, unadorned surfaces, strips of windows and curved corners and projecting balconies. Walls are rendered to give a uniform appearance and the roof is concealed behind the plain horizontal parapet. Void, or strips of window, alternate with solid to form the facades of the Del Marie Flats and corners continue to curve towards the rear of the building.

Intactness

The Del Marie flats are substantially intact.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Conservation

Primary source

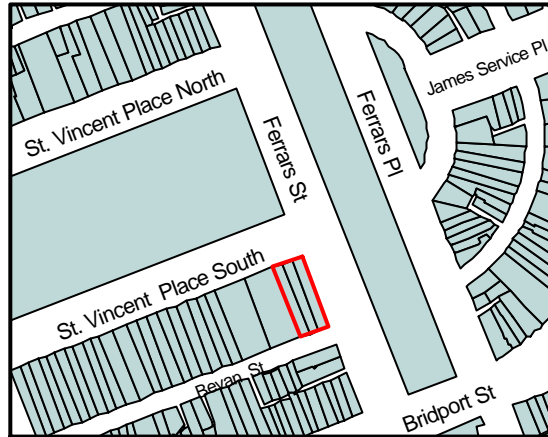
Nigel Lewis and Associates, *St. Kilda Conservation Study, Area I*, 1982

Other studies

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

Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study, Volume 3*, 1992

Identifier "Balmoral Terrace"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO258

Address 1-5 St Vincent Place
SOUTH MELBOURNE

Category Residential:row

Constructed 1871-75

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Balmoral Terrace' is of significance for having been built within the first decade of the development of St Vincent Place and for the coherency of its design with the other buildings of the period built in the Place. It is an integral building to St Vincent Place and retains particularly fine 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: 1871-75 (1)

St Vincent Place was laid out by the surveyor, Clement Hodgkinson in 1858. Following this the first land sales around the St Vincent Gardens took place on 13 December 1864 (2) and numerous large terrace rows attracted Melbourne's wealthier citizens. It is recorded that in 1873 James Smith (3), the head teacher at the Albert Park State School at that date (4), was the owner of the three terrace houses at Nos. 1, 3 and 5 St Vincent Place. Each ten-roomed brick terrace was rented out in 1873; D. O'Donnel, a commercial traveller, occupied No. 1, No. 3 was vacant and one A.M. Tullock was occupying No. 5 (5).

The terrace creates a strong edge to the southern streetscape of St Vincent Place, being on its south-east corner. The row has a dominating pediment to the parapet that spans the full width of the central house. In addition to its size, the pediment is very finely decorated with render mouldings, and below it, the frieze houses the nameplate, 'Balmoral Terrace'. The cast iron on the two storeyed verandah is very fine and is substantially intact. It has a restraint of ornamentation that reflects the pre-boom date of construction of the row.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

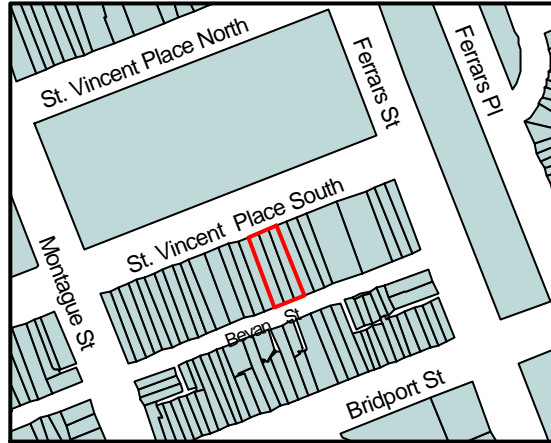
National Estate Register

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

References

- 1 P. Sanderson, 'Investigation Project – History and Conservation: St Vincent Place and Surrounds', Department of Architecture, University of Melbourne, 1980
- 2 J.A. Watts, 'A History of St Vincent Place', p.9
- 3 National Trust of Aust. (Vic.), 'St Vincent Place Urban Conservation Area', File No. 2231
- 4 C. Daley, 'History of South Melbourne', p.244
- 5 National Trust, loc.cit

Identifier "Dorset Terrace"
Formerly "Romsey Terrace"



Heritage Precinct Overlay None
Heritage Overlay(s) HO258

Address 17-21 St Vincent Place
SOUTH MELBOURNE

Category Residential:row

Constructed probably 1871

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former 'Romsey Terrace' is of significance for having been built within the first decade of the development of St Vincent Place and for the coherency of its design with the other buildings of the period built in the Place. It is an integral building to St Vincent Place and retains particularly fine cast iron and render decoration. The status of the original occupants, particularly H.B. Moore, enhances the significance of the row.

Primary Source

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

Other Studies

Description

Original Use: Residences

Date of Construction: probably 1871 (1)

St Vincent Place was laid out by the surveyor, Clement Hodgkinson in 1858 and the first land sales around the St Vincent Gardens were held on 13 December 1864 (2). Following this numerous large terrace rows were erected that attracted Melbourne's wealthier citizens. This row of three nine-roomed brick terrace houses was built in 1871 as an investment by Charles Skeats (3), a local ironmonger and timber merchant (4). Skeats rented out each of the houses and his tenants during the 1870s included Kidston, a solicitor, Henry B. Moore, Assistant Surveyor-General and L.J. Spyer, a broker and commercial agent (5).

Henry Byron Moore (1839-1925) had arrived in Victoria in 1852 and became a field clerk and draftsman in the Survey Department at Geelong, after which, in 1863, he worked as a surveyor in the Lands Department. In 1866 he was land commissioner in Gippsland and in 1870 assistant Surveyor-General, while in 1880, he founded the Melbourne Electric Light Co., and established the Melbourne Telephone Exchange Co (6).

Skeats' property was known as 'Romsey Terrace' in the 1880s (7). The pattern of the ironwork is recognised as being that of John Lyster and Charles Cooke [Victorian Foundry: Registered Design No. 8, 4/5/1870 (8)].

The terrace row reflects its pre-boom period of construction with restrained render mouldings and a two storeyed verandah with composite timber and cast iron decoration. The curved terminations to the first floor balustrade, that enables it to run in front of the timber verandah columns, adds an elegance to the effect of the row. The cast iron picket fence is intact to the front and the sides of the front 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

1 National Trust of Aust. (Vic.), 'Research into Dorset Terrace ...' 23 February 1977

2 J.A. Watts, 'A History of St Vincent Place', p.9

3 National Trust, loc.cit.

4 Refer Citation for 355-359 Clarendon Street

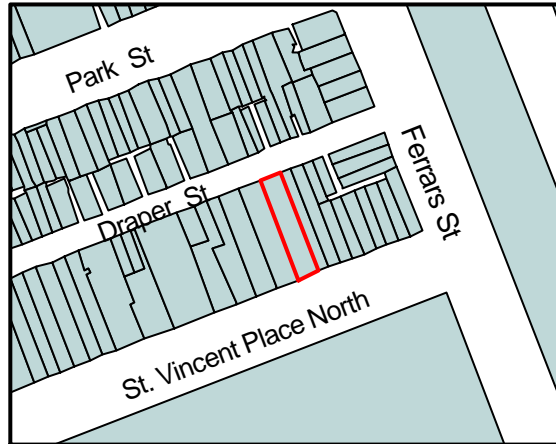
5 National Trust, loc.cit.

6 ADB, Vol. 5, p.275-276

7 Sands and McDougall, Melbourne Directories

8 P. Sanderson, 'Investigation Project – History and Conservation: St Vincent Place and Surrounds', Department of Architecture, University of Melbourne, 1980

Identifier House
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO258

Address 20 St Vincent Place
SOUTH MELBOURNE

Category Residential:detached

Constructed circa 1876

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

20 St Vincent Place is of significance as an outstandingly decorated house of the 1870s and for having been built soon after the development of St Vincent Place. The form of the house and the intricacy of its decoration are (of) significance for the variety of architecture that they contribute to St Vincent Place and for their outstandingly intact state.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: circa 1876 (1)

St Vincent Place was laid out by the surveyor, Clement Hodgkinson in 1858 and the first land sales around the St Vincent Gardens were held on 13 December 1864 (2). Following this, numerous terrace rows and a few mansion houses were erected for Melbourne's wealthier citizens. In 1876 this two-storey twelve-roomed house was built for James Fullarton, a civil servant (3).

The house remains substantially intact from the time it was photographed by David Wood in 1889 and it is unique in form and ornamentation within St Vincent Place. It is an ornately decorated rendered house dominated by a two storeyed loggia supported on coupled cast iron columns. It has a high parapet that returns to run down each of the wing walls. The parapet is heavily ornamented in a mannerist fashion with figures, swags and female masks. The fence reflects the design of the house and has highly decorative cast iron in a very fluid pattern that runs across the fence and the gate and is mounted on an unusually high basalt plinth. The degree of ornamentation to both the house and fence is unusual for the 1870s and is far more

reminiscent of boom architecture of the following decade.

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

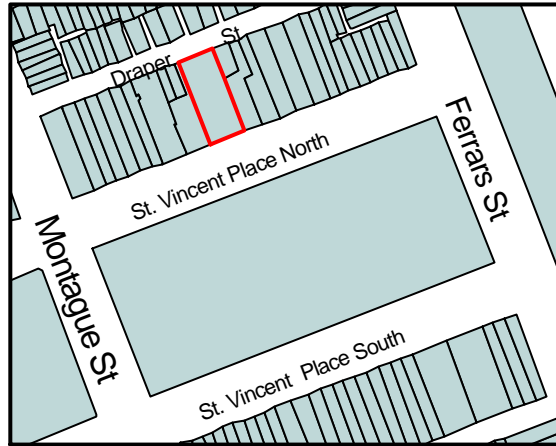
References

1 National Trust of Aust. (Vic.), 'Walking Tour of South Melbourne', 1982

2 J.A. Watts, 'A History of St Vincent Place', p.9

3 National Trust, loc. cit.

Identifier "Rosebank"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO258

Address 30 St Vincent Place
SOUTH MELBOURNE

Category Residential:detached

Constructed 1866

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Rosebank' is of significance as one of the first houses to have been built in St Vincent Place and for the outstandingly intact state of the timber decoration to 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:1866 (1)

St. Vincent Place was laid out by surveyor, Clement Hodgkinson in 1858 and the first land sales around the St. Vincent gardens took place on 13 December 1864 (2). Following this, numerous mansion houses were built that attracted Melbourne's wealthier citizens and this property, one of the oldest houses in St. Vincent Place, was built in 1866 for J. Johnson, a warehouseman (3). Johnson was one of the first purchasers of land in this subdivision (4).

'Rosebank' has exposed brick walls that are raised from the wall surface to form quoining around the front entrance and pilasters around the front windows. The verandah is of particular note, being decorated in very fine timber work that is in intact state. The parapet above is high and is embellished with render brackets and an Italianate balustrade. The size and degree of decoration across the parapet suggest it may have been added in the 1870s or 80s.

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

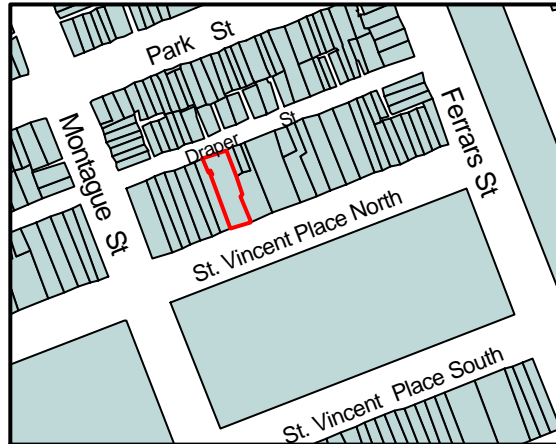
1 National Trust of Aust. (Vic.), 'Walking Tour of South Melbourne', 1982

2 J.A. Watts, 'A History of St. Vincent Place', p.9

3 National Trust, loc.cit.

4 ibid.

Identifier "Windarra"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO258

Address 32a St Vincent Place
SOUTH MELBOURNE

Category Residential:detached

Constructed c. 1877

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Windarra' is of significance for having been the home of William Parton Buckhurst and for its contribution to the consistency of the Victorian building stock around St Vincent Place. The fence enhances the significance of the house.

Primary Source

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

Other Studies

Description

Original Use: Residence

Date of Construction: circa 1877 (1)

St Vincent Place was laid out by the surveyor, Clement Hodgkinson in 1858 and the first land sales around the St Vincent Gardens were held on 13 December 1864 (2). Following this, numerous mansion houses were erected for South Melbourne's wealthier citizens and this property was one of several allotments purchased in 1864 by the local real estate entrepreneur William Parton Buckhurst (3). By 1877 Buckhurst was occupying his twenty-one roomed two-storey brick house (4). From 1885 the property was leased out to various tenants until 1895 when Joseph Stead, a timber merchant, who also owned a number of other properties in St Vincent Place, became the owner (5).

'Windarra' is a substantial two storeyed rendered house with a two storeyed verandah. The wall render is unadorned in a manner typical of the building's date, while the verandah is decorated in delicate cast iron. The design of the house is in keeping with terrace rows that predominate amongst the Victorian buildings around St Vincent Place. The render and cast iron fence is intact.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

1 National Trust of Aust. (Vic.), 'St Vincent Place Urban Conservation Area', File No. 2231

2 J.A. Watts, 'A History of St Vincent Place', p.9

3 National Trust, loc.cit.

4 ibid.

5 Q.J.N. Whitehead, 'Windarra – 32A St Vincent Place', Resident Responses to the South Melbourne Urban Conservation Study

Identifier "Rochester Terrace"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO340

Address 33-51 St Vincent Place
SOUTH MELBOURNE

Category Residential:row

Constructed 1868, 1879

Designer Charles and Charles Bolton Boykett

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Rochester Terrace' is of significance as one of the most elegantly planned and detailed terrace rows in Australia and for its adherence to the English model. The cast iron fence is integral to the significance of the whole. 'Rochester Terrace' is the pre-eminent building in St Vincent Place.

Primary Source

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

Other Studies

Description

Original Use: Residences
Date of Construction: 1868 and 1879 (1)
Architect: Charles and Charles Bolton Boykett (2)

St Vincent Place was laid out by the surveyor Clement Hodgkinson in 1858 and the first land sales around the St Vincent Gardens were held on 13 December 1864 (3). Following this subdivision William Parton Buckhurst, the South Melbourne estate agent and auctioneer, purchased several allotments (4), including the property at 32A St Vincent Place (q.v.) on which he erected his large house 'Windarra'. The four allotments on the south of the gardens at the corner of Montague Street were also bought by Buckhurst and in 1869 the first six of the eight-roomed terrace houses, now numbered 33-43, of 'Rochester Terrace' were built (5). By 1879 the four additional buildings at what is now 45-51 were added to complete the row (6).

Erected at a cost of £10,000, 'Rochester Terrace' housed a number of distinguished citizens, particularly during the 1870s. In that decade Buckhurst's tenants included the booksellers Samuel Mullen and George Robertson, the biscuit manufacturer T.B. Guest (who subsequently owned and occupied what is now 53 St Vincent Place (q.v.)), the homeopathic chemist R. Martin and the accountant David Elder (7).

'Rochester Terrace' is one of the most commanding and coherently designed terrace rows in Melbourne. The individual houses have been combined to create a pavilioned composition very reminiscent of the English terrace model. The central and end pavilions have render decoration with loggias at the ground floor and fluted colonnades above. While the wings between have very fine cast iron decoration in a regimented pattern that has an overall effect of being very light in comparison with the pavilions' decoration. The cast iron picket fence is intact to the front and sides of the front gardens. Charles Boykett designed the terrace, his son Charles Bolton completing the row after his father's death. No other works of such status or competence of design are known of by either Boykett.

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 Rochester Terrace, 33-51 St Vincent Place ...', 23 February 1977

2 Architects' Index, University of Melbourne

3 J.A. Watts, 'A History of St Vincent Place', p.9

4 National Trust of Aust. (Vic.), loc.cit.

5 ibid.

6 ibid.

7 ibid.

Identifier "Hambleton House and Terraces"

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO258

Address 36-44 St Vincent Place
SOUTH MELBOURNE

Category Residential:row

Constructed 1877

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Hambleton Terrace', is of significance for the coherency of design and intact nature of its five houses and for the impact they have on the coherence of St Vincent Place generally. They are an integral component of the Victorian building stock within St Vincent Place. The front fences add to the significance of the row, however the external stair to Hambleton House detracts.

Primary Source

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

Other Studies

Description

Original Use: Residences
Date of Construction: 1877 (1)

St Vincent Place was laid out by the surveyor Clement Hodgkinson in 1858 and the first land sales around the St Vincent Gardens were held on 13 December 1864 (2). Following this subdivision the two allotments on the north-east corner of St Vincent Place and Montague Street were purchased by the Stead brothers (3), timber merchants (4), and in 1877 'Hambleton House' was erected for John Stead (5). By the following year the four adjoining terrace houses had been constructed and the occupiers of the dwellings in 1885 were Archibald McFarland, a civil servant (in No. 36), the Rev. Samuel Kent from the Church of England (in No. 38), John Ross (in No. 40) and James Mc Vitty (in No. 42) (6). Stead was the Mayor of the Town of Emerald Hill in 1881-82 and the first Mayor of the City of South Melbourne in 1883-84 (7), he was listed as being the occupier of No. 44 in 1901 (8).

The design of 'Hambleton House' was carried through to the terraces on the east. Each has a two storeyed verandah with cast iron decoration and a parapet above with circular render decoration, giving a coherency of

design to this part of St Vincent Place, reflecting the impact of 'Rochester Terrace' opposite. Only 'Hambleton House' has a pediment interrupting its parapet. The row is embellished by the intact cast iron fence to the front and sides of the deep front gardens. The external stair to 'Hambleton House' detracts from the row, while a few of the parapet urns have been 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 National Trust of Aust. (Vic.), 'Walking Tour of South Melbourne', 1982

2 J.A. Watts, 'A History of St Vincent Place', p.9

3 Harvey, 'South Melbourne Formerly Emerald Hill', 16 June 1877

4 National Trust, loc.cit.

5 ibid.

6 Sands and McDougall Melbourne Directory, 1885

7 C. Daley, 'History of South Melbourne', p.374

8 Sands and McDougall, op.cit., 1901

Identifier House
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO258

Address 52 St Vincent Place
SOUTH MELBOURNE

Category Residential:detached

Constructed c. 1879

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

52 St Vincent Place is of significance as an integral component of the Victorian building stock of St Vincent Place. The form of the verandah is of particular note and enhances the significance.

Primary Source

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

Other Studies

Description

Original Use: Residence

Date of Construction: circa 1879 (1)

St Vincent Place was laid out by the surveyor Clement Hodgkinson in 1858 and the first land sales around the St Vincent Gardens were held on 13 December 1864 (2). John Danks, the South Melbourne manufacturer, had purchased this property by 1866 (3) and by 1879 he had erected this house. The pattern on the balustrade is a design registered on 16/8/1881 by Fletcher Bennett and Frew (4).

52 St Vincent Place is a two storeyed rendered house with relatively unadorned walls, typical of the 1870s and was built in a terrace-like form that reflects the many terrace rows around St Vincent Place. It does however have a distinctive verandah that has a shallow return at each end that adds greatly to the elegant effect of the house. The form of the verandah is very unusual in South Melbourne, comparing with houses such as 'Dalkeith' in Albert Road (q.v.) and is unusual to Melbourne generally.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

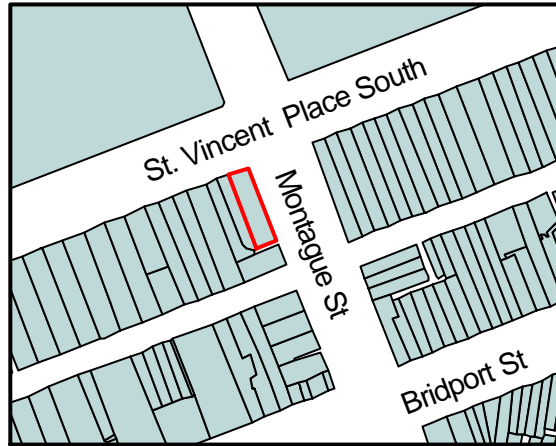
National Estate Register

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

References

- 1 P. Sanderson, 'Investigation Project – History and conservation: St Vincent Place and Surrounds', Department of Architecture, University of Melbourne, 1980
- 2 J.A. Watts, 'A History of St Vincent Place', p.9
- 3 National Trust of Aust. (Vic.), 'St Vincent Place Urban Conservation Area', File No. 2231
- 4 Sanderson, loc.cit.

Identifier "The Elms"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO258

Address 53 St Vincent Place
SOUTH MELBOURNE

Category Residential:detached

Constructed c. 1875

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

'The Elms' is of significance as having been the house of the prominent manufacturer, T.B. Guest and as one of the most finely designed houses in the St Vincent Place development. The significance is enhanced by the impact of its tower and the design of the side entrance that reflects that of 'Rochester Terrace' opposite. The house is an integral element within St Vincent Place.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: circa 1875 (1)

St Vincent Place was laid out by the surveyor Clement Hodgkinson in 1858 and the first land sales around St Vincent Gardens were held on 13 December 1864 (2). Following this subdivision the allotment on the south-west corner of St Vincent Place and Montague Street was purchased by H.P. Wallace (3). In the mid-1870s the biscuit manufacturer Thomas Guest was occupying a house in 'Rochester Terrace' over Montague Street (4) (q.v.). Having purchased Wallace's allotment, Guest erected his house on the property, it being fifteen rooms, constructed in brick (5) and having a tower room. By 1885 T.B. Guest and Co., were operating their steam biscuit bakery from premises then numbered 95-99 William Street, Melbourne (6) while in 1886, an auction notice for 'The Elms' appeared in the Melbourne newspapers (7).

The house has been added to at the rear since Guest's occupation of it, however it remains substantially intact at the front and on the side onto Montague Street. The most dominant feature is its mansarded prospect tower, that retains its urns, ribbed roof and cast iron decoration intact. Set in the rendered side wall

there is a finely decorated entrance, while the front façade is decorated with incised patterns into the render and a two storeyed verandah decorated with the original bold cast iron. The simple cast iron fence remains intact around the front garden.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

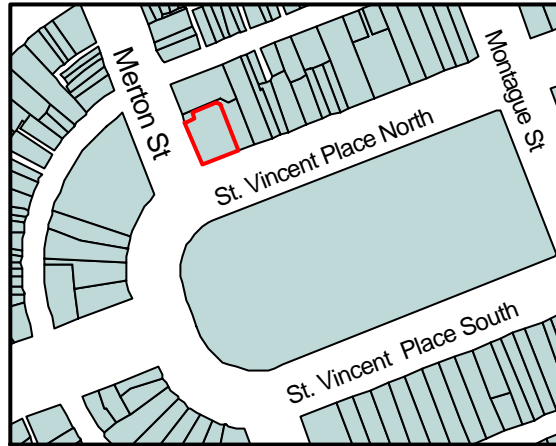
National Estate Register

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

References

- 1 National Trust of Aust. (Vic.), 'St Vincent Place Urban Conservation Area', File 2231
- 2 J.A. Watts, 'A History of St Vincent Place', p.9
- 3 Harvey, 'South Melbourne formerly Emerald Hill', 16 June 1877
- 4 National Trust of Aust. (Vic.), 'Research into Rochester Terrace ...', 23 February 1977
- 5 National Trust. op.cit., 'St Vincent Place ...'
- 6 Sands and McDougall Melbourne Directory, 1885
- 7 Architects' Index, University of Melbourne

Identifier House
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO258

Address 82 St Vincent Place
SOUTH MELBOURNE

Category Residential:detached

Constructed 1868

Designer William H. Ellerker

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

82 St Vincent Place is of significance as one of the earliest and most substantial individual houses to have been built in St Vincent Place. The intact nature of the render and the verandah decoration is integral to the significance.

Primary Source

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

Other Studies

Description

Original Use: Residence

Date of Construction: 1868 (1)

Architect: possibly William H. Ellerker (2)

St Vincent Place was laid out by the surveyor Clement Hodgkinson in 1858 and the first land sales around the St Vincent Gardens were held on 13 December 1864 (3). Following this subdivision numerous mansion houses were erected that attracted Melbourne's wealthier citizens. By 1867 Thomas and Alfred Ford, a professor of music and a law stationer were occupying a brick dwelling on this property with nine rooms (4). The architect W.H. Ellerker advertised for tenders for a thirteen-roomed brick villa residence for Thomas and Alfred Ford in 1868 (5). Although no address was given for the property it is probable that the Fords' earlier house of nine rooms in St Vincent Place was either demolished or added to, by Ellerker a year later. In 1885 the occupier of the property was George Dulce (6).

The house remains substantially intact to the front façade and is one of the larger houses in St Vincent Place. It is two storeyed and rendered; the ground floor render having been given banded rustication that steps back into the arched front entrance. The two storeyed verandah is particularly elegant, being decorated with a

composite of stop chamfered timbers and simple cast iron. The simplicity and restraint in the decoration of the whole, reflects its relatively early date of construction.

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.*

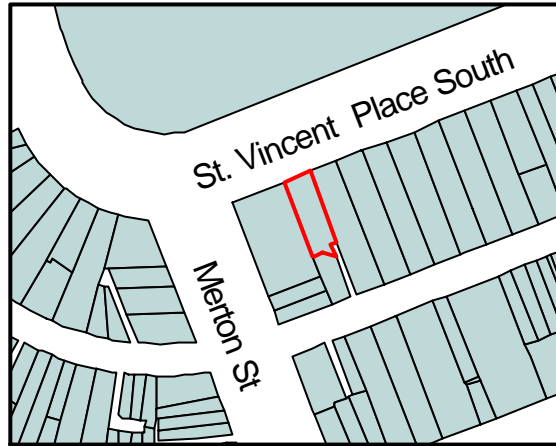
3 J.A. Watts, 'A History of St Vincent Place', p.9

4 National Trust of Aust. (Vic.), 'St Vincent Place Urban Conservation Area', File No. 2231

5 Architects' Index

6 Sands and McDougall Melbourne Directory 1885

Identifier House
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO258

Address 83 St Vincent Place
SOUTH MELBOURNE

Category Residential:detached

Constructed c.1872, c.1905

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

83 St Vincent Place is of significance as a very unusual and effective remodelling of a house in the Edwardian period. The manner in which the Art Nouveau has been used as a stylistic source is unusual to Melbourne. The significance of the house lies in this remodelling of the front facade.

Primary Source

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

Other Studies

Description

Original Use: Residence

Date of Construction: circa 1872 (1) and c. 1905

St Vincent Place was laid out by the surveyor Clement Hodgkinson in 1858 and the first land sales around the St Vincent Gardens were held on 13 December 1864 (2). Following this subdivision numerous houses and terrace rows were erected for Melbourne's wealthier citizens. In 1872 William McKean, an overseer, was the owner and occupier of a six-roomed brick house on this property (3).

The house is one of the smaller to have been built in the St Vincent Place development, and its current distinction is now in its altered form. The front of the house was refurbished in the Edwardian period, and was given a combination of classical revival and Art Nouveau elements in an asymmetrical and somewhat eclectic combination. The rendered dome to the entrance porch dominates and behind it, the rendered parapet with Art Nouveau tendrils and foliage, act like a screen to hide the Victorian roof behind. Beneath, the verandah has tapered columns that give a rather Mediterranean effect.

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

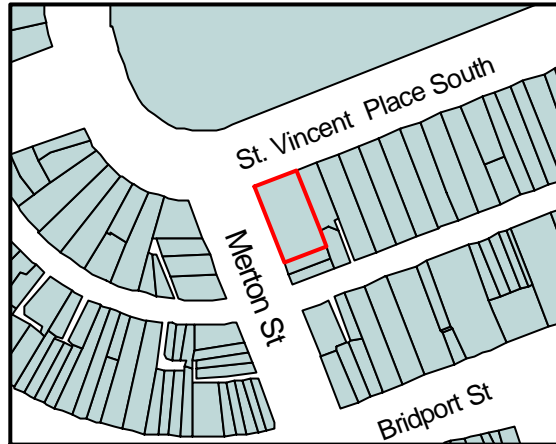
References

1 National Trust of Aust. (Vic.), 'St Vincent Place Urban Conservation Area', File No. 2231

2 J.A. Watts, 'A History of St Vincent Place', p.9

3 National Trust, loc.cit.

Identifier House
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO258

Address 85 St Vincent Place
SOUTH MELBOURNE

Category Residential:detached

Constructed 1893

Designer Frederick de Garis and Son

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

85 St Vincent Place is of significance as one of the few houses in Melbourne that clearly displays the transition between the Victorian and Edwardian periods in its styling. The intact state of the house, including the front verandah, the entrance vestibule and the cast iron fence, is outstanding. The house is a major stylistic departure in the work of the already prominent firm of architects, F. de Garis and Son.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: 1893 (1)
Architect: Frederick de Garis and Son (2)

St Vincent Place was laid out by the surveyor Clement Hodgkinson in 1858 and the first land sales around the St Vincent Gardens were held on 13 December 1864 (3). Following this subdivision numerous mansion houses were erected that attracted Melbourne's wealthier citizens and in 1892 Andrew Black's residence was in the course of erection (4). Erected at a cost of £2,200 (5), the contractors were Davies and Sons (6), supervised by architects F. de Garis and Son whose work in South Melbourne included such landmarks as 'Finn Barr' in Cecil Street, 'Hughenden' in Beaconsfield Parade and 'Vermont Terrace' in Cardigan Place (q.q.v.).

Built at the very end of the Victorian period (in architectural terms) the house moots the Edwardian period. The use of polychrome brickwork is subservient to the more Edwardian render banding that runs across it, while although there are Victorian forms such as the polygonal bay window, the placement of the entrance

porch at the diagonal is far more prominent and uncommon to Victorian architecture. The cast iron is particularly fine and so too the entrance vestibule that remains substantially intact from the time it was described in the ' Building and Engineering and Mining Journal' on 26 August, 1893. The contrast between this building and those designed by the firm in the preceding decade is marked and signifies a major stylistic departure.

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.*

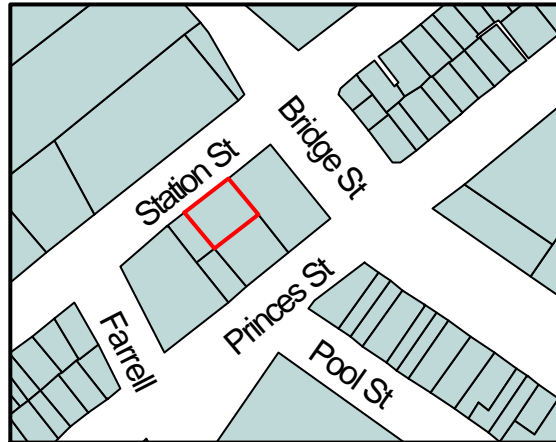
3 J.A. Watts, 'A History of St Vincent Place', p.9

4 National Trust of Aust. (Vic.), 'Research into 85 St Vincent Place ...'. 12 October, 1983

5 *ibid.*

6 *ibid.*

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 110 Station St
PORT MELBOURNE

Category Residential:detached

Constructed 1911

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

110 Station Street is of local significance. The house has associations with the socially significant United Friendly Societies' Dispensary in Princes Street, being built apparently as the Dispensary chemist's residence. The distinctive and intact detailing of the front elevation, particularly to the front gable and the verandah, is notable.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential

SUB-THEME: Federation weatherboard villa
Health and Welfare

ORIGINAL OWNER: Trustees of the United Friendly Societies Dispensary

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

BUILDING TYPE: Federation weatherboard villa

ORIGINAL RESIDENTIAL Private residence

USE TYPE:

ARCHITECTURAL STYLE: Federation Queen Anne transitional

PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION

This small single-storey timber-framed house has an asymmetric front elevation with a gabled bay projecting

to the south. The main roof is hipped and gabled and is covered with corrugated iron. The walls are weatherboard. The front gable is jettied out on shaped timber brackets, which extend also along the underside of the eaves to the main roof, and is half-timbered and roughcasted, with distinctive diagonal cross patterning to the lower part of the gable. The bargeboards have shaped lower ends and a square finial with a moulded cap. The gablet to the main roof also is half-timbered and roughcasted. The skillion-roofed verandah to the side of the projecting bay has paired timber posts with moulded capitals and shaped and pierced brackets and valence uprights. The square valence panels between the posts are filled with pierced solid panels with round bosses. The casement window to the projecting front bay is divided by mullions and transom and is shaded by a bracketed corrugated iron hood. The chimney is red brick with rendered banding and string courses.

COMPARATIVE ANALYSIS

110 Station Street epitomises the form of the Victorian asymmetric cottage type, as seen in countless examples across Melbourne. Stylistically it exemplifies the transition from the Victorian to the Federation styles, apparent in the combination of typically Victorian details such as the bracketed eaves with elements deriving from the Queen Anne and Arts and Crafts styles such as the jettied half-timbered gable. Other transitional houses in Port Melbourne, all larger than 110 Station Street, include the two storey Creswick House, 139 Bridge Street (q.v.) and Emerald House, 165 Station Street (q.v.), as well as the single storey house at 192 Liardet Street (q.v.). 110 Station Street is particularly notable for its intactness and for the distinctive joinery detail, especially to the verandah and the gables. The diagonal cross strapwork to the gable was a common design for the period, seen, for example, also on the similarly sized house at 29 Clifton Street, Richmond (c. 1913) and the much larger former residence Warwilla, 572 St Kilda Road, South Melbourne (1896).

History

This modest residence was constructed in 1911 for the trustees of the United Friendly Societies' Dispensary at 293 Princes Street (q.v.). It appears to have been built as a residence for the chemist. The house was originally occupied by Robert R. McLean. It was described as a five roomed house and was valued at £26. (1)

The entire property was sold in the 1970s and now both the residence and the former dispensary are used as residences.

Thematic Context

In the nineteenth century, friendly societies provided a range of health and other benefits and services. A range of friendly societies was represented in Port Melbourne, most of which operated out of the old Dispensary Hall. The construction of the cottage was an addition to the existing facilities on the site, and suggests the ongoing importance of the Dispensary in the twentieth century.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

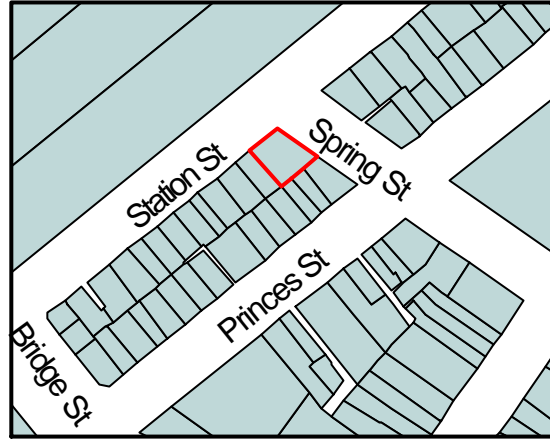
recommended inclusions:

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

References

1. Port Melbourne rate book, 1911-12, no. 1404.

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 135 Station St
PORT MELBOURNE

Category Residential:detached

Constructed 1916

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential

SUB-THEME: Federation brick houses, one-storey

ORIGINAL OWNER: John Watson

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, 90%+ original
contributes to overall character of the
precinct)

BUILDING TYPE: Federation brick house, one-storey

ORIGINAL RESIDENTIAL Private residence

USE TYPE:

ARCHITECTURAL STYLE: Federation Queen Anne

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

135 Station Street, like the adjoining house at 351 Princes Street (q.v.), is a red brick residence designed in

the Australian Queen Anne style. There are gabled wings to both principal elevations and a return verandah between with a smaller corner gable set on a diagonal axis. The main roof is hipped and gabled and extends down over the verandah. All of the roofs are covered with terra cotta Marseilles pattern tiles and the ridges are fitted with decorative cresting. The jettied and half-timbered gables and the upper part of the walls below the gable are roughcasted. The gable bargeboards have shaped lower ends with small round bosses. The verandah has square-section timber posts with moulded capitals and arched timber valences with closely spaced timber uprights. The verandah floor is covered with small tessellated tiles. The timber-framed casement windows are divided by mullions and transoms and have small paned leadlight glazing. The brick chimneys have rendered mouldings and banding to the upper parts and terra cotta pots.

COMPARATIVE ANALYSIS

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

History

The house was constructed in 1916 for John Watson, a chemist. It was rated in 1916 as a five roomed brick house 'in progress.' (1) The net annual value was £35.

Thematic Context

This house is a pair to 351 Princes Street of 1914 (q.v.), which is sited to its rear. The relationship between the two buildings is not clear, though it is possible that their construction was overseen by the same builder or architect.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

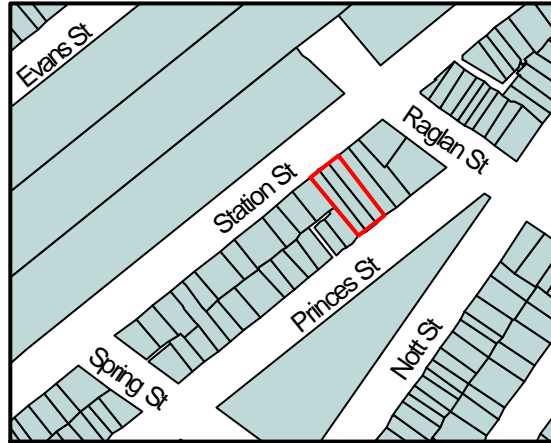
recommended inclusions:

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

References

1. Port Melbourne rate book, 1916, no. 1495.

Identifier "Alfred Terrace"
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 160-162 Station St
PORT MELBOURNE

Category Residential:row

Constructed 1868-9

Designer unknown (possibly Frederick Williams)

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Alfred Terrace is of local significance. It has historical associations with its original owner, the Port Melbourne councillor William Weatherstone, and with its subsequent owner, and possible designer, the locally prominent architect Frederick Williams. It appears to be the earliest surviving double storey terrace row in Port Melbourne. The refined quality of the facade design, particularly the ground floor rustication and the surrounds to the upper floor windows, is exceptional for the date in Port Melbourne residences.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential

SUB-THEME: Nineteenth century brick terraces, two-storeys

ORIGINAL OWNER: William Weatherstone

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, two-storeys

ORIGINAL RESIDENTIAL Private residences

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered masonry

ARCHITECT/DESIGNER: unknown (possibly Frederick Williams)

PHYSICAL/STYLISTIC DESCRIPTION

Alfred Terrace comprises three two-storey rendered masonry houses with front verandahs but originally no balconies. The front facade has horizontal banded rustication to the ground floor, including the verandah wing walls, and splayed voussoirs to the window and door openings. The first floor is plain rendered. The party walls are defined at the upper level by vertical pilaster strips formed from rusticated and vermiculated render blocks rising from the top of verandah wing walls to console brackets supporting the cornice. Above the plain moulded cornice is a flat-topped parapet and a triangular centre piece with flanking pedestals and scrolled brackets. The ground floor sash windows are tripartite with narrow side lights. The upper floor windows have a relatively formal treatment with moulded and bracketed sills, moulded architraves and projecting flat hood moulds on scrolled consoles. The verandahs have convex corrugated iron roofs on simple timber beams spanning between the wing walls. The verandah roof to no. 160 has been replaced with a concrete balcony at first floor level. The front gardens are bounded by a cast iron palisade fence with rendered piers. It appears probably not original, although in keeping.

COMPARATIVE ANALYSIS

160-2 Station Street appears to be the earliest to survive of a small number of two-storey terrace rows in Port Melbourne, also including 378-82 Bay Street (q.v.), 427-35 Bay Street (q.v.) and 20-4 Stokes Street (q.v.). In its verandahed form, it is typical of such terraces of the 1860s in other suburbs including South Melbourne, Carlton and Fitzroy. While the refined Classical Revival detailing of the facades is without equal in other 1860s residences in Port Melbourne, equivalent ground floor rustication and console-bracketed hood moulds can be seen, for example, on such contemporary houses in South Melbourne as 82 St Vincent's Place (possibly W.H. Ellerker, 1868), 351-3 Moray Street (1865) and 46-8 Howe Crescent (Charles Webb, 1865).

History

Alfred Terrace appears to have been constructed in 1868-9, probably by its first owner, contractor, William Weatherstone. The three brick houses which make up the terrace were first rated in 1869-70. The house at 160 Station Street was larger than the other two, having seven rooms rather than six, and was given a slightly higher NAV of £70, compared with £60 for 161 and 162 Station Street. (1) Weatherstone leased all three buildings to tenants, while he himself lived in a smaller brick house at 159 Station Street. (2)

In 1875, Weatherstone sold the three houses to the well-known and prolific local architect, Frederick Williams. The extent of Williams' connection with Weatherstone is not known, but it is not unlikely that Williams was the architect for the building. Williams lived in the slightly larger of the houses, 160 Station Street, until the late 1880s, when he moved to the more salubrious suburb of Brighton. The terrace remained in his ownership until at least the turn of the century. (3)

Thematic Context

These houses were amongst the earliest substantial buildings in Station Street, which was otherwise made up largely of small timber cottages. Their first owner, contractor William Weatherstone, owned a number of properties in Port Melbourne, including the pair of houses at 152-3 Evans Street (q.v.). A long-time resident of the area, Weatherstone served on the Port Melbourne Council between 1871 and 1874. (4)

Recommendations

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

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

References

1. Port Melbourne rate book, 1869-70, nos 1225-1227.
2. Port Melbourne rate book, 1871-2, no. 894.
3. Port Melbourne rate book, 1900-01, nos 1437-1440.
4. N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p. 281.

Identifier "Derwent Coffey House"
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 163 Station St
PORT MELBOURNE

Category Residential:row

Constructed 1869

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Derwent Coffey House, 163 Station Street is of local significance. Of relatively early date, it is one of a small number of two storey houses of terrace form in Port Melbourne, and an integral part of the substantially intact terrace row comprising 160-4 Station Street. The design of the facade, and particularly the parapet, while representative of such houses in other suburbs, is unusually elaborate in the local context.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential

SUB-THEME: Nineteenth century brick house, two-storeys

ORIGINAL OWNER: Mary Mason

LOCAL/PRECINCT CHARACTER:

Precinct Character (similar to adjacent, contributes to overall character of the precinct)

AUTHENTICITY

90%+ original

BUILDING TYPE: Nineteenth century brick houses, two-storeys

ORIGINAL RESIDENTIAL Private residence

USE TYPE:

ARCHITECTURAL STYLE: Victorian Filigree

PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION

This two-storey single fronted house is of terrace form, and is sandwiched between Alfred Terrace (160-2

Station Street) (q.v.) and the significantly larger Ulster House (164 Station Street) (q.v.). The rendered masonry front elevation is plain finished except for moulded string courses at door head height at both ground and first floor level. Above the moulded cornice is a balustraded parapet with a segmental-arched central pediment with flanking pedestals. The pediment, enriched with moulded scrollwork and a grotesque mask, bears the name of the house. The ground and first floor windows have rectangular openings. The first floor windows extend down to floor level and probably have been altered. The balcony has cast iron balustrading, friezes and brackets. The cast iron palisade fence and gate appear to be original.

COMPARATIVE ANALYSIS

Although a common type in suburbs such as Carlton, Fitzroy and South Melbourne, the two-storey terrace form and relatively elaborate design of 163 Station Street is unusual in Port Melbourne. As well as terrace rows such as the adjoining 160-2 Station Street (q.v.), 378-82 Bay Street (q.v.), 427-35 Bay Street (q.v.) and 20-4 Stokes Street (q.v.), the house can be compared with other single two storey houses in Port Melbourne such as 73, 75 and 151 Evans Street (q.v.). In comparison with these houses, 163 Station Street is notable mainly for the design of the parapet, and particularly the scrollwork and mask enrichment to the central pediment.

History

163 Station Street appears to have been constructed in 1869. The original owner of the building, which was described in the rate book of 1869-70 as a brick house of seven rooms, was 'home owner', Mary Mason. (1) Mason was listed as the owner of vacant land on the site the previous year. (2) When first rated, the NAV for the building was £70. (3) Mason lived in the house only briefly, between 1869 and 1873, before leasing the property to a succession of tenants, including Thomas Kitchen, proprietor of the soap and candle works which was one of Port Melbourne's most significant early industries. (4) In 1890, Mason sold the house to Samuel Coulter, who also owned the land running up to the corner of Raglan Street, and who subsequently built two houses adjacent to 163 Station Street (164 Station Street, 1894 and 165 Station Street, 1901, (q.v.) (5).

Thematic Context

Along with the adjacent Alfred Terrace (160-162 Station Street, q.v.) this is one of the earlier substantial houses to be constructed in Station Street.

It is also one of a number of houses in Station Street which were owned by local resident and property owner, Samuel Coulter, by the turn of the century. At different times, Coulter owned a substantial amount of property in Port Melbourne. Though he was not the original owner of this house, the juxtaposition of the different styles of 163, 164 and 165 Station Street are interesting because of this common ownership and Coulter's ongoing investment in property in the street.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

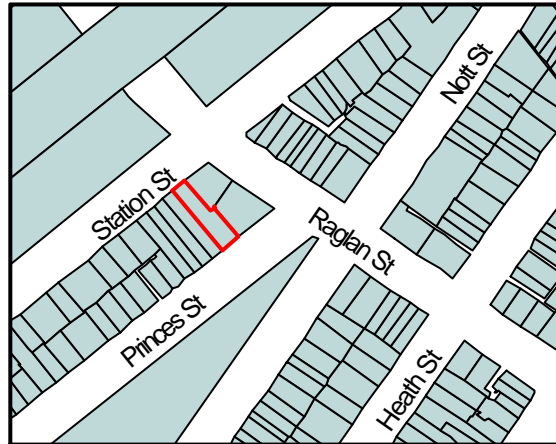
recommended inclusions:

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

References

1. Port Melbourne rate book, 1869-70, no. 1228
2. Port Melbourne rate book, 1868-69, no. 509
3. *ibid.*
4. Port Melbourne rate book, 1873-4, no. 883
5. Port Melbourne rate book, 1890-91, no. 1009

Identifier "Ulster House"
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 164 Station St
PORT MELBOURNE

Category Residential:detached

Constructed 1894

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Ulster House, 164 Station Street is of local significance. Like its neighbour 163 Station Street, it is one of a relatively small number of two storey houses of terrace form in Port Melbourne, and an integral part of the substantially intact terrace row comprising 160-4 Station Street. The facade is notable for the striking composition of the parapet and closely spaced urns and for the use, rare in Port Melbourne, of sunflower motifs on the balcony wing walls and cast iron.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential

SUB-THEME: Nineteenth century brick houses, two-storeys

ORIGINAL OWNER: Samuel Coulter

LOCAL/PRECINCT CHARACTER:

Precinct Character (similar to adjacent, contributes to overall character of the precinct)

AUTHENTICITY

90%+ original

BUILDING TYPE: Nineteenth century brick house, two-storeys

ORIGINAL RESIDENTIAL Private residence

USE TYPE:

ARCHITECTURAL STYLE: Victorian Filigree

PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION

Ulster House is similar in design to, but significantly larger than, the adjoining Derwent Coffey House (163 Station Street) (q.v.). It is a two-storey rendered masonry structure with plain finished render. There are moulded string courses at door-head height to both floors and a bracketed cornice above the balcony roof. The parapet is balustraded with a centre piece comprising a triangular pediment above a rectangular panel flanked by pedestals. These pedestals appear to be original in design, but may be replicas of the originals. The centre of the pediment is enriched with scrollwork and a blank shield. The parapet and pediment are surmounted by five urns with a further two urns located above the balcony wing walls. The tripartite ground floor window has narrow side lights and rendered masonry mullions, with stilted segmental arched archivolt springing from the string course. The rectangular first floor windows have similar stilted archivolt with square heads. The balcony wing walls have moulded panels on their outer faces with sunflower motifs. There are similar sunflower motifs on the later pattern cast iron decoration to the balcony. The cast iron palisade fence and gate appear to be original.

COMPARATIVE ANALYSIS

The two-storey terrace form of Ulster House is relatively uncommon in Port Melbourne, but occurs frequently in other suburbs such as Carlton, Fitzroy and South Melbourne. Other local examples include terrace rows such as the adjoining 160-2 Station Street (q.v.), 378-82 Bay Street (q.v.), 427-35 Bay Street (q.v.) and 20-4 Stokes Street (q.v.), and other single two storey houses of terrace form in Port Melbourne such as 73, 75 and 151 Evans Street (q.v.) and 163 Station Street (q.v.). Like the architecturally similar but earlier and smaller 163 Station Street, 164 Station Street is notable in the local context for its elaborately designed balustraded parapet, with enriched central pediment and closely spaced urns. It is of interest also for the sunflower motifs on the balcony wing walls and the cast iron decoration, the most prominent example in Port Melbourne of such motifs deriving from the Aesthetic Movement.

History

164 Station Street was constructed in 1894. (1) Its first owner was Port Melbourne resident, Samuel Coulter. Coulter already owned the house at 163 Station Street (q.v., constructed 1868-9), and later built 165 Station Street (Emerald House, q.v., constructed 1901). When first rated in 1894-5, 164 Station Street was described as a nine-roomed brick house, and was valued at £50. (2) Coulter did not live in the house, but leased the building to a number of different tenants.

Thematic Context

This was one of a number of houses in Station Street owned by Samuel Coulter at the turn of the century. At different times, Coulter owned a substantial amount of property in Port Melbourne. Though he was not the original owner of the earlier building at 163 Station Street, the juxtaposition of the different styles of 163, 164 and 165 Station Street are interesting because of this common ownership and Coulter's ongoing investment in property in the street.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

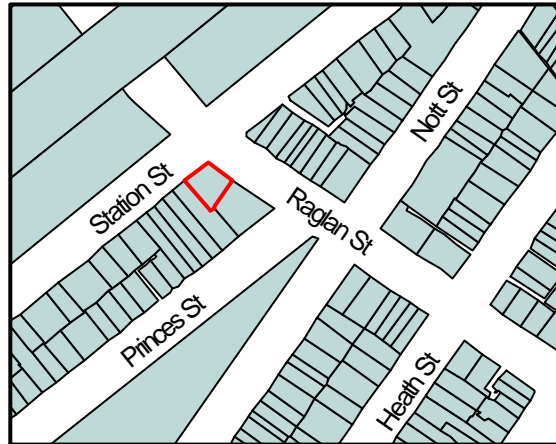
recommended inclusions:

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

References

1. Port Melbourne rate book, 1894-5, no. 1026.
2. Ibid.

Identifier "Emerald House"
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 165 Station St
PORT MELBOURNE

Category Residential:detached

Constructed 1901

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Emerald House is of local significance. An unusually large house for the area, its size and distinctive design make it a local landmark. The house is notable for its transitional Queen Anne design, combining nineteenth century characteristics with Queen Anne influence seen particularly in the steep pitched hipped and gabled roof, the rendered and half-timbered details and the window hoods.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Federation brick houses, two-storey
ORIGINAL OWNER: Samuel Coulter
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 70 - 90% original
different from adjacent)
BUILDING TYPE: Federation brick house, two-storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Federation Filigree
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

Emerald House is a large two-storey brick house with main elevations to both Station and Raglan Streets. The transitional design combines elements of the form and detailing of nineteenth century houses, particularly

to the balcony, the L-shaped plan and the vertical proportions of the elevations, with elements of the Queen Anne style. The steeply pitched roof is hipped, with half-timbered gables over rectangular projecting bays to both main elevations. Both gables have recessed panels bearing the name of the house. The roof, probably originally slated, has been reclad recently with profiled steel traydeck. The red brick walls have painted render horizontal banding at ground and first floor window head height and first floor level and a render band with moulded string course and brackets below the eaves. The paired sash windows have decorative panels formed in painted render below the sills and rendered lintels; and the west-facing windows to Station Street have bracketed hoods with small centre gables. The balcony has timber posts and valancing with cast iron balustrading and brackets. The chimneys are red brick with render plinths and cornices and terra cotta pots.

COMPARATIVE ANALYSIS

Emerald 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 Creswick House, 139 Bridge 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 and red brick walls with render banding to otherwise Victorian forms with cast iron balconies or verandahs. Emerald House is comparable in terms of style and size with houses in Middle Park and South Melbourne, such as 313 Park Street, South Melbourne (c. 1905).

History

Emerald House was constructed in 1901, for its first owner, Samuel Coulter, who already owned the two Victorian double storey balconied houses to the south. A substantial brick residence, Emerald House was rated at £45 in 1901-2. (1)

Thematic Context

This was one of a number of houses in Station Street owned by Samuel Coulter by the early twentieth century, the others being 163 and 164 Station Street (q.v.), both nineteenth century buildings. At different times, Coulter owned a substantial amount of property in Port Melbourne. Though he was not the original owner of the earlier building at 163 Station Street, the juxtaposition of the different styles of 163, 164 and 165 Station Street are interesting because of this common ownership and Coulter's ongoing investment in property in the street.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

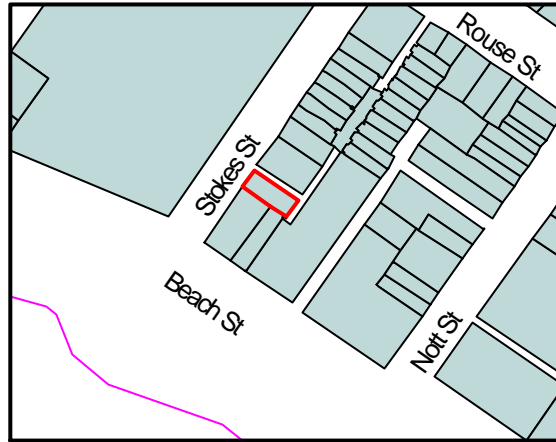
recommended inclusions:

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

References

1. Port Melbourne rate book, 1901-2, no. 1427.

Identifier Former Masonic Hall (Sharp & Howells Public Analysts)
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO263

Address 18 Stokes St
PORT MELBOURNE

Category Public

Constructed c.1858,1874

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

18 Stokes Street is of local significance. The building was the Masonic Hall from the date of construction in c. 1858 until 1917. It is likely to be among the earliest surviving masonic halls in Victoria. It is significant as an early building demonstrating the significance of the foreshore area. Its proximity to the Sandridge Hotel (former Freemasons' Hotel) (q.v.) is of additional significance. The substantially intact and architecturally distinctive front facade is representative of the commonly adopted style used for mechanics institutes and other public halls.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Assembly and Entertainment

SUB-THEME: Public Halls

Masonic halls

ORIGINAL OWNER: Charles Gregory

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Precinct Character (Similar to adjacent, contributes to overall character of the precinct) 90%+ original

BUILDING TYPE: Former Masonic Lodge

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered brick and stone

BUILDER: Charles Gregory (first stage)

PHYSICAL/STYLISTIC DESCRIPTION

This single-fronted building is constructed of bluestone to the ground floor and brick to the subsequently constructed upper floor. The side walls are plain exposed masonry. The front elevation has an elaborate Renaissance Revival rendered treatment, with Ionic pilasters to the ground floor supporting an intermediate cornice and upper level Corinthian pilasters. Above the dentilled principal cornice is a balustraded parapet. The ground floor windows and centre door opening are rectangular, while the upper windows are round-headed. The front elevation appears to remain substantially intact.

COMPARATIVE ANALYSIS

As well as Masonic Halls, large numbers of halls were constructed in the nineteenth century by a range of religious groups, friendly societies and mechanics' institutes to provide venues for meetings and social and educational facilities. Comparable with the former Port Melbourne Masonic Hall are the former Port Melbourne Temperance Hall, 146 Liardet Street (1872) (q.v.), the former Hibernian Hall, 316 Church Street, Richmond (1872), the former Freemasons' Hall, 254-6 Ferrars Street, South Melbourne (1876) and the former Temperance Hall, 199-207 Napier Street, South Melbourne (1888). All of these buildings are significantly later than 18 Stokes Street, and all adopt a Renaissance Revival style, all except the Richmond Hibernian Hall having represented trabeated structures of pilasters supporting entablatures. The Hibernian Hall is in the Renaissance palazzo style, with rusticated ground floor.

Although detailed investigation of early masonic halls has not been carried out as part of the Conservation Study Review, it is likely that the former Port Melbourne Masonic Hall is among the earliest surviving Masonic halls in Victoria.

History

In 1858, the first year of the Sandridge Freemason's Lodge, one of the members, Charles Gregory, offered to construct a meeting hall for the lodge and lease it to the group. A single-storey building was constructed at 18 Stokes Street. The hotel next door, now the Sandridge, appears to have been constructed in 1859, and was originally known as the Freemason's Tavern. (1) In the 1870s, it was owned by Samuel Gregory, perhaps indicating that the two buildings were in the same ownership during this early period. (2) In 1874, the Freemason's Lodge became owners of the property, to which it added a second storey. (3)

A new lodge building was constructed at 110-112 Liardet Street (q.v.) in 1917, and the original lodge building was sold. It has since been used for a variety of commercial uses and is now owned by an industrial chemist. (4)

Thematic Context

Freemasonry was always strong in Port Melbourne, and this is demonstrated by the survival of both the original and the current Lodge 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. R K Cole Collection.
2. Port Melbourne rate book, 1870-70, no. 48.
3. N. Turnbull and N. U'ren. 'A History of Port Melbourne'. p. 62.
4. *ibid.*, p. 62.

City of Port Phillip Heritage Review

Place name: Laywell Terrace
Other names: -

Citation No:
711



Address: 20-24 Stokes Street, Port Melbourne

Category: Residential: Terrace

Style: Victorian: Free Classical

Constructed: 1890

Designer: Unknown

Amendment: C29, C160

Comment: Revised citation

Heritage Precinct: None

Heritage Overlay: HO264

Graded as: Significant

Victorian Heritage Register: No

Significance

Laywell Terrace is of local significance. The refined detailing of the facade and the relatively large size of the houses, along with the former Masonic Hall adjacent (q.v.), indicates the original status of the area and the importance of the foreshore area in the nineteenth century.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

This terrace of three two-storey brick houses was constructed in 1890 by its first owner, blacksmith, Edward Matthews. Each house consisted of five rooms, and in 1890-91, each was valued at £40 (1).

References

1. Port Melbourne rate book, 1890-91, nos. 88-90

Description

Laywell Terrace comprises three two-storey houses of brick construction with a rendered front elevation. There are concave roofed corrugated iron verandahs on timber beams between rendered wing walls with recessed blank arches. The wing walls are extended up the front elevation as rectangular pilasters, without capitals, articulated by widely spaced block rustication. The wall below the cornice is decorated with swags. The parapet supports a central triangular pediment with scrolled ends and an acroterion finial, bearing in the recessed centre panel the name of the terrace. Above the pilasters, on each side of the pediment, are urns. The windows have moulded render architraves and bracketed sills. The brick chimneys have moulded render cornices. The front wall and fence are of later date.

Comparative analysis

This terrace is more architecturally refined and of a higher standard than the workers' housing more commonly constructed in Port Melbourne during this period.

Laywell Terrace is one of a relatively small number of two-storey terrace rows in Port Melbourne, also including 378-82 Bay Street (q.v.), 427-35 Bay Street (q.v.) and 160-2 Station Street (q.v.). Compared with these terraces and other large terrace form houses in Port Melbourne such as Ulster House, 164 Station Street (q.v.), the design of Longwell Terrace, while notably refined, is conservative for the 1890 date. It is comparable with such relatively simply designed and earlier terraces as 12-72 Gore Street, Fitzroy (from 1858), 141-7 Bank Street, South Melbourne (1862) and 28-32 Eades Place, West Melbourne (1862-3).

Assessment

No information.

Recommendations

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

Primary source

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

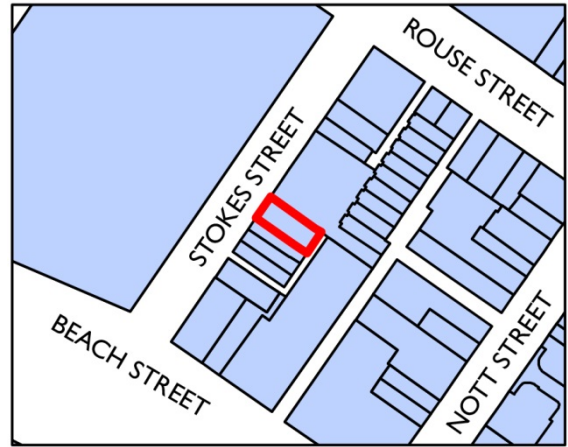
Other studies

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

City of Port Phillip Heritage Review

Place name: Edith
Other names: Briggs House, Strebor

Citation No:
2382



Address: 26 Stokes Street, Port Melbourne

Heritage Precinct: None

Category: Residential: house

Heritage Overlay: HO497

Style: Victorian Italianate

Graded as: Significant

Constructed: 1891

Victorian Heritage Register: No

Designer: Unknown

Amendment: C132, C160

Comment: Revised citation

Significance

What is significant?

'Edith' (also known as 'Strebor'), the house built in 1891 for George and Elizabeth Briggs, at 26 Stokes Street, Port Melbourne is significant. George Briggs was a small business owner (tailor) in Bay Street and his family occupied the house for about twenty years. It is a late Victorian Italianate villa constructed of bi-chrome brick, which is asymmetrical in plan and has a hipped roof clad in slate. The verandah retains the original cast iron post and frieze, and an encaustic tile floor with bluestone edging, and has an end wall with a vermiculated corbel and scroll bracket (the south boundary wall has similar details). There is a four panel entrance door with sidelights and toplights and the windows to the main elevation are in a tri-partite arrangement: the central window contains a double hung timber sash and the narrower flanking windows have sash windows containing etched ruby glass; all have window reveals with an ovolo profile terminating in a stop chamfer, and the window to the projecting bay has what appears to be an early timber window shade hood with a serrated edge. There are eaves brackets below the soffit with a moulded cement string course below. The bi-chrome brick chimneys have moulded cement details and a cornice, and terracotta pots.

Non-original alterations and additions to the house and the front fence are not significant.

How is it significant?

'Edith' at 26 Stokes Street, Port Melbourne 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 late Victorian Italianate villa. The scale of the house, larger than many others in the suburb, and grander in character, is representative of houses associated with the middle-class in this community, in contrast to the more modest working-class housing in the area (Criterion D).

Aesthetically, it is a well-composed design that incorporates elements representative of its period and style including asymmetrical form and a high degree of detailing, and it is distinguished amongst similar houses in Port Melbourne by the tripartite window arrangement (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

Port Melbourne

The following history of Port Melbourne is comprised of edited extracts from the Port Phillip Environmental History and the HOI Port Melbourne heritage precinct citation, both contained in Volume 1 of the *Port Phillip Heritage Review* (Version 17, September 2015).

The greater part of Port Melbourne, the West Melbourne swamp and the low lying lands of South Melbourne is understood to have its origins as an arm of Port Phillip Bay linked by the Yarra near Princes Bridge and the Maribyrnong near Flemington. At Port Melbourne, a body of shallow water known as the lagoon extended inland from the shoreline as far as the site of Raglan Street. Even today, the memory of the lagoon is recalled by the irregular configuration of Esplanade West and Esplanade East and by the Lagoon reserve and adjacent Edwards park. The lagoon, in fact, marked the eastern boundary of the future settlement of Sandridge, the land on which the latter was surveyed being described in 1841 as "sandy soil... moderately wooded [with] gum". The beach at Port Melbourne had been first charted by a European, Charles Grimes, in 1803, and the name Sandridge was chosen by the surveyor William Darke when he mapped the shoreline after 1836.

A track between the beach and the town of Melbourne had been established as early as 1839. The government surveyor, Robert Hoddle, had prepared a plan for a "rail road" on the alignment of Bay Street and a street subdivision for Sandridge in that year. Wilbraham Liardet arrived in November, establishing his Brighton Pier Hotel and jetty at Sandridge a year later. By 1841 Alfred Lingham had opened his Marine Hotel, also with a jetty, at the same location and the two hotels marked the commencement of tracks to Melbourne that eventually joined to form a single route. There was also a hut and customs tent and a magazine at Sandridge at that time. Hoddle prepared a further survey plan in 1842, providing for half-acre allotments and a roadway on the alignment of Bay Street. There were 40 lots in four blocks between the present Graham and Rouse Streets but the land was withdrawn from sale. In 1849 the government built a pier on the site of Liardet's jetty and Lindsay Clarke's survey plan was used as a basis for the first land sales in September 1850. By December 1852 the Argus recorded that about 100 tents had been erected "near Liardet's" and Edmund Thomas' sketch of 1853 showed single and two storeyed shops with verandahs in a continuous row on one side of Bay Street. The Sandridge railway line, built by the Melbourne and Hobsons Bay Railway Co. formed in August 1852, was opened as Australia's first steam powered railway on 12 September 1854. The railway to the west and the lagoon to the east formed the boundaries of the Sandridge township plan, which comprised 44 blocks extending from just north of Ingles Street to the Beach.

An 1855 plan shows the essential elements of the township. Commencing at the sea front there was a Customs house at the corner of Beach Street and Nott Street and a reserve for the post office on the south corner of Bay and Rouse Streets. Between Rouse and Graham Streets there were allotments for the Roman Catholic and Wesleyan churches and a reserve for the watchhouse. Further north again between Graham and Liardet Streets were the Seamen's, Presbyterian and Church of England reserves. Between Liardet and Raglan Streets, as the available land between the lagoon and the railway reserve narrows, there was a pool – on the site of present Lalor Street – and associated swampland. Private allotments were scattered liberally throughout the Area and it would appear that the whole of Sandridge had been alienated by this time. Station Place was lined with small, presumably residential allotments. Sandridge's role as a geographically discrete port town had been established.

By the late 1850s the process of replacing the earlier and more temporary buildings with permanent accommodation was gaining momentum, and Peckham Terrace erected c. 1859 in Bay Street is a surviving example of this early redevelopment phase. The growing importance of the settlement was demonstrated by the court house, police station and post office, which were all erected during the early 1860s. Amongst the brick hotels being built were the Chequers Inn which remains today at the corner of Bay and Bridge Streets and the Fountain Inn at the corner of Raglan and Crockford Streets. There were in fact many hotels at the Port, which was not surprising, given its foundations in the shipping trade. The shops, mainly in Bay Street, convey something of the same picture as the hotels, a few being designed by quite distinguished Melbourne architects and then from the 1870s more commonly by local architects. Frederick Williams was exceptionally busy whilst John Flannagan's group of three shops in Bay Street of 1874-75 survive as a testimony to his work and a reminder that the original development encompassed five shops.

U'Ren and Turnbull write that the decades between 1860 and 1890 were perhaps the most decisive in Port Melbourne's history. The population had increased sevenfold from 3,351 in 1861 to over 20,000 by 1890 and by 1900 the original Sandridge township area had been almost completely built up between the railway and the lagoon.

'Edith', 26 Stokes Street

The land bounded by Beach Street, Stokes Street, Rouse Street and Nott Street formed Block I in the Sandridge Township Plan and was among the first to be offered for sale. The Crown Grantees for most of Block I were S. (Samuel) & R.K. Gregory. In 1858 Charles Gregory (presumably a relative) built the first Sandridge Freemason's Lodge on part of Block I facing Stokes Street, and in 1859 Samuel Gregory built the Freemasons's (later Sandridge) Hotel on the adjoining site at the Beach Street corner (PPHR Citations 610 and 710). The Gregorys later subdivided and sold off most of the remaining land. For example, in 1863 lot 1 of Block I, situated at the corner of Stokes and Rouse streets, was subdivided into 10 lots, which were auctioned on 9 March by Beauchamp & Byrne. It was on part of this land that the Swallow & Ariell Biscuit Company erected their offices in 1890 (SLV 1).

The present 26 Stokes Street is comprised of parts of allotments 3 and 4 in Block I. In 1877 it was contained in a parcel of land transferred to Henry Donaldson and thence to Edward Matthews by 1887 (LV1, LV2). Matthews built 'Laywell Terrace' on part of his land (now 20-24 Stokes Street) and subdivided the balance into two lots, one being this property, which was sold in November 1887 to Thomas Holland (LV3). Holland held the land for three years before selling to Elizabeth Briggs in September 1890 (LV3). She took out a mortgage in February 1891, presumably to finance the construction of this house, which the Briggs family occupied from that year. It was described as a six-room brick house, with relatively high valuation of 45 pounds (LV4, SM, RB).

Melbourne & Metropolitan Board of Works plans dating from the late nineteenth century show this was one of eleven houses on the east side of Stokes Street, south of Rouse Street. On the west side the Swallow & Ariell Biscuit Works factory occupied the northern half, while there were about eight houses between the factory and the Beach Street corner. Houses were also scattered throughout the adjoining blocks. By the early to mid-twentieth century most of these would be replaced by factories and warehouses (SM).

Elizabeth Briggs was the wife of George Walter Briggs, a tailor, who had a shop in O'Brien's Terrace in Bay Street, Port Melbourne (LV4). The Briggs family resided in the house until about 1913. It was then tenanted

until 1920 when it was sold to Francis J. Young, a Warrant Officer in the Royal Australian Navy. He lived in the house briefly before selling it to Rose Mitchell in 1922. The Mitchell family then occupied the house for over 50 years (LV4, SM).

References

Land Victoria (LV), certificates of title Vol. 945 Fol. 932 (LV1), Vol. 1959 Fol. 791 (LV2), Vol. 1969 Fol. 745 (LV3), Vol. 2296 Fol. 184 (LV4)

Melbourne and Metropolitan Board of Works (MMBW 1) plan, scale 400 feet to 1 inch. no.18 , Port Melbourne [cartographic material], dated 1894 (State Library of Victoria website)

Melbourne & Metropolitan Board of Works (MMBW 2) Detail Plan Nos. 325, 326, 327, dated 1895 (State Library of Victoria website)

'Plan of building allotments in Sandridge' [cartographic material]' State Library of Victoria (SLV 1) Vale Collection <http://handle.slv.vic.gov.au/10381/165025> [viewed 30 March 2016]

Port Melbourne rate book (RB) 22 March 1892, No. in rate 90

'Port Phillip Heritage Review' Volume 1, Version 17, September 2015

Sands & McDougall Directories (SM)

'The township of Sandridge', dated March 30, 1859, State Library of Victoria (SLV 2) Vale collection <http://handle.slv.vic.gov.au/10381/192257> [viewed 30 March 2016]

U'ren, N. and N. Turnbull, N., *A History of Port Melbourne*, 1983

Description

'Edith', the house at 26 Stokes Street, Port Melbourne is a late Victorian Italianate Villa. The house is built to both side boundaries and has small front setback. Asymmetrical in plan, it is constructed of bi-chrome brick (now over-painted) and has a hip roof, clad in slate (recently renewed). The verandah retains the original cast iron post and frieze, and tiled floor with bluestone edging, and has an end wall with a vermiculated corbel and scroll bracket (the south boundary wall has similar details). There is a four panel entrance door with sidelights and toplights (an early copper nameplate with the house name is beside the door) and the windows to the main elevation are in a tri-partite arrangement: the central window contains a double hung timber sash and the narrower flanking windows have sash windows containing etched ruby glass; all have window reveals with an ovolo profile terminating in a stop chamfer, and the window to the projecting bay has what appears to be an early timber window shade hood (these sometimes contained rolled up canvas blinds) with a serrated edge. There are eaves brackets with a moulded cement string course below. The bi-chrome brick chimneys have moulded cement details and a cornice, and terracotta pots.

Overall, the house retains a relatively high degree of intactness and integrity. The most significant change has been the over-painting of the brick walls. The high brick fence is also unsympathetic.

In the context of Stokes Street, this house forms part of a surviving group of nineteenth century buildings on the east side including the adjoining 'Laywell Terrace' (HO264), the former Masonic Hall (no.18, HO263) and the reconstructed former Sandridge Hotel at the corner of Beach Street (HO286). It also relates to the nineteenth century buildings associated with the former Swallow & Ariell Biscuit Factory at the southeast corner of Rouse Street (HO265) and on the opposite side of Stokes Street (HO244).

Comparative analysis

Port Melbourne was a working class area and this is reflected in the housing stock, which predominantly comprises small, weatherboard cottages with minimal architectural decoration (PPHR citations 243, 650,



677). Compared to the suburbs within the neighbouring former City of South Melbourne, Port Melbourne contains relatively few substantial brick villas and no houses that could be described as 'mansions'. 'Guernsey House', constructed in 1883 for Peter Grut, at 232 Esplanade East is perhaps Port Melbourne's grandest being a two storey, double fronted house of rendered masonry construction with a two level cast iron verandah and palisade fence, and an elaborately decorated parapet. Another relatively grand house is 344 Graham Street, constructed c.1871 for the locally prominent stevedore and one-time Mayor of Port Melbourne, James Close (both houses are included within the HO1 Port Melbourne precinct).

Most of the other substantial houses in Port Melbourne are concentrated in and around Bay Street (e.g., two storey terrace rows at 378-382 and 427-435) and along the two streets that face toward the reserves flanking the former Port Melbourne Railway: Station and Evans streets. These include the notable collection of two storey houses in Station Street immediately to the south of Raglan Street comprising 'Alfred Terrace' (nos. 160-62), 'Derwent House' (163), 'Ulster House' (164) and 'Emerald House' (165). All are within HO1.

Houses with the Italianate approach of asymmetrical massing in Port Melbourne are comparatively rare. Examples include the slightly grander house at 161 Nott Street, which is a rendered dwelling with a canted projecting bay, sited in a relatively deep garden setback. A more modest example is at 173 Liardet Street, which is timber block-fronted with a projecting bay (Barrett).

Other houses of individual significance within Port Melbourne tend to adopt a symmetrical composition. Examples include 21 Ross Street (HO240) and 240 Graham Street (HO140). These are both double-fronted bi-chrome brick houses of symmetrical form with hipped roofs and so are representative of this type. Apart from remaining relatively intact, what sets these (and other individually significant) houses apart from other examples found throughout HO1 are uncommon details. 21 Ross Street, for example, is distinguished by the particularly elaborate cast iron decoration, while 240 Graham Street is notable for the 'ostentatious' decoration that includes bayed windows on either side of the entry and tiled panels in the eaves frieze.

'Edith' is distinguished by the tri-partite arrangement of the windows to the main elevation, where the window is in three parts separated by brickwork, an arrangement that is not found in other comparable houses (although some have the more conventional tripartite window frame fitted within a single opening). The only other known similar tripartite windows in Port Melbourne are at 'Guernsey House' and 'Ulster house'. 'Edith' also retains a relatively high degree of integrity including all the original verandah fabric. While the brick walls have been over-painted, this is a readily reversible change.

'Edith' is also one of the few remaining late nineteenth century houses in Port Melbourne within the blocks closest to the bay (i.e., south of Rouse Street). In the twentieth century, most of the houses in this area were demolished and today the only surviving nineteenth century houses included in the HO are 'Laywell Terrace' (HO264, 20-24 Stokes Street) and the terrace row at 183-187 Rouse Street (Individually significant within HO1 precinct), while just to the north of Rouse Street are 'Thelma' and 'Carmel' (HO308, 106-108 Stokes Street). Outside of the HO there are isolated examples of altered late nineteenth or early twentieth century houses at 195 Rouse Street, and 17 & 47 Nott Street.

Assessment

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

Recommendations

Add to the HO as an individual place with external paint controls. External paint controls are recommended to provide a statutory mechanism to encourage the removal of the paint from the face brick

by an approved method. The extent of the HO should include the whole of the place as defined by the title boundaries.

Primary heritage study

Helms, David, *Heritage assessment: 26 Stokes Street, Port Melbourne*, 2016

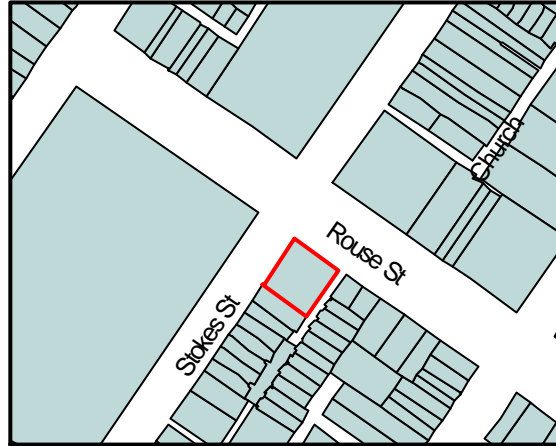
Other heritage studies

Barrett, Peter Andrew, 'Expert witness statement. With regard to proposed permanent heritage controls (heritage overlay) to a house at 26 Stokes Street, Port Melbourne, as part of Planning Scheme Amendment C132 of the Port Phillip Planning Scheme', prepared for City of Port Phillip, 22 March 2017

Other images



Identifier Former "Swallow and Ariell" Offices (Luscombe & Partners)
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO265

Address 60 Stokes St
PORT MELBOURNE

Category Industrial

Constructed 1884-5

Designer Frederick Williams

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

60 Stokes Street is of local historical and architectural significance. Its historical significance is in connection with the adjacent Swallow and Ariell factory, of which the building served as administrative offices and counting house. Architecturally, the refined detailing of the facades is representative of commercial architecture of the 1880s. The loss of the distinctive mansard-roofed tower represents some diminution of architectural significance.

Primary Source

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

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Industry

SUB-THEME: Food processing works
Offices

ORIGINAL OWNER: Swallow and Ariell Pty Ltd

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to 70 - 90% original

adjacent, contributes to overall
character of the precinct)

BUILDING TYPE: Offices

ARCHITECTURAL STYLE: Victorian Free Classical
Victorian Second Empire

PRINCIPAL MATERIAL: Rendered masonry

BUILDER: Unknown

PHYSICAL/STYLISTIC DESCRIPTION

60 Stokes Street is a two-storey rendered brick building on rubble-faced bluestone basement walls. It is designed in a broadly Renaissance Revival style, originally with French Second Empire style influence in the former tower. The main elevations to Rouse and Stokes Streets have moulded intermediate and principal cornices and a plain flat-topped parapet. The entrance bay at the corner projects slightly on both faces, and originally was surmounted by a mansard-roofed square tower with pedimented oculi to all sides. The windows and entrance doorway to the corner bay are round-headed, the first floor windows having flat-topped aedicules. The remaining windows to the main elevations all have segmental-arched openings with stilted hood moulds and a continuous string course to the upper floor. The basement walls contain barred rectangular windows. The Rouse Street elevation originally contained a door, with similar detailing to the windows, and since altered to a window.

COMPARATIVE ANALYSIS

The conservative Renaissance Revival style of the facades of 60 Stokes Street is typical of office and other commercial buildings of the 1870s and '80s. The now demolished tower and mansard roof were broadly of French Second Empire style and related the building to numerous examples of the style in Victoria. The Second Empire style generally was characterised by a far greater decorative complexity than exists at 60 Rouse Street, with elevations typically broken into distinct pavilions and enriched with pilasters, detached columns, pediments and lushly applied ornament. Among industrial examples of the style, the most notable example is the later polychrome brick Spotswood Pumping Station (1897).

History

This building was erected in 1884 - 85 as offices and a counting house for the Swallow and Ariell Factory. [It was designed by Frederick Williams. (1)] The land on which the offices stand was acquired in 1883 and registered at the Titles Office on 9 January 1884 under the names of Thomas Swallow, F.T. Derham, and William Henry Swallow. The building occupies part of Allotment 1, Section 1, which formed part of the original land offered for sale in the first land sales in Port Melbourne.

The first rate book entry of January 1885 recorded the building as follows - '71 Stokes Street, Thomas Swallow, Frederick Derham, Wm. Henry Swallow, Biscuit Manufacturers and treacle refiners. Brick offices and store rooms in progress, Stokes Street £100.' In January 1886 it was recorded as 'Offices £200.'

[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. I. and R. Coleman. Conservation Plan for the Swallow and Ariell Site, Port Melbourne, p. 11.

Identifier Carmelite Priory
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s)

Address 95 Stokes St
PORT MELBOURNE

Category Residential:detached

Constructed c. 1908

Designer unknown

Amendment C 29

Comment

Significance

95 Stokes Street is of local significance. It has been associated with the Carmelite order, for whom it was constructed, presumably since c. 1908. The Carmelite association with the Sandridge parish since the date of the establishment of the order in Australia in 1881 is of historical significance. The house is by far the largest in the immediate area and is of architectural interest for its transitional style combining the traditional balconied form of Roman Catholic residences with later Bungalow and Federation style influences.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Religion

SUB-THEME: Convents and Monasteries
Residential

ORIGINAL OWNER: Roman Catholic Church

CURRENT OWNER: Roman Catholic Church

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

BUILDING TYPE: Residence
Brick house, two-storeys

ORIGINAL RESIDENTIAL Presbytery

USE TYPE:

CONSTRUCTION: Probably c. 1908

ARCHITECTURAL STYLE: Federation Transitional

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

This large red brick residence has two storeys with balconies and large canted bays to the south and east elevations facing Stokes Street and the adjacent St Joseph's church. The hipped roof is covered with corrugated iron and has an iron cross finial at the peak of the main hips. The house is designed in a transitional late-Victorian style. A conservative Italianate villa form is combined with Federation and Bungalow style influence apparent in the heavy brick piers and shingled parapets and valances to the balcony and the decorative detail to the chimneys. There is a brick wall with rendered copings and piers matching the style of the house on the Stokes Street boundary.

COMPARATIVE ANALYSIS

Among the numerous Roman Catholic presbytery, convent and other residential buildings in Melbourne, architecturally notable examples include St Ignatius Presbytery, 326 Church Street, Richmond (J.A. Kelly, 1872), the elaborately detailed red brick Gothic buildings of the FCJ convent, school, gatehouse and chapel, The Vaucluse, Richmond (G.W. Vanheems, 1897, 1901, 1904), the Sacred Heart Presbytery, Grey Street, St Kilda, St Mary's Star of the Sea Presbytery, 33 Howard Street, West Melbourne (W.W. Wardell, 1872-3, verandah added by Reed and Barnes, 1881), and the former Carmelite convent, 52 Beaconsfield Parade, South Melbourne (1886). These examples, all significantly earlier than the Port Melbourne priory, have in common extensive two-storey balconies and verandahs, a theme which appears to have been usual in early twentieth century Catholic residences such as the Carmelite Priory at Port Melbourne. The former Carmelite convent in South Melbourne has Italianate canted bays and an arcaded balcony with flat pointed arches.

History

The Carmelite Order was established in Australia in 1881. (1) The Sandridge parish took in the beachfront from the river at Port Melbourne to Fitzroy Street, St Kilda. They celebrated their first Mass on 7 May 1882 in Saint Joseph's Port Melbourne, which opened the previous year. A number of buildings were constructed by the Order in both Port and South Melbourne in the 1880s and 1890s; between 1882 and 1891, over £20,000 was spent and the Order was £11,000 in debt. (2) In 1908, the decision was made to divide the Sandridge parish into two new parishes, Middle Park and Port Melbourne. (3) The Carmelites moved into separate priories in the new parishes, and in the absence of any other documentation, it is assumed that the priory in Stokes Street was constructed at this date. The architects for the building are not known.

Thematic Context

The Carmelite Priory in Port Melbourne is one of a number of buildings relating to the Carmelite presence in Port and South Melbourne.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. P Chandler. 'The Carmelites in Australia: A Brief History'. p. 3.
2. *ibid.* p. 16.
3. *ibid.* p. 17

Identifier "Thelma", "Carmel"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO308
HO309

Address 106, 108 Stokes St
PORT MELBOURNE

Category Residential:row

Constructed 1902

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Thelma and Carmel, 106-8 Stokes Street, are of local significance. Their elaborately detailed unpainted polychrome brick facades are the most intact of this type in Port Melbourne and are representative of late Boom style houses. The late construction date in relation to the style of these houses demonstrates the frequently occurring conservatism of building design in Port Melbourne in the nineteenth and early twentieth centuries.

Primary Source

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

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick terraces, single-fronted, one-storey
ORIGINAL OWNER: Patrick Darcy
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90%+ original
different from adjacent)
BUILDING TYPE: Nineteenth century brick terraces, single-fronted, one-storey
ORIGINAL RESIDENTIAL Private residences
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

This pair, though late in construction date, are of great importance as intact single storey polychrome brick terraced houses. [Each house has] two double hung sash windows with the front door [located] towards the middle of the building. The virtuoso use of brick around the windows and doors would be equalled by few houses of this size in Melbourne. Between the verandah and the parapet is a colourful row of glazed tiles interspersed with pairs of brackets and garlands. The central portion of the parapet is constructed in red brick contrasting with the dark brown used in the rest of the house. Elaborate cement render consoles support a central pediment on each house, and under this is the name, also in unpainted cement render. The chimneys are constructed in red and yellow bricks with a refined cement render capping. Thelma possesses a wooden picket fence.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

COMPARATIVE ANALYSIS

The typically Victorian form and Boom-style parapet design of these houses is more characteristic of the 1880s than the early twentieth century, and can be contrasted with houses such as the Federation style terrace at 127-30 Evans Street (1911) (q.v.). Among numerous comparable examples with similarly elaborate pediments formed in render are 2-6 Moorhouse Street, Richmond (c. 1888, possibly Norman Hitchcock) and 234-6 Errol Street, North Melbourne (1879). In Port Melbourne, the shop and residences at 207-11 Ross Street (1892-3) (q.v.) have comparable pediment designs in originally exposed polychrome brickwork, now largely painted. Compared with typical examples such as these, 106-8 Stokes Street are notable for their exceptional integrity and for decorative details such as the inset glazed tiles below the cornice.

History

Until March 1902, this site was occupied by a pair of five roomed wooden houses. (1) By March 1903, the owner, Patrick Darcy, had erected a pair of five roomed brick houses. (2)

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

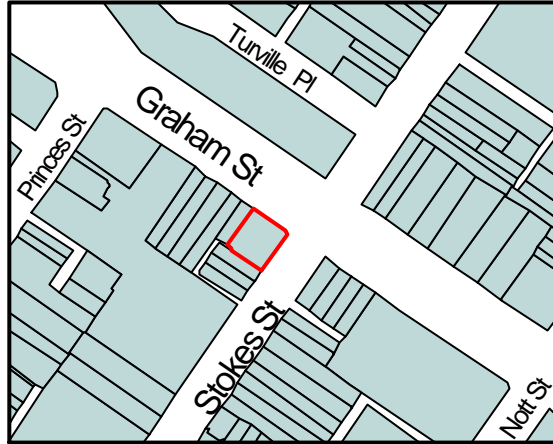
recommended inclusions:

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

References

1. Port Melbourne rate book. March 1902, no. 1064
2. Port Melbourne rate book. March 1903, no. 1068 and 1069

Identifier Residence
Formerly St Osyth Hotel



Heritage Precinct Overlay None
Heritage Overlay(s) HO266

Address 135 Stokes St
PORT MELBOURNE

Category Commercial: residential

Constructed 1875

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This former hotel is of local significance. The exterior is substantially intact, and is a notably refined Renaissance Revival design contrasting with the more flamboyant style of the former shop on the opposite corner. Along with the building opposite (249 Graham Street, q.v.), the building is a prominent element in the streetscape forming a gateway to Stokes Street.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Assembly and Entertainment

SUB-THEME: former Hotel

ORIGINAL OWNER: Thomas Bennett

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to 90%+ original

adjacent, contributes to overall character of the precinct)

BUILDING TYPE: Former Hotel

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Regency

PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION

This two storey building is constructed from rendered masonry and is designed in a conservative

Renaissance palazzo style similar to that of the former National Bank at 92-6 Bay Street (q.v.). The building has a splayed corner, originally with an arched corner door, now built up, as well as the existing entrance in Stokes Street. The ground floor walls are heavily rusticated to resemble ashlar blocks with splayed voussoirs to the door and window arches. The upper walls above the intermediate cornice are smooth rendered. The first floor windows have moulded and bracketed sills and segmental arched hood moulds on consoles. The segmental window arches have chevron mouldings at the heads, and the jambs are stop chamfered. The principal cornice is relatively elaborate, with closely spaced alternate brackets and roundels. The parapet is flat-topped and without enrichment. The chimneys have bracketed cornices similar to the main cornice.

COMPARATIVE ANALYSIS

The Renaissance Revival style of this hotel was frequently used for hotels in the 1870s and '80s. The two storey 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 Hotel Rex, Bay Street (q.v.), and the Railway Club Hotel (1875-6), Raglan Street (q.v.). On a considerably grander scale, similar treatment can be seen on the three-storey Maori Chief Hotel, Moray Street, South Melbourne (1875). In the context of other Port Melbourne hotels, the former St Osyth Hotel is notable particularly for the elaboration of the bracketed cornice and for the elegantly curved hood moulds above the first floor windows.

History

This building was constructed in 1875 as the St Osyth Hotel. (1) The building's first owner was Thomas Bennett, and the licensee was Martin Jessell. The building was first rated in 1875-6, when it was described as ten rooms of brick and valued at £130. (2)

Thematic Context

By the 1860s, most areas of Port Melbourne were well stocked with hotels, many of which catered to the passing shipping trade. Though the municipality's earliest hotels had been of timber, for the most part these were replaced by brick and/or stone in the 1860s and 1870s.

A number of new hotels were also established during this period, including the St Osyth Hotel.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Sands and McDougall Melbourne Directories 1885-86.
2. Port Melbourne rate book, 1875 - 6, no 214

Identifier "Woodlands"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO267

Address 168 Stokes St
PORT MELBOURNE

Category Residential:detached

Constructed 1906

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

168 Stokes Street is of local significance. Like many of its neighbours, it is a substantially intact single block-fronted cottage, which is notable for its unusually elaborate and finely detailed verandah.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Federation weatherboard house, one storey
ORIGINAL OWNER: Arthur Baker
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, contributes to overall character of the precinct) 90%+ original
BUILDING TYPE: Federation weatherboard house, one storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Federation Filigree
PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION

This timber-framed single-storey residence has weatherboarded side walls and timber block fronting. The hipped main roof has bracketed eaves to the front with rectangular decorative panels between the brackets.

The elaborate timber front verandah is supported on turned posts and has a gabled centre bay projecting from the hipped roof of the house, with lower hipped and bullnosed flanking sections. The centre gable is half-timbered with shaped barge boards, and is jettied out above a rectangular panelled section; both the rectangular panel and the bargeboards are decorated with circular bosses. Below the rectangular panel is a boarded timber arch. The eaves to the flanking section of the verandah are dentilled. The valances incorporate turned bobbins and have shaped triangular timber brackets. The panelled front door is part glazed, and there are a single side light and a top light. The front window is a three-light casement with square top lights. The front fence and gate appear to be of recent construction, but are in sympathetic style.

This house is very similar to but slightly more elaborate than the near contemporary house at 152 Clark Street (q.v.).

COMPARATIVE ANALYSIS

In general form, 168 Stokes Street is similar to many of the single-fronted weatherboard houses in Port Melbourne. It is distinctive for the extraordinary joinery detail to the gabled front verandah, virtually identical, but with somewhat greater decorative detail, to that on 152 Clark Street (q.v.), almost certainly by the same builder.

History

This timber cottage was constructed in 1906 for its first owner, Arthur Baker.(1) It was first rated that year, when it was described as a seven roomed wooden house. (2) The net annual value was £30.

Thematic Context

This house was constructed as an infill in an area which was largely built up in the late nineteenth century and reflects the piecemeal further development which took place in many areas of Port Melbourne in the early twentieth century.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

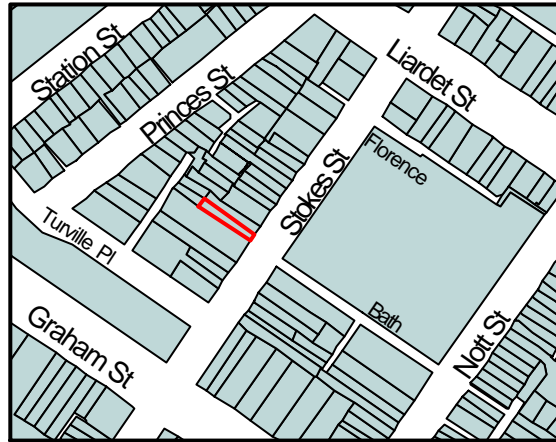
recommended inclusions:

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

References

1. Port Melbourne rate book, 1906, no. 1077.
2. *ibid.*

Identifier Residence
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO310

Address 169 Stokes St
PORT MELBOURNE

Category Residential:detached

Constructed c.1862

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

169 Stokes Street is of local significance. One of the earliest surviving houses in the area, the exterior, although altered, retains the original form and apparently the original verandah with distinctive and delicate timber detailing characteristic of the mid-nineteenth century.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential

SUB-THEME: Nineteenth century weatherboard freestanding cottages, one-storey

ORIGINAL OWNER: Isaac Ransome

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 40 - 70% original
different from adjacent)

BUILDING TYPE: Nineteenth century weatherboard freestanding cottage, one-storey

ORIGINAL RESIDENTIAL Private residence

USE TYPE:

ARCHITECTURAL STYLE: Victorian timber cottage

PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION

This small single-storey timber-framed house has a narrow gabled front elevation and a simple concave roofed verandah. The walls are weatherboarded and the roof is covered with corrugated iron. The gable projects slightly on timber brackets and appears to be an early twentieth century alteration. The brick

chimneys also appear to have been rebuilt in the early twentieth century. The apparently original verandah has thin square section timber posts and bent timber brackets supporting the lower of the two frieze rails. On each side of the posts between the frieze rails are shaped timber arrow-head decorations. The concave corrugated iron verandah roof has been replaced recently. The part glazed front door appears not to be original. There is a single sash window.

COMPARATIVE ANALYSIS

A representative example of a typical early house type in Port Melbourne, as also in such areas as Collingwood, 169 Stokes Street can be compared in form with later gable-fronted small houses exemplified by the timber house at 46 Bridge Street and the brick house at 51 Bridge Street (1874) (q.v.). The simple decorative woodwork to the verandah is characteristic of the 1860s period, similar verandah woodwork existing on other 1860s houses such as the two-storey house at 347 Moray Street, South Melbourne (1861).

History

This timber cottage appears to have been constructed in c. 1862. (1) Its original owner was Isaac Ransome. The building was described as three rooms of wood and 'plastered'. (2)

The building was occupied by Ransome, a clerk, for a number of years. Ransome leased the building around 1876, (3) and in 1877 sold the house to shipwright, Samuel Macallister. (4)

The house subsequently had a succession of occupants, but remained in the ownership of the Macallister family for many years.

Thematic Context

This cottage is typical of the 1860s, and is one of the earliest remaining in Port Melbourne.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

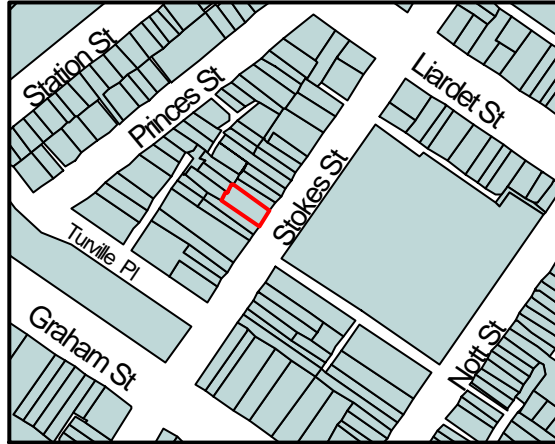
recommended inclusions:

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

References

1. The rate book for this year is not dated, but would appear to be 1862-3.
2. Port Melbourne rate book, c.1862-3, no. 516.
3. Port Melbourne rate book, 1876-7, no. 500.
4. Port Melbourne rate book, 1877-78, no. 500.

Identifier Former Shop
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO268

Address 175 Stokes St
PORT MELBOURNE

Category Commercial: residential

Constructed c. 1863-4

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former shop at 175 Stokes Street is of state historical and architectural significance. The exterior appears to date from the c. 1881 remodelling and probably incorporates significant parts of the original c. 1863-4 building. The exterior, and reportedly the shop interior, is a remarkably intact and rare example of a suburban two-storey timber shop retaining nineteenth century window shutters as well as most other early fabric.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: Margaret Murray

LOCAL/PRECINCT CHARACTER:

Individual Character (Individual,
different from adjacent)

AUTHENTICITY

90%+ original

BUILDING TYPE: Shop

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION

This two-storey shop is timber-framed and weatherboarded to the side elevations and rear. The originally symmetrical double-fronted front elevation, built on the footpath line, has timber block fronting to resemble

ashlar. The recessed central shop door is flanked by timber framed shop windows which retain nineteenth century sectional panelled shutters. Timber pilasters on each side of the shop windows support a plain entablature with moulded timber cornice at first floor level. There are two sash windows with single vertical glazing boards and moulded architraves to the upper level. The eaves to the hipped corrugated iron roof have paired timber brackets to the front.

The building has been extended recently to one side at ground floor level in sympathetic style matching the original design. Otherwise the exterior remains substantially intact in what appears to be a remodelling of c. 1881 carried out by Benjamin Bellion. Although not inspected, the shop interior is reported to remain substantially intact.

COMPARATIVE ANALYSIS

Although originally a common mid-nineteenth century building type, few double-storey timber-framed shops survive compared with the predominance of brick shops. A comparable example is the two storey timber block fronted shop at 378 Coventry Street, South Melbourne (c. 1856, subsequently enlarged), similar in form, the use of block fronting to imitate ashlar, and the bracketed front eaves to 175 Stokes Street. This building, however, lacks the pedimented and shuttered shop windows and central recessed entrance of 175 Stokes Street and is thought likely to be less intact internally.

History

This former general store appears to date from as early as 1863-4, when grocer Margaret Murray constructed a wood shop of three rooms valued at £30. (1) The rate book description of the building varies slightly over the following few years, and had increased to four rooms by the time that its next owner, civil servant Thomas McCann acquired the building in 1866.(2) By 1870, the building had increased to five rooms, and was still owned by McCann. (3) By the time it was rated in 1879-80, the building had been sold and was being rented by grocer Benjamin Bellion. Bellion himself purchased the building the following year, 1880, when it was still described as a five roomed wood shop, and was valued at £26. In 1881, the building increased substantially in size, to seven rooms, though its value remained the same. (4)

Thematic Context

This shop is an intact example of a larger timber shop of the mid-nineteenth century. Shops of this type were to be found scattered throughout the residential parts of Port Melbourne and are evidence of the varied nature of the building stock within these areas.

Bellion and his wife had run a general store on the gold diggings near Castlemaine, before retiring to Port Melbourne. The general store remained in the Bellion family for many years. Though unused as a shop for decades, when the building was auctioned in 1991, it still had shelving in place in the shop area, and prices painted on the shuttered windows.(5)

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

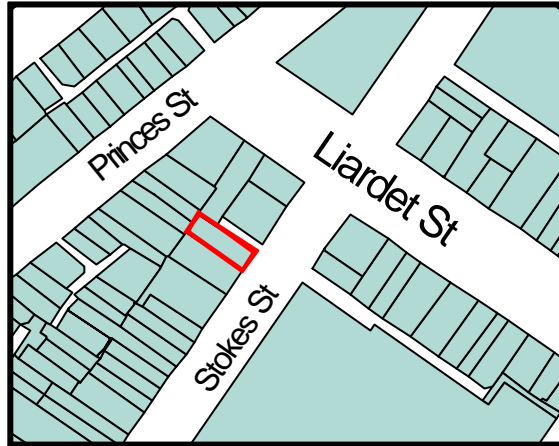
National Estate Register

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

References

1. Port Melbourne rate book, 1864-65, no. 636.
2. Port Melbourne rate book, 1866-7, no. 598.
3. Port Melbourne rate book, 1869-70, no. 901.
4. Port Melbourne rate book, 1881-2, no. 500.
6. 'They Can Carry Me Out'. p. 63.

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 201 Stokes St
PORT MELBOURNE

Category Residential:detached

Constructed 1986

Designer Peter McIntyre

Amendment C 29

Comment

Significance

The house at no. 201 Stokes Street, Port Melbourne, was designed for Lloyd Finch by the noted Melbourne architect and head of the School of Architecture at Melbourne University, Peter McIntyre. It is aesthetically significant.

It is aesthetically significant (Criterion E) for the manner in which it creatively interprets traditional architectural forms that establish the cultural values of the area. This importance is enhanced by the way in which the design eschews copyism as well as the temptation to produce a contrasting design but rather sheds new light on established historical styles.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A recent two storeyed stuccoed dwelling with ground level garage protected by a canopy adopting elements of the posted verandah form and with side entry. The upper part of the facade has flat mouldings forming a geometric pattern in conjunction with a plain curved pediment, additional visual interest being given by means of the symmetrical rain water heads which have the form of swallows.

Condition: Sound. Integrity: High.

History

This house was designed by noted Melbourne architect Peter McIntyre, head of the School of Architecture at Melbourne University and whose reputation had been established with his role in the design of the Olympic Swimming Pool (1952-56) and the McIntyre house overlooking the Yarra River at Kew (1955). It was built for

his colleague Lloyd Finch, head of Biochemistry, in 1986 on the vacant side yard of a former hotel.

Thematic Context

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

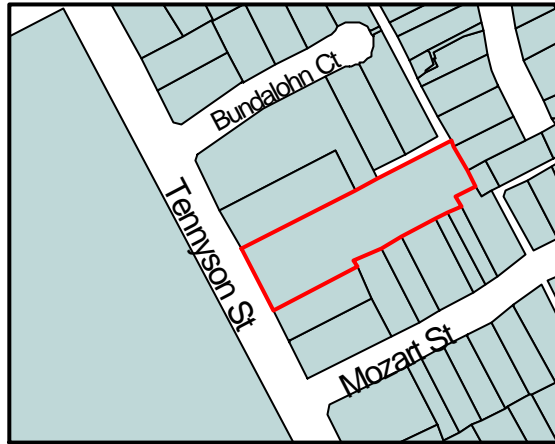
Recommendations

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

References

- P. Grainger.
"The Age", 29th. September, 1987, p.8,

Identifier "Himalaya"
Formerly Residence



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 10 Tennyson St
ELWOOD

Category Residential:apartment

Constructed 1880s-1920s

Designer Smith and Johnson (1880s)

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Himalaya is of significance primarily as an example of a large nineteenth century house converted to flats in the twentieth century. In this it reflects the evolution of St Kilda from an exclusive beach side suburb to a popular seaside resort and later as a haven for a diversity of social groups and minorities, who took advantage of the kind of low cost, convenient accommodation converted mansions such as Himalaya offered. Therefore the significance of the building relates less to its individual architectural significance than to its status as an important social /historical artefact. The building is largely intact from the period of its conversion, including the front fence.

Primary Source

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

Other Studies

Description

Two storey flats, former residence
Style Italianate, Arts and Crafts

The core of this building is a large nineteenth century house designed in an austere Italianate style. The building is attributed to the architects Smith and Johnson on the basis of the appearance in the building of one of their trademarks, a pair of parallel incised lines, in this case located adjacent to the entrance door. The overall composition with tripartite windows, sophisticated chimney treatments resembling extruded segmental pediments and the overall austerity of the design are also characteristic of their work. Though prolific in the design of large houses, banks and public buildings, a large number of these buildings have since been demolished. However Himalaya is not an outstanding example of their domestic work, with better examples being Bailleau (now St Catherines School) Heyington Place Toorak, 'Carmyle', Carmyle Place, Toorak.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

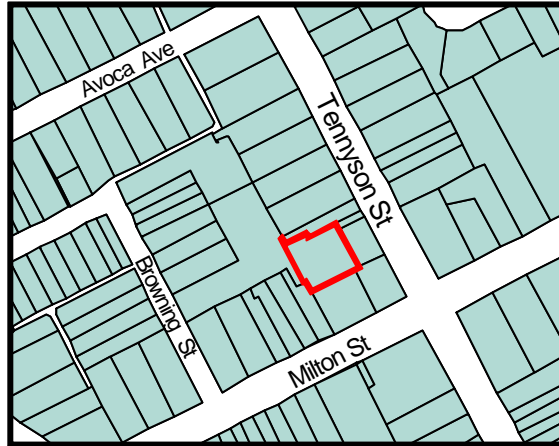
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier Residence (Ravelston)

Formerly Ravelston



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 17a Tennyson St
ELWOOD

Category Residential:detached

Constructed 1870

Designer

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

This house is of particular significance for its timber verandah, a feature which is an uncommon survivor from the decades preceding the 1890's. Verandahs of houses built during the 1850's, '60's and '70s often had timber posts etc., but changing fashion or the decay of the timber has caused most to be replaced or removed. This verandah, presumably dating from 1870, retains its timber turned balusters and balustrade panels, as well as cast iron panels. The louvred fernery is another, (?) common feature.

Primary Source

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

Other Studies

Description

see Significance

History

This house was built by prominent tobacconist Fredrick William Heinecke in 1870. Heinecke lived in the house only till 1874, when he moved across the road to Smith's Hartpury. William Kennedy, squatter, was the next owner. It is not clear if he, Heinecke or the later owner, William Calder (1884) made the addition at the west corner with its own porch (see Vardy). Around 1900 the house was known as Ravelston.

This building was converted to flats many years ago, with a block of flats built (in) front. The staircase was removed. Evidently some of the original marble mantelpieces were stolen by tenants in recent years, but at least one remains.

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

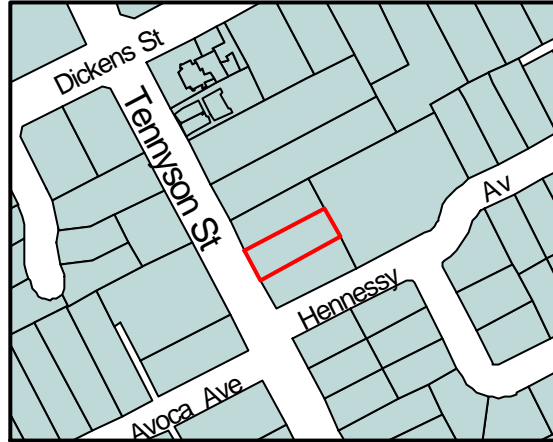
References

BIBLIOGRAPHY

City of St. Kilda Rate Books, various years - Appendix.

J.E.S. Vardy, surveyor, 'Plan of the Borough of Kilda' compiled under the direction of the Borough Council, Hamel and Ferguson, Melbourne, 1873, map number 9 South Ward, - Appendix.

Identifier Flats
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 30 Tennyson St
ELWOOD

Category Residential:apartment

Constructed c. 1930

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

An unusual flat type consisting of a three flats, one a large unit of two storeys, the other two occupying ground and first floors respectively with the upper unit reached by an enclosed stair. The expression of this stair by a tall window with Spanish baroque surrounds adds to the complex articulation of the mass of the building. The original low front fence, hedges and sculpted fir trees are appropriate to the period of the building and contribute to its significance. The building is part of an important grouping of flat developments in this area dating from the time of the subdivision of the grounds of the Syme Mansion, and is largely intact though the decorative scheme to the exterior is inappropriate.

Primary Source

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

Other Studies

Description

Two storey maisonette and walk-up flats
Style: Vernacular

History

see Description

Thematic Context

unknown

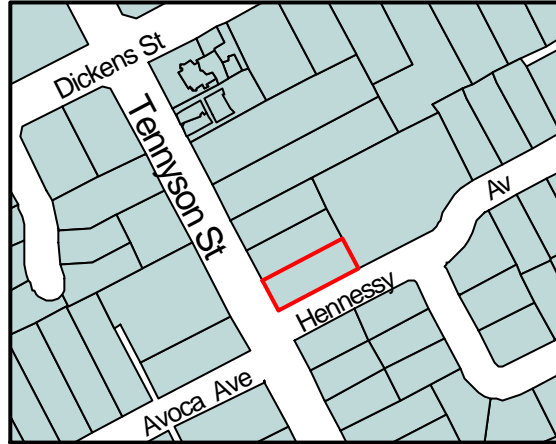
Recommendations

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

References

unknown

Identifier Flats
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 36 Tennyson St
ELWOOD

Category Residential:apartment

Constructed 1930

Designer Archibald Ikin

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building of significance as a representative example of the Mediterranean style, for its prominent corner location and as part of a wider group of two storey flat buildings adjacent to it in Tennyson Street extending into the west end of Hennessy Street and Wimbledon Street. Though not the finest building of this group its prominent location makes it a key building in identifying the character of this area and its alteration or removal would compromise the visual integrity of this group. The character of the building is somewhat compromised by the infilling of the upstairs balconies. Elements critical to its Mediterranean character include the rough rendered finish, the facade composition of stairhall window and entrance with the pantiled, corbelled parapet above and the bellcote chimney to the west of the entrance. The front fence is of an appropriate scale to the building and contributes to its significance.

Primary Source

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

Other Studies

Description

Two storey walk-up flats
Style: Mediterranean

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

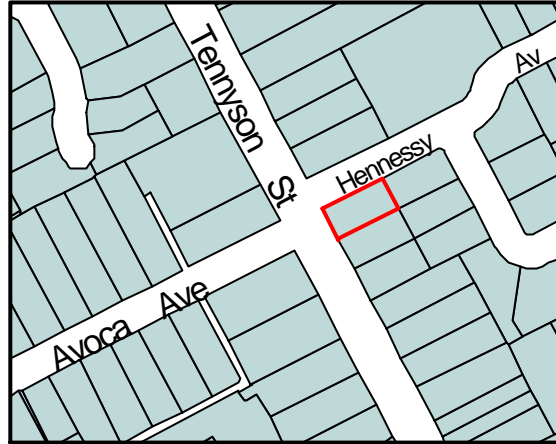
recommended inclusions:

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

References

unknown

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 38 Tennyson St
ELWOOD

Category Residential:detached

Constructed 1929

Designer Gordon J. Sutherland

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A rare example of an attic villa in the Spanish Mission style, this house is also in intact condition and features an elaborate matching wrought iron and render fence and a garage of complementary design. The leadlight, internal and external joinery and fittings, and the prominent location of the house contribute to its significance, though the painting of the original limewashed finish has been detrimental. The house is complemented by the block of flats next door designed in a similar style and sharing the same fence design. (Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

CULTURAL SIGNIFICANCE

This Spanish Mission style residence is of architectural significance for its design and level of intactness, as well as particular individual details. The form of Spanish tile roof is particularly unusual, with hipped gables to each elevation resulting in valleys at each of the four main corners. Internally the shower, central rose and vertical pipes at each corner drilled with many fine jets, elaborate control valve and thermometer, is very rare if not unique. Also distinctive are monogrammed light switches. The letters J and B, understood to be the initials of husband and wife, are also used elsewhere, including on the window boxes externally and in a grille in the hall. Other features include the coved hall ceiling, leadlight windows and doors and the front fence.

EXTENT OF SIGNIFICANCE

Entire building, garage and front fence.

SURROUNDING ELEMENTS OF SIGNIFICANCE

This building, number 36 Tennyson Street, on the other side of Hennessy Avenue and the buildings around the intersection of Wimbledon and Hennessy Avenues were all built at a similar time following the subdivision of the grounds of Rothermere, number 14 Hennessy Ave (q.v.) which originally faced Tennyson Street. (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

Attic Villa

Style: Spanish Mission

Builder: Glover and Roberts

Original owner: B. Harrisson

Built for Bernard Harrison in 1929, this house originally stood on a larger allotment extending to Wimbledon Street and containing a tennis court. Originally the central stair led from the hall (labelled as a lounge in the permit drawings) to a billiard room and sleepout balconies at first floor level. These areas, one for parents and the other for children, are a highly characteristic feature of 1920s architecture and reflect the fresh air fad of the period. The parents' sleepout faced onto Tennyson Street and appears to have been filled in as an early alteration to the house.

Externally, this is a delightful attic villa, unusually designed in the Spanish Mission style, as evidenced by the pantiled roof, bellcote chimneys, and twisted baroque half columns to the portico. The house also features a decorated parapet capped with pantiles, a motif that is repeated on the bay windows on the ground floor, with profiled timber hoods over. Elaborate wrought iron work is featured on the front fence and the arches of the portico and here and elsewhere the monogram 'JB' can be seen, believed to be the initials of husband and wife. The massing is responsive to its corner location, achieving diagonal symmetry about the corner emphasised by the valley of the roof and the dominant truncated gable treatments.

The house is very intact internally and features original bathroom fittings, electrical fittings including monogrammed light switches, a fine coved ceiling to the hall and notable examples of leadlighting. Little is presently known of the architect of the building, Gordon Sutherland, though his designs published in Australian Home Beautiful in November 1922 demonstrate that he was an adept stylist and skilled in domestic design. As at Tennyson Street, the design published in AHB was for an attic villa and though the design principles seem similar a more rustic Old English style is adopted to dress the form of the building. One other house by Sutherland is known to exist in St Kilda, a small house in Foster Avenue of no great distinction. (Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

ORIGINAL OWNER:

Bernard Harrison (1), (2)

LATER ADDITIONS /ALTERATIONS

Redecoration. The metal screen around the shower has been re-glazed in clear glass and other changes made in the building, mostly modernisation. The garage doors have been replaced. The garage gable though seems never to have been built.

DESCRIPTION

A single storied attic residence, this building is constructed in rendered solid brickwork. The roof with its four main gables, is clad in Spanish tiles. Windows are timber. Leadlight is used for most of the windows as well as the internal pair doors, which are distinctive in design. The ground floor contains nine rooms, all but three (kitchen, laundry and former maid's room) opening off the entry hall. The hall is a feature of the house, with coved ceiling, panelled walls and central arch and grille with the staircase behind. The essentially Classical, formal detailing of the hall and ceilings elsewhere is in contrast to the Spanish Mission style detailing externally, including pilasters around some windows and Spanish tile cappings over others.

CONDITION

This house is in excellent condition.

ORIGINAL USE

Private residence.

PRESENT USE

Continuing use.

OTHER

There are detail differences between the working drawings and the house as built.

INTACTNESS (March, 1984)

Externally both house and fence are intact, though repainted. The garage doors have been replaced.

Internally the house has been redecorated, but the fabric is largely intact.

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

History

Bernard Harrison (1),(2) built this house in the first half of 1929(1). Gordon J.Sutherland A.R.V.1.A. was the Architect(1) and the builders were Glover and Roberts(1).
(David Bick, St. Kilda Conservation Study, 1985)

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

NOTES

St K C C permit Nos. 7392 issued 16/1/29; 10957 issued 9/1/42 for air raid shelter.

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

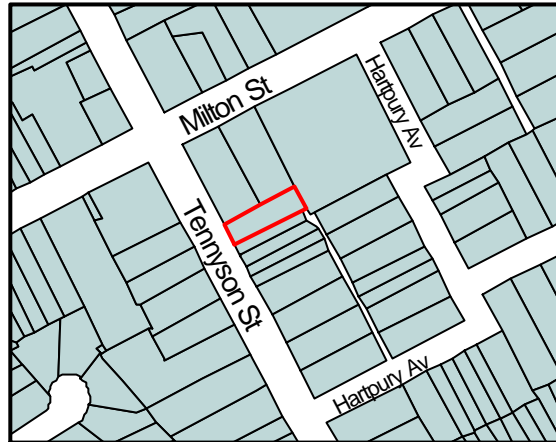
BIBLIOGRAPHY

1. City of St. Kilda building permit records, no. 7392, granted 16/1/1929, includes working drawing - Appendix.

2. City of St. Kilda Rate Books.

David Bick, St. Kilda Conservation Study, 1985

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 58 Tennyson St
ELWOOD

Category Residential:detached

Constructed c. 1910

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A distinctive example of Federation architecture, the steep pyramidal roof and compact form of the building together with the circle motifs to the elaborate fretwork of the verandah and the oval light to the front door all seem to derive from American design sources, and are similar to motifs seen in the American Stick Style of the late nineteenth century. The building is a dominant part of a group of Federation period buildings in this part of the east side of Tennyson Street including numbers 60 to 74. The front fence of the house is a rare intact example of decorative metal fence made of profiled sheet metal and is contemporary with the house and contributory to its significance.

Primary Source

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

Other Studies

Description

Attic villa
Style: Queen Anne, 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 Flats
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) 436

Address 63-69 Tennyson Street
ELWOOD

Category Residential:apartment

Constructed 1959-1960

Designer unknown

Amendment [C 54](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

The four blocks of flats at 63-39 Tennyson Street are of cream brick construction with skillion roofs, each comprising a three-storey rear portion with a double-storey front portion incorporating ground floor carpark. The front portions have broad window bays, parapet walls and side balconies, and the rear portions similar windows, open stairwells and narrower balconies. The flats were erected 1959-60 on part of the site of Caenwood, one of the last extensive mansion estates to survive in mid-twentieth century Elwood.

How is it Significant?

The flats are of aesthetic and architectural significance to the City of Port Phillip.

Why is it Significant?

Aesthetically and architecturally, the flats are significant as a fine, intact and unusual example of late 1950s apartment design. They exhibit a number of characteristics that stand out, both individually and collectively, from the countless contemporaneous flats that dominate the suburb: a notably elongated street frontage, relatively low-rise scale, symmetrical siting, and highly atypical massing and composition. The flats are enhanced by their setting, with landscaped spaces between the paired blocks, pathways edged with planted boxes, and the survival of some of the original letter boxes. With their broad frontage and unusual design, the flats remain as a prominent and distinctive element in the streetscape.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The 28-unit development at 63-39 Tennyson Street comprises a row of four discrete but identical blocks of cream brick flats, in two symmetrical pairs. Each block comprises a three-storey rear portion (containing six flats), and a double-storey front portion with a single flat raised on concrete columns above an open carparking area. These front wings have skillion roofs, sloping from left to right, and wide bays of timber-framed windows with spandrel panels and, alongside, a solid brick panel that rises to form a parapet. To one side is a narrow balcony and to the other, a broad terrace, both enclosed by mild steel railings.

The flat-roofed rear wings barely register from the street, their principal elevations being to the side, where they overlook the common pathway between each pair of blocks. Each wing is expressed as two separate volumes (containing three flats) with an open stairwell between; the stairwell has a projecting concrete landing, while the flanking flats each have a full-height timber framed window opening onto very narrow concrete slab balcony with metal railing.

The pathways between each pair of blocks extend back to the street, lined with planter boxes in matching cream brick. Those blocks at Nos 67 and 69 retain their original pole-mounted timber letterboxes, in a continuous row with sloping lids.

History

The site on the south-west corner of John and Tennyson Street was formerly occupied by Caenwood, one of Elwood's last surviving mansion estates. Occupied by John Booth from the mid-1890s, the mansion was converted into a guest house after his widow's death in 1943, but otherwise retained a notably substantial curtilage. The vast Tennyson Street frontage was finally subdivided in the late 1950s, creating four large allotments. The first (now No 63) was gazetted in November 1959, followed by three others (Nos 65-69) in July 1960. These developed quickly, with new flats appearing in the Sands & McDougall Directory for 1961. The block at No 63, the first to be completed, was listed in the directory with three occupants, while the remaining three blocks were listed simply as 'flats'. The following year, however, the directory listed the names of four residents at No 63, and six residents each at Nos 65, 67 and 69. Of some interest is the fact that exactly half of the 22 tenants listed at that time were married (or widowed) women.

The Caenwood mansion, meanwhile, remained on a reduced (but still generous) allotment at the rear of the new flats, now with its principal frontage to John Street. It was finally demolished in 1966 and the grounds carved up to form Grieg Court ? Elwood's only 1960s subdivision. The original stables were initially retained on Lot 4 (No 6), but were subsequently demolished during the 1970s for a large block of flats.

Thematic Context

Amongst the countless 1960s flats in Elwood and St Kilda, there are those that are well-considered designs, obviously the work of talented architects, and there are others that are more utilitarian, less well resolved, or the work of lesser designers or speculative developers. The example at 63-69 Tennyson Street stands out amongst the many mediocre examples for its unusually elongated street frontage and highly atypical form. While it has no directly comparable examples within the municipality, but can be broadly compared with a number of other architect-designed low-rise flats with similarly elongated street frontages and an unusual articulation of balconies and fenestration. Some notable examples in East St Kilda included Rocklea Gardens at 46-50 Hotham Street (identified in the City of Port Phillip heritage study as a building of individual significance) and 22 Orange Grove (identified as a contributory building within the proposed Orange Grove precinct).

Recommendations

Recommended inclusions:

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

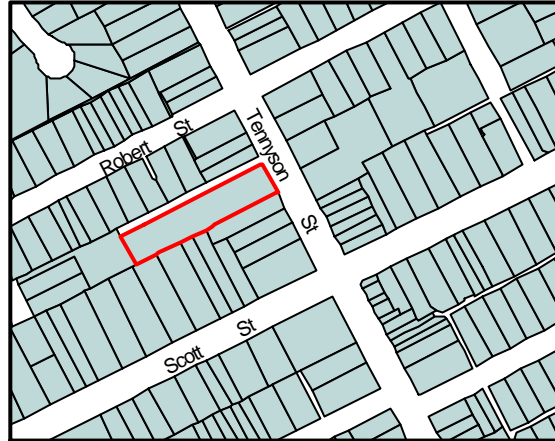
References

Sands & McDougall Directory. 1960 onwards.

Lodged Plans Nos 50909 (November 1959), 51840 to 51842 (July 1960)

Identifier House

Formerly "Glanfell"



Heritage Precinct Overlay None

Heritage Overlay(s) HO270

Address 87 Tennyson St
ELWOOD

Category Residential:detached

Constructed pre 1866

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

The house formerly known as "Glanfell" at 87 Tennyson Street, Elwood may have been in existence prior to 1866. It is important as a very early surviving house in the locality, predating its closer settlement following the opening of the nearby Victorian Railways tramway service in 1906.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A late Victorian timber house with presumed later projecting wing. The main corrugated iron clad gable has fretted barges and the façade has ashlar boarding. There is a concave verandah with recent (?) timber posts and cast iron lacework. The projecting wing has a half timbered gable end with rough cast, window bay and hood in the Federation manner. The remaining external linings are square edged weatherboards. Condition: Sound. Integrity: High.

History

At Crown land sales portion 120D, bounded by Tennyson, Scott and Mitford Streets and comprising six acres, was purchased by J. Barwick. A house was situated on the allotment by 1866. The Vardy Plan of 1873 shows a house with a floor plan corresponding with the present building. By 1880, it was occupied by J Mudie. At the time, the area was sparsely settled but had been reserved for "villa sites and residences".

Between 1880 and 1882, the land fronting Tennyson Street was subdivided and an allotment was sold to Margaret Donaldson who, by 1883, owned and occupied a house on the site. The house and land were described as "wood, seven rooms, NAV 70 pounds".

By 1886, owner/occupancy had passed to Catherine Donaldson. By 1890, Mrs Donaldson had built a five roomed wood house at the rear of her house which she let. The leased house was accessed by a right-of-way along the northern boundary. In 1890, Henry Francis, a gentleman, leased both houses. Together they had a NAV of 130 pounds.

In 1891, the Executors of Gillies acquired the property. The house at no.87 was described as "seven rooms and stable, wood". The Executors of Gillies retained the property using it for rental purposes. In 1995, Mildred Rimmer lived there.

Thos Arnfield of St. Kilda had the freehold of the houses by the turn of the century. In 1900, Arnfield leased no.87 to David Walker, a journalist. At the time, the house was named "Glanfell" and had a NAV of 26 pounds.

Owner/ occupancy changed at least four times over the next twenty years. Owners included John Love, a timber merchant (1906), Max Klaws, a commercial traveller (1910), Sydney Durston, a grazier (1915), and Eva Goldsworthy (1920). From 1905-1915, the house was described as having nine rooms however in 1920, the rooms numbered seven. During the twenty years, the NAV gradually rose from 40 to 55 pounds.

Thematic Context

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

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: 1882-6, 1889-1906, 1910-11, 1915-6, 1920-1, VPRS 2335 and 8816/P1, PROV.

Sands and McDougall Directories: 1879, 1900, 1916.

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

MMBW litho plan no.48, undated.

J.E.S.Vardy, "Plan of the Borough of St. Kilda", c.1873, South/17.

Identifier "Merlin", "Godiva" and "Vivien"

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) 437

Address 104-108 Tennyson Street
ELWOOD

Category Residential:row

Constructed 1890

Designer unknown

Amendment [C 54](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

The houses at 104-108 comprise a row of three double-storeyed Boom-style brick terraced dwellings, with their names emblazoned on their ornate parapets: Merlin (No 104), Godiva (No 106) and Vivien (No 108). Erected during 1890 by (or for) a Mr McLeod, the three houses subsequently had a succession of tenants. The central house (No 106) was converted into a pair of flats c.1925, with a new staircase providing separate access to the upper level

How is it Significant?

The houses are of historic and architectural, and aesthetic significance to the City of Port Phillip.

Why is it Significant?

Historically, the houses at 104-106 Tennyson Street provide 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 Brighton Road, Scott Street, Mitford Street and Clarke/Mason streets. The conversion of the central house into two flats during the inter-war period is of historic interest in its own right, demonstrating a different approach to the multi-unit dwellings that proliferated in Elwood at that time.

Architecturally, the houses are significant as a representative and relatively intact example of the double-storeyed terraced house typology. While very common in Melbourne's inner suburbs in the late nineteenth century, this typology was considerably rarer in Elwood, with only three other comparable pairs or rows of terrace housing known to survive. Aesthetically, the houses are significant as a relatively unusual element in the streetscape.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

104-106 Tennyson Street comprises an attached row of three single-fronted double-storeyed painted brick terrace houses. Each has a narrow verandah with bullnose-roofed balcony above, enclosed between party walls with vermiculated panels and moulded consoles. Roofs are concealed by ornate rendered parapets comprising a moulded stringcourse, a row of paired brackets with paterae and moulded panels between, a heavier moulded cornice, and a balustrade with a central solid panel bearing the name of the house: Merlin (No 104) is painted, and Godiva (No 106) and Vivien (No 108) in raised render. Above these panels are segmental-arched pediments, flanked by moulded consoles and surmounted by an acroterian.

Each facade has a pair of tall rectangular windows at each level, with projecting stone sills and timber-framed double-hung sashes; those windows to the ground floor have receding panels below. All openings have flat-arched lintels and no external architraves. Nos 104 and 108 retain turned timber verandah posts to both levels, with cast iron lace friezes and balcony railings. The house at No 104 has been divided into two flats, and a brick dog-leg staircase built to provide separate access to the upper level. Consequently, the verandah and balcony has been altered, including the removal of the upper level post, the replacement of the lower post with a new reproduction fluted Corinthian column, and the reconfiguration of cast iron lace and railings.

History

The City of St Kilda rate book for 1890 (dated 6 January 1890) records that a Mr McLeod owned vacant land with a frontage of 51 feet (15.5 metres) to Tennyson Street, valued at £15. Within a year, three houses had been built on this site, listed in the 1891 rate book (dated 19 January 1891) as three adjacent six-roomed brick dwellings, each valued at £38. One (now No 108) was owned by a Mr Daysfield (?) and occupied by H J Matchin, and the other two were owned by Miller & Company, agents, and occupied by A Barclay and Henry Jesse. The Sands & McDougall Directory confirms Matchin as resident in 1891, with the other two houses listed as vacant. The directory for 1892 lists Matchin on the end, John Barclay in the middle, and the northernmost house still vacant. It was not until 1898 that the house names first appeared in the directory, listing J Young at Merlin, S Spark at Godiva and Andrew Mackinnon at the remaining house (albeit not yet identified as Vivien).

By the 1910s, the three houses had been designated as Nos 92-96 Tennyson Street. Occupants during that time included a Mr Sach at No 96 (who remained there into the 1920s) and William Pollard at No 92 (who was still there in the 1930s). The middle house, conversely, had a succession of relatively short-term tenants before it was finally converted into two flats in the mid-1920s. Described as 'vacant' in 1925, it suddenly had two residents listed the following year: Louis Hart and Mrs V Grass. By 1930, the three houses had been renumbered as 102 to 106.

Thematic Context

It has been acknowledged that double-storeyed terrace houses, so common in many of Melbourne's inner suburbs, are relatively rare in Elwood. The earliest recorded example was, in fact, one of the first substantial houses to be built in Elwood: the pair of double-storey terraces that the Reverend Joseph Docker erected at 30-30a Vautier Street (HO274) in 1854-55. But, as Andrew Ward has noted, this attempt to introduce into Elwood the terraced dwelling typology (so common in nearby St Kilda) proved to be unsuccessful, and these two dwellings were converted into a single grand residence in the 1870s, echoing the substantial mansions that had proliferated in the area by that time. Double-storey terraces did not re-appear in Elwood until the Boom period of the late 1880s and, even then, in very small quantities. Apart from the row of three at 104-108 Tennyson Street, a fine and intact row of four survives at 2-8 Milton Street (in HO7) and another pair, less distinguished and less intact, at 15-17 Byron Street.

Recommendations

Recommended inclusions:

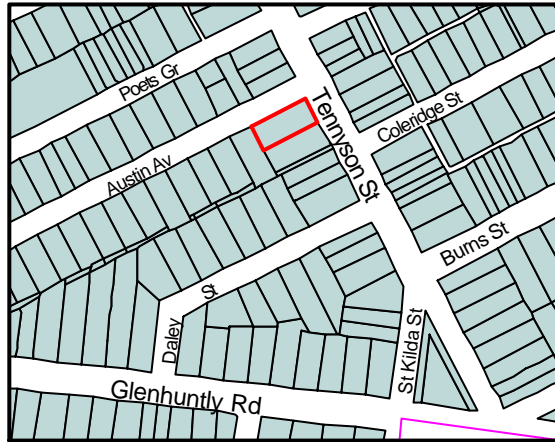
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

City of St Kilda Rate Books. South Ward.

Sands & McDougall Directory.

Identifier Residence
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO271

Address 109 Tennyson St
ELWOOD

Category Residential:detached

Constructed c. 1920

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

109 Tennyson Street is of significance as a rare example of a house in the Californian style which adheres closely to its American design sources. The sweeping, low pitched roofs, deep overhanging eaves, dominant gabled roof forms and bold detailing are significant features. The house has been little altered since completion and is substantially intact, though the existing fence is of a later date and detracts from the house.

Primary Source

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

Other Studies

Description

Style: Californian
One storey residence

A very intact and original bungalow of architectural distinction. This bungalow stands out among others of the genre for its closer adherence to the American sources of the style, emphasised by the low pitch and deep overhanging eaves of the dominant gabled roof forms. The strong and robust nature of the detailing and the distinctive leadlighting and the bay windows are significant features, as is the fact that the rear of the house has been little altered since completion and the original rough cast render finish remains in its original unpainted state. The concrete block fence is the only significant non-original and intrusive element, though the existing hedge contributes to the character of the building.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

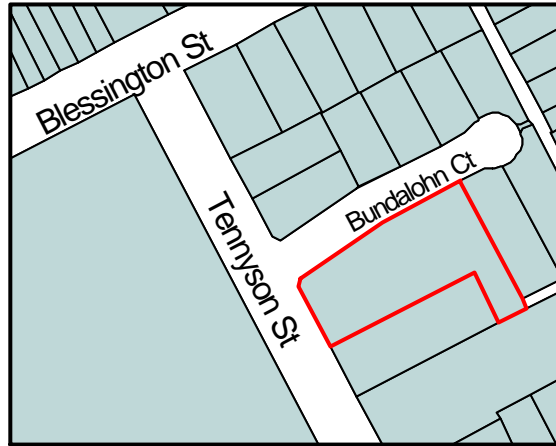
recommended inclusions:

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

References

unknown

Identifier "Bundalohn"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO269

Address 6 Tennyson St
ST. KILDA

Category Residential:apartment

Constructed 1884-5

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE

Bundalohn is architecturally somewhat advanced for its time, showing the form large houses and mansions would take around 1890 and historically important as the home of Henry Gyles Turner, banker, historian, litterateur(4) and a leading figure in Melbourne whilst living there. The principal rooms and front door all open off a large central room, which also contains the stair. Bundalohn is an early example of the planning which typifies mansions and houses built circa 1890, such as Stonnington in Malvern.

Use of red face brickwork, the design of the window glazing bar patterns, architraves and skirtings are all advanced. So is the placing of the gabled wall with its (low?) stair windows on the facade. The central room retains most of its original stencilled decoration. Turner was one of the most influential of 19th century Victorians.

SURROUNDING ELEMENTS OF SIGNIFICANCE

Blessington Street Gardens (q.v.) are on the other side of Tennyson Street, (a block of flats built in the front garden separating the two) and the former mansion is part of the Blessington Street Gardens conservation area.

Primary Source

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

Other Studies

Description

DATE OF CONSTRUCTION
1884/85(1).

ORIGINAL OWNER
Henry Gyles Turner (1) (3)

ARCHITECT

Reed, Henderson and Smart(2)?

LATER OCCUPANTS

Owners(1) - 1920-25/26 W.J. Fowles and E. Douglas builders;

1925/26 - Mrs. J.G. Aikman;

1927/28 - Mrs. I.F. Campbell;

1932/33 - Alfred Darbyshire, Norfolk Buildings Pty. Ltd.

1954 - S. B. Wortley

LATER ADDITIONS/ ALTERATIONS

Additions have been made to the side and rear and a block of flats built along the north facade as part of the large block along the street frontages. A variety of other changes have been made internally during the flat conversion and part of the original hall decoration has been painted out. The conservatory has been demolished.

DESCRIPTION

Bundalohn is a two-storey, brick mansion with tower. Construction is in red face brickwork with a slate roof. The window heads, string courses and so on, now painted, are presumably in contrasting brickwork. The timber windows feature glazed bar patterns. Key elements of the facade are the tower and the projecting hall way with its deep windows beneath the gable. The stair with its elaborate balustrades (?) in this room and beneath the gallery is an elaborate fireplace with a tapered chimney breast. The fluted architraves feature corner blocks with roundels cut in them.

CONDITION

This building is generally in good condition.

ORIGINAL USE

Private residence.

OTHER

There is no evidence of the building having been built in stages or altered in the later 1880's, so given the planning of the house it must be assumed that it was built in 1884/85, any 1888 additions being to the rear.

INTACTNESS

Bundalohn was converted into flats during the 1920's and is currently travel (?). This involved partitioning of the main rooms and removal of fittings. The conservatory and verandah above have been removed.

OTHER EVALUATIONS

National Trust of Australia (Victoria)- Recorded, file no. 3544

History

Henry Gyles Turner had Bundalohn built in 1884/85(7). The Architects are not known, but Reed, Henderson and Smart called tenders for additions in 1888(2), so presumably they designed the building. A banker by profession and General Manager of the Commercial Bank from 1870 to 1901, Turner was also involved in drama, literature, journalism as well as outdoor activities.(4) After his retirement he wrote several histories on Australian subjects. (4) He lived at Bundalohn until his death in 1920.(1) Builders James Fowles and E. Douglas acquired the property then and converted it into flats. (1) Bundalohn Court was subdivided in the 1920's, the eastern garden around the same time, whilst the front flats were built circa 1960/61.

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

References

BIBLIOGRAPHY

1. City of St. Kilda archives, subdivisional plans.

City of St. Kilda Rate Books, various years: 1883/84 no. 1417, 172 feet of land; 1884/85 nos. 1438 and 1439, 70 ft. of land, 16 room brick house unfinished; 1885/86 no. 1485 N.A.V. 250.

2. 'Argus', Melbourne, 31/Dec.1888, p. 2, tenders invited additions to residence of H. G. Turner.

3. Michael Cannon (ed.), 'Victoria's Representative Men at Home', Punch's Illustrated Interviews by

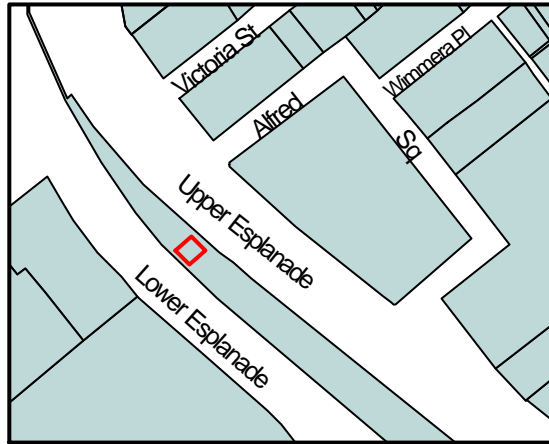
"Landerdale", Today's Heritage, Melbourne, not dated, vol. 1, pp. 103-4 - Appendix.

4. Iain McCalman, "Henry Gyles Turner (1831 - 1920)"(1), in Bede Nairn (ed.), 'Australian Dictionary of Biography', Melbourne University Press, Carlton, 1976, vol. 6, pp. 311-13 - Appendix.

James Smith (ed.), 'Cyclopedia of Victoria', The Cyclopedia Company, Melbourne, 1903, vol. 1, pp. 360-61.

Identifier Catani Clock Tower

Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address The Esplanade
ST. KILDA

Category Monument

Constructed 1930

Designer Schefferle, Norman

Amendment C 29

Comment

Significance

The Catani Clock tower is of significance as a memorial to Carlo Catani, the designer of St Kilda's foreshore parks. It is an important and focal element in the foreshore landscape and in the streetscape of the Esplanade, and is a finely crafted object in its own right. Its domed top and Mediterranean style relates the structure visually to the Baths, Palais, Luna Park and the Belvedere flats, and together these structures are critical in defining the image of St Kilda. The surrounding landscape, including the clipped hedge plantings, lava rock garden edgings, concrete flagged footpath and garden paths down the Esplanade embankments are all late Federation and 1920s and 30s landscape elements that are in keeping with the character of the structure. The concrete block balustrade adjacent to the tower and the cream brick balustrade at its base are both inappropriate and intrusive. See also The Esplanade, Retaining Wall and Landscaping,

Primary Source

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

Other Studies

Description

The Catani clock tower was erected in honour of Carlo Catani, an engineer responsible for a number of major engineering works in Victoria, including the reclamation of the St. Kilda foreshore. Catani died in 1918, and the clock tower, designed by Norman Schefferle, was intended to evoke the form of an Italian Campanile, reflecting 'the varied and rich' character of St Kilda as well as honouring the birthplace of Carlo Catani.(1) The selection of a clock tower as a memorial was reportedly in response to Catani's long expressed desire to see such a structure erected in the foreshore area. The design was selected as a result of an open architectural competition.(2)

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

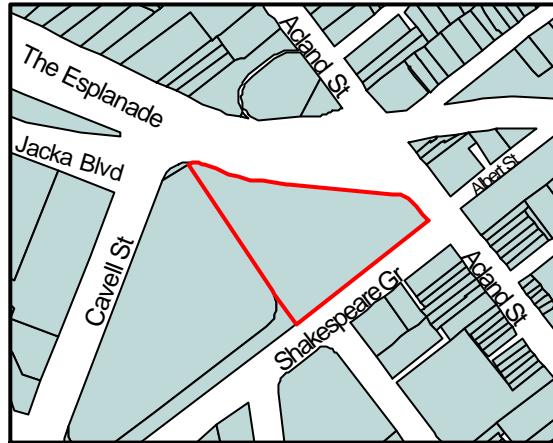
NOTES

(1)SKCC Minute Book, 14 July 1930, cited in A. Longmire, 'The Show Goes On', p.6.

(2)J B Cooper, 'The History of St Kilda', vol. 2, p. 228-229.

Identifier O'Donnell Gardens

Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address The Esplanade
ST. KILDA

Category Garden

Constructed 1930s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The O'Donnell Gardens are of significance as a fine intact example of Interwar landscape design. The raised perimeter embankments, lava rock edgings and seats, clipped hedge plants, concrete flag footpaths and expansive lawns are all elements intact from the inception of the park, and only the inappropriate waste bins and recent mock Federation light fittings detract from its integrity. The gardens contain two fine memorials. The O'Donnell memorial is an exuberant design in the Art Deco Style built of concrete and pigmented render, and is in fine intact condition, while the Bennett memorial commemorates an important St Kilda airman and is an elegant sandstone structure on a granite plinth in a stripped classical style. It is complemented by a pair of basalt stairs framing tiered lava rock planters. The Vineyard restaurant plays an important urban role in closing the southern boundary of the gardens and though the Acland Street facade detracts from the garden, the weatherboard side wall is in character with the area and conceals the ugly recent bluestone pitcher toilet block beyond. The whole of the gardens epitomises a style of landscape design highly characteristic of St Kilda in the Interwar period, but not found in such a well preserved state elsewhere.

Primary Source

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

Other Studies

Description

Gardens
Style : Refer Statement of Significance.

History

see Significance

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

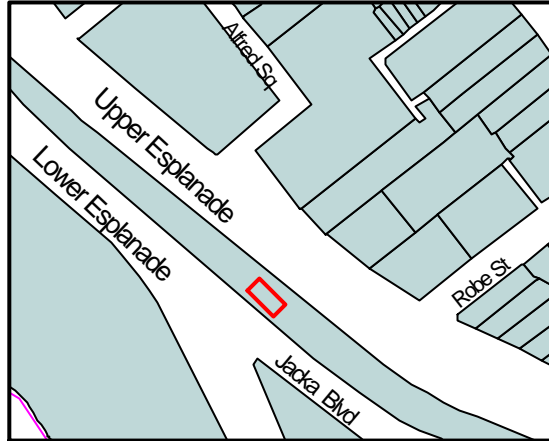
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier Public Conveniences

Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address The Esplanade
ST. KILDA

Category Public

Constructed 1930

Designer unknown

Amendment [C 29](#)

Comment

Significance

These toilets are an integral part of the intact 1920s-30s landscape between The Esplanade and Jacka Boulevard. The access stair, mushroom head light fittings, pierced concrete window grilles, rendered finish and signage and stylish obelisks marking the presence of the facility on The Esplanade all contribute to its character and significance. The design is reinforced by the surrounding hedge and shrub planting and the adjoining paths and grassed embankments. The concrete block balustrade to the Esplanade footpath is an intrusive addition, though the concrete flagged footpath itself is in keeping with the dominant period of this area.

Primary Source

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

Other Studies

Description

Retaining wall, public toilets and landscaping
Style: Art Deco

History

see Significance

Thematic Context

unknown

Recommendations

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

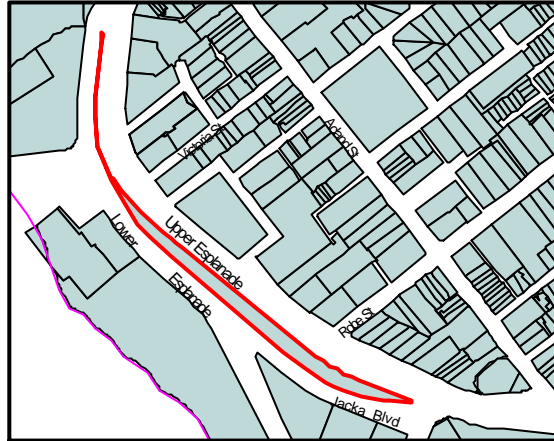
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier Retaining Wall and Landscaping

Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address The Esplanade, (between Fitzroy and Shakespeare Gve)
ST. KILDA

Category Street Furniture

Constructed 1890

Designer W.B. Downe

Amendment C 29

Comment

Significance

The terracing of the roads along the foreshore between Fitzroy Street and Shakespeare Grove is one of St Kilda's most striking topographical features. The retaining wall, added in 1890 when The Esplanade was widened to accommodate trams, is important primarily for its role in achieving this effect. The present unattractive rendered and painted finish and concrete block balustrade replace the earlier red and cream face brick work and elaborate wrought iron balustrading, with only the bluestone coping surviving from the original design. This later treatment detracts from the visual effectiveness of this important urban element.

Primary Source

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

Other Studies

Description

Retaining wall

This wall was constructed at about the time that a cable tram service was established on the Upper Esplanade, and it allowed the widening of the Esplanade to accommodate the tracks. The wall was constructed of face red brickwork, with a decorative iron balustrade. The wall incorporated 10 shops facing onto Jacka Boulevard, and the income from these was intended to offset the interest repayments on the capital borrowed to build the wall. It appears that the wall was rendered after 1940, and the existing toilets are also a later addition.

History

see Description

Thematic Context

unknown

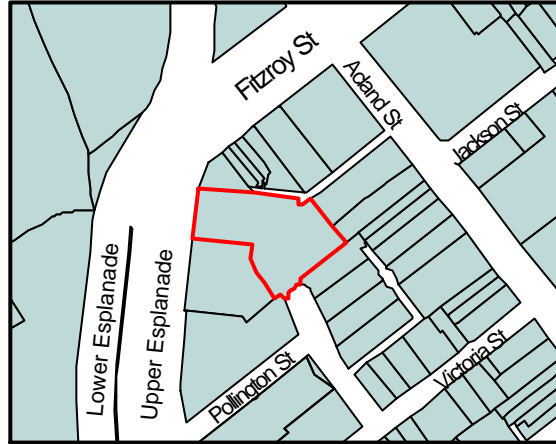
Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

unknown

Identifier Flats
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 1-2 The Esplanade
ST. KILDA

Category Residential:apartment

Constructed 1970s

Designer unknown

Amendment C 29

Comment

Significance

One of the largest and last examples of vernacular flat design in St Kilda representing a point of termination in a chain of twentieth century apartment design in Melbourne and in particular in St Kilda. In an unabashed manner the complex has been designed to allow a sea view from each residential unit. Few alterations have been made to the building since completion and the complex, particularly the garden, is well maintained.

Primary Source

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

Other Studies

Description

see Significance

History

see Significance

Thematic Context

unknown

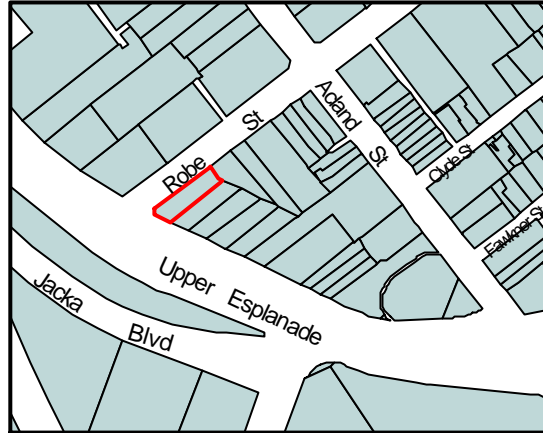
Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommendation nil

References

unknown

Identifier "The Belvedere"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO118

Address 22 The Esplanade, Cnr Robe St
ST. KILDA

Category Residential:apartment

Constructed 1929

Designer W. H. Merritt.

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE

Belvedere flats is a landmark on St Kilda's principal promenade and one of the most distinctive, perhaps the best example of a Spanish Mission style block of flats in Victoria. Features such as the open belvedere and the pair of entrance awnings are unusual. In layout the flats are fairly typical, as is the combination of one and two bedroom flats.

EXTENT OF SIGNIFICANCE

Entire building. Due to its proximity to the street, the strips of garden along the street frontages are significant.

SURROUNDING ELEMENTS OF SIGNIFICANCE

Located at the end of a row of somewhat nondescript blocks of flats of the same scale and era. Situated in the Esplanade - Foreshore 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: Spanish Mission

Three storey walk up flats

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

ORIGINAL OWNER

McAlpin Bros

BUILDERS/ARTISANS

JR and E Seccull

DESCRIPTION

Belvedere is a three storey building containing thirteen flats, nine having two bedrooms and four having one bedroom. Only those facing the Esplanade have a living and dining room, the latter beneath the belvedere. The remainder have a living room only. Each flat contains a bathroom and kitchen with back door giving onto rear stairways. There are two entries to the building, both off Robe Street and each with a cantilevered awning. The foyers to each flat are just inside the building, with a stair hall beyond. Construction is in brickwork, rendered and decorated to the street facades. The building has a roof deck.

CONDITION

This building is in reasonable condition. Parts of the render decoration, particularly around the windows, needs redoing.

INTACTNESS (August, 1984)

This building is surprisingly intact externally and in the foyers. None of the flats has been inspected.

ORIGINAL USE

Flats.

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

History

JR and E Seccull built the Belvedere flats for the McAlpin Bros in 1929, the building permit being granted on 18/December/1928. WH Merritt was the Architect.

(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

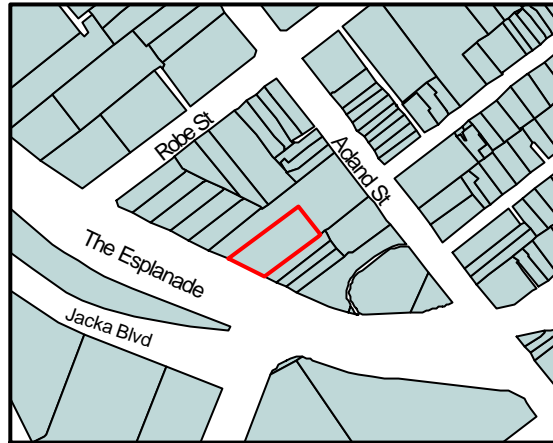
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

City of St Kilda building permit records, no 7373 granted 18/12/1928, contains working drawings.

Identifier "Sur-La-Mer"

Formerly Former Residence



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 25 The Esplanade
ST. KILDA

Category Residential:apartment

Constructed 1850s, 1920s

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

This apartment complex comprises an extensive series of additions in the Old English style to an important Victorian residence. As such 'Sur la Mer' is a significant example of an important St Kilda building type. Possibly because of the earlier building, the additions lack consistency, however, there are a number of notable features including the two storey oriel windows to the side elevation of the front projecting wing, and the interesting chimney design (a reproduction, it appears, of the chimneys on the early residence).

Primary Source

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

Other Studies

Description

Two storey walk-up flats, former residence
Style: Old English

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: Hotel Esplanade
Other names: -

Citation No:
2173



Address: 11 The Esplanade, St Kilda

Heritage Precinct: St Kilda Hill

Category: Commercial: Hotel

Heritage Overlay: HO117

Style: Victorian Italianate, Interwar Stripped Classical

Graded as: Significant

Constructed: 1877, c.1921, 1937

Victorian Heritage Register: No

Designer: Smith & Johnson, Gibbs & Finlay, Smith, Ogg & Serpell

Amendment: C29, C160

Comment: Revised citation

Significance

The Hotel Esplanade is situated at no. 11 The Upper Esplanade, St. Kilda and was built in 1877 to the design of architects Smith and Johnson for James Orkney. It was subsequently extended c.1921. It has historical, aesthetic and social significance.

Its historical significance (Criterion A) arises from its survival as an early example of a resort hotel in Victoria's premier metropolitan seaside resort, rivalling the nearby George and Prince of Wales hotels in Fitzroy Street. It offers insights into past lifestyles wherein patrons either stayed for short periods or as permanents, attracted to the seaside location and vitality of St. Kilda as a place. The most noteworthy of permanent residents was Alfred Felton, the industrialist and philanthropist who resided there from 1892 until his death in 1904.

The surviving inter-war refurbishment offers insights into the musical era of jazz and swing and its at times extravagant Hollywood influenced architectural settings whilst the main building survives as a prominent testimony to the importance of St. Kilda as a resort last century (Criterion E).

The complex has social importance (Criterion G) as evidenced by the cultural values attributed to it by present day community groups, which have consistently opposed redevelopment in recent years.

Thematic context

-

History

Between 1857 and 1861 a small hotel known as the New Baths hotel owned by James Stewart Johnson was in operation on the site of the present Esplanade Hotel. In 1861 it was renamed the Criterion and in 1866 John Duerdin, then owner, purchased land alongside and demolished the hotel in 1867-68. In 1877 the present Esplanade Hotel was built for James Orkney to the design of architects Smith & Johnson. It was of brick construction with 60 rooms and a bar. During the period 1892 to 1904 the philanthropist and industrialist Alfred Felton lived at the hotel. He converted his rooms into a gallery, his collection and a large trust fund being bequeathed to the National Gallery of Victoria on his death in 1904. When James Orkney died in 1896, the hotel was passed onto his wife Margaret until her death in 1913. The dining room was extended and three new bedrooms provided on the first floor after 1900.

In 1914 Edward and Patrick Hoban became the owners of the hotel and c.1921 architects Gibbs & Finlay undertook extensive additions to the front of the complex along with the provision of a ballroom. Carlyon's Eastern Tent Ballroom with the hotel's resident jazz orchestra: Carlyon's Famous Players dates from this period. T.S. Carlyon died in 1925 followed by Martin Patrick Hoban in 1929. The Cairo Flats, later Baymore Court, were erected in 1929 on the site of the ballroom.

In 1937 architects Smith Ogg & Serpell carried out works including a new bar in the north-west corner. During the 1940s and 1950s the hotel was occupied as a resort and as the permanent residence of business and retired people of means. In 1952 the hotel owner, Edward Hoban, died. The hotel has changed hands several times since his death and in 1987 a proposal by Evindon Pty. Ltd. to substantially extend the complex primarily for apartments led to the involvement of the Save the St. Kilda and Turn The Tide anti-development groups who opposed the anticipated changes.

References

Timothy Hubbard Pty. Ltd., 'Esplanade Hotel: A Report to the Heritage Council of Victoria in support of a nomination by the City of Port Phillip'

Description

A substantial and prominently situated stuccoed Italianate hotel having inter-war additions at the front and consisting of a three storeyed main block with three storeyed and two storeyed rear wings extending east to Pollington Street. The roofs are of slate. There is a service yard bounded in part by the perimeter wall of the part-demolished stables (?) on the Pollington Street boundary. The south wing is of three storeys becoming two storeys as it extends eastward, terminating at the service yard. The north wing has a later red brick accommodation wing continuing the earlier two storeyed accommodation wing and it has a vehicle entry to the service yard with a faded surmounting painted sign reading "Carlyon's Taxis".

The façade of the original building is symmetrical with faceted three storeyed end window bays as its most distinguishing feature. The uppermost level has segmentally arched openings and a continuous window sill. The middle level has round arched openings with Corinthian order capitals at impost level. The original street level has been defaced following the provision of the inter-war additions, which are also in stucco work but asymmetrical about a central entry with recent steps and canopy. There is a window bay to the right hand side overlooking The Upper Esplanade but it is the bracketed window hoods and central pediment with the hotel name in raised cast cement that constitute the key stylistic elements in the Neo-Classical mode of the day. The side elevational treatments are enriched by chamfered window reveals and the former residential entry facing Pollington Street and there is a tall red brick chimney attached to the south side of the rear south wing.

Inside, the vestibule retains its coved ceilings with ornamental plaster strapwork and Hollywood style bifurcating staircase to the residential floors, which have now been unoccupied for several years and are of utilitarian character, the fireplace surrounds having invariably been removed.

Condition: Sound. Integrity: High.

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

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

Other studies

-

Identifier Factory
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO272

Address 79 Thistlethwaite Street, and 146
Montague St
SOUTH MELBOURNE

Category Industrial

Constructed B/w 1938 & 44

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The residential, retail and industrial complex at nos. 146 Montague Street and 79 Thistlethwaite Street, South Melbourne, appears to have been built as a bakery during the inter-war period. It has historical significance (Criterion A). This significance rests on its capacity to demonstrate an aspect of a past way of life in this part of South Melbourne wherein a bakery was established in a predominantly residential area to meet local needs. Today it is a prominent though indirect reference to the area's past residential character and also to past methods of food manufacture wherein local food manufacturing enterprises were customarily established to meet local requirements.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An interwar period development consisting of two shops and upper level residences facing Montague Street and two storeyed industrial premises at the rear. The Montague Street buildings are in overpainted brick with metal framed shop windows and a single ingo representing an alteration to the original configuration. The upper level has casement windows, the upper sashes of which retain some leadlighting and there are capped pilasters and a curved pedimented treatment in cement to the parapet in the Arts and Crafts manner.

The rear buildings have parapeted gable ends to Thistlethwaite Street and they are separated from the main building by a pitched crossing and yard, now built in. Openings have cement lintels and some of the street level openings have been defaced. At first floor level timber windows suggest a past industrial use and there is a pulley (manufacturer's name Trevor G) and beam with doorway for loading. An overpainted sign reads "JDM Products".

Condition: Sound. Integrity: High.

History

The prominent citizen and real estate agent, William Parton Buckhurst, bought numerous Crown allotments in this area including those on the south west corner of Thistlethwaite and Montague Streets in Block 51. By the turn of the century, four buildings existed between Montague Street and Carrington Place. They comprised two houses, a bakery and a store in 1906 and continued to be occupied in 1934. By 1938 these places had been demolished and the area was described as nos.81-85, "vacant land" owned by Harold Charge of Camberwell.

The site was redeveloped by 1944. At that time, the cartage contractors Neal and Meighan operated their business from the new premises that had been erected there at nos.81-85. In 1973, the site was occupied by the machine merchants, Agency Sales and Service P/L (nearest Montague Street), Neal and Meighan who continued as cartage contractors, and the engineers, Premier Engineering. The addresses for these businesses were the same, 81-85 Thistlethwaite Street, this being the only property between Montague Street and Carrington Place at the time.

This locality has its origins as a residential area, the MMBW litho plan no.19 showing Thistlethwaite Street as predominantly residential and Montague Street with a mixture of residential and non-residential buildings. By 1924 no. 146 was occupied by Jno. Parry and no. 148 by R.H. Jones. By 1935-37 A.J. Herbert, the baker, occupied no. 146 and A. J. Palmer, a bookshop proprietor, occupied no. 148. In 1938, the premises now known as 146-48 were occupied by A.J. Herbert, baker and in 1951 by Unger and Aldor, pastrycooks. In 173 the proprietors were Quick Bakery and F.F. Macaroni Pty. Ltd., pastry cooks.

Thematic Context

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

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

South Melbourne Rate Books: 1937-38.

Sands and McDougall directories: 1937, 1944-45, 1950, 1973.

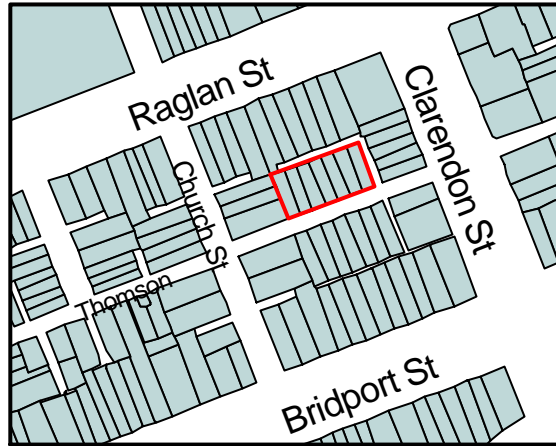
MMBW litho plan no.19, dated 1894.

Susan Priestley, "South Melbourne, A History", Melbourne University Press, Carlton, 1995, p.132-4.

Part Parish plan, South Melbourne. PMHS.

Identifier Terrace Row

Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 48-60 Thompson St
SOUTH MELBOURNE

Category Residential:row

Constructed c.1880s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

48-60 Thompson Street are of significance as one half of an outstanding example of a late Victorian streetscape comprising humble, closely set terrace houses. The retention of Nos. 79-91 opposite is integral to the significance of this row.

Primary Source

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

Other Studies

Description

Original Use: Residences

The exact date of this terrace row has not been established. It is a typical single-storeyed polychrome-brick terrace row of the late Victorian period with cast iron decoration to the verandahs and to the picket fences. The row is set hard onto the street and is directly opposite Nos. 79-91 (q.v.). The fourteen houses that make up the two rows and the narrow street itself, combine to make this part of Thompson Street an outstanding example of a Victorian streetscape of humble houses. The houses are not all intact, however the original detailing is extant on most. It is unfortunate that not all have their brickwork exposed.

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 Terrace Row
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 79-91 Thompson St
SOUTH MELBOURNE

Category Residential:row

Constructed c.1880s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

79-91 Thompson Street are of significance as one half of an outstanding example of a late Victorian streetscape comprising humble, closely set terrace houses. The retention of Nos. 48-60 opposite is integral to the significance of this row.

Primary Source

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Other Studies

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Original Use: Residences

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History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

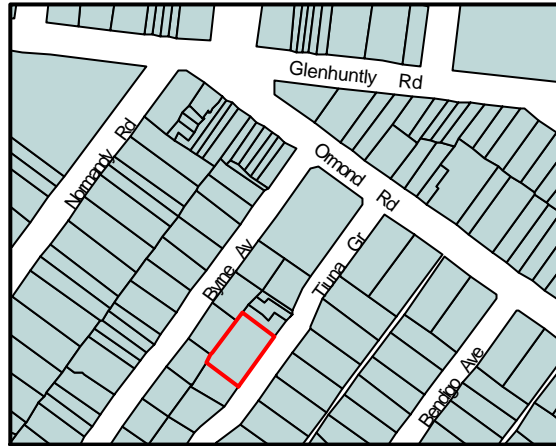
recommended inclusions:

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

References

unknown

Identifier "Tiuna"
Formerly unknown



Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 8 Tiuna Grv
ELWOOD

Category Residential:detached

Constructed 1884

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Tiuna illustrates the nature of land use in this part of Elwood throughout the 19th century; that is substantial houses, mostly set in large grounds and orientated towards the sea. There were never very many and the intensive development in the first half of this century has seen almost all demolished, particularly the early ones (pre 1880's). Architecturally the building is typical of the 1880's. Tiuna is also of historic/social interest in that its second owner was Flora Katie Watson, widow of J.B. Watson, the second owner of the mansion Labassa in Caulfield. Upon J.F. Watson's death, Labassa was sold and Mrs. Watson moved to Tiuna. This is a measure of the desirability of Elwood then. With her came many of the contents of Labassa and they remained there until recent times. They were donated to the National Trust, now the owners of Labassa, in the last year and are now back at Labassa.

Primary Source

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

Other Studies

Description

see Significance

History

Henry V. Duigan, Barrister, built Tiuna in 1884 and lived there into the 1890's, his widow Marian into the 20th century.

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

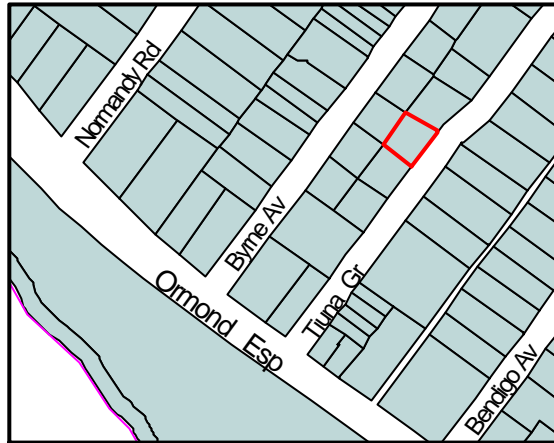
References

BIBLIOGRAPHY

City of St. Kilda Rate Books - Appendix.

M.M.B.W. Detail Plan no. 1789 -Appendix.

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 14 Tiuna Grv
ELWOOD

Category Residential:detached

Constructed 1923

Designer Richardson and Wood

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Although the house is of a fairly conventional design for its time, the crispness and resolution of its details is outstanding. The period garage and fence are integral to the overall character. A coat of olive green paint has obliterated the house's original colour scheme without unduly diminishing the charm of its architecture. 14 Tiuna Grove is one of a small collection of outstanding buildings in St Kilda by the architects Richardson & Wood.

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
Builder: Whitehall
Original owner: E.J. Binney

History

see Significance

Thematic Context

unknown

Recommendations

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

References

unknown

City of Port Phillip Heritage Review

Place name: Hile Terrace
Other names: -

Citation No:
2141



Address: 26-28 The Esplanade, St Kilda

Heritage Precinct: St Kilda Hill

Category: Residential: Terrace

Heritage Overlay: HO5

Style: Victorian Italianate

Graded as: Significant

Constructed: 1885

Victorian Heritage Register: No

Designer: William Pitt

Amendment: C29, C16 | port Part 2

Comment: Revised citation

Significance

What is significant?

'Hile Terrace', designed by William Pitt and constructed in 1885, at 26-28 The Esplanade, St Kilda is significant. 'Hile Terrace' is a restrained example of the Victorian Italianate 'boom style' with decorated central pediment, balustrade, ruled façade, rendered corniced chimneys and characteristic cast iron verandah. In addition to this more typical detailing it has some unusual features including the Serlian windows with collonettes at ground level and the semi-detached columns to the party walls. There is also the original cast iron palisade front fence with large rendered piers embellished with cornices and string courses.

Non-original alterations and additions are not significant.

How is it significant?

'Hile Terrace' at 26-28 The Esplanade, St Kilda is of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant as an illustration of the desirability of The Esplanade as a residential address during the nineteenth century. (Criterion A)

It is aesthetically significant as a relatively intact boom-era terrace row, which is notable for the unusual and fine detailing including the Serlian windows with collonettes at ground level and the semi-detached columns to the party walls, and is complemented by the original front fence (Criteria D & E).

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

The development of St. Kilda during the 1840s and 50s has its origins in the attraction of the place as a residential location by the sea and after the 1850s as a well-connected residential area, served by a suburban railway from 1857 and with Yan Yean water from 1860. St. Kilda retained its importance as a seaside resort for "Marvellous Melbourne" throughout the nineteenth century and as a desirable address for Melbourne's elite. A view of the Esplanade c.1870 captures the spirit of the age with the activity on the footpaths overlooking the bay and the sailing ships at anchor (PPHR 2016:26-29).

The population of St Kilda grew rapidly during the building boom of the 1880s, rising from 12,000 in 1881 to 19,000 by 1890.

Hile Terrace

'Hile Terrace', comprising three eight-roomed brick houses, was erected by 1886 as an investment for William Branch. The terrace was named after Sophia Hile, the widowed sister of the owner who occupied one of the houses. The first residents of the other houses were William Brown, a solicitor and James Wilson, a 'gent' (RB). The architect was William Pitt who invited tenders for 'Terrace of three houses, Esplanade, St Kilda' in January 1885. At the same time Pitt also called tenders for a terrace of four houses on a site Acland Street immediately behind this property, also for William Branch (*The Argus*, 1 January 1885, p.2).

Branch retained ownership of 'Hile Terrace' and 'Hile Villas' (the terrace of four houses in Acland Street) until his death in 1895. In May 1895 these two buildings and other property owned by Branch throughout Melbourne were offered for sale. 'Hile Terrace' was described as 'Three handsome brick houses' each containing drawing and dining rooms, four bedrooms, kitchen, bathroom and scullery. The sale notice added:

This is most desirable property, well built, fitted and finished in a superior manner, having elegant verandahs and balconies and ornamental iron palisade fencing, and occupies one of the picked positions in this popular maritime suburb, commanding an extensive and pleasing view of the foreshore, the bay, and shipping. Rental, £170 per annum. (The Argus, 16 May 1895, p.2)

William Pitt, architect

William Pitt (1855-1918) was born in Melbourne and was an architect, public servant and politician working in Victoria, Australia in the later part of the nineteenth century and early twentieth century. Commencing practice in 1879, Pitt that year won first prize for his design for the Melbourne Coffee Palace, the city's first temperance hotel, which, built in Bourke Street, became one of the tallest buildings in Melbourne. In 1883 another award-winning design was used for 'Gordon House' a complex of 'improved lodging houses and

dwellings' in Little Bourke Street. Pitt was highly sought after during the land boom in Melbourne, working almost solely in commercial architecture and becoming one of the most prolific proponents of eclecticism, in particular the Gothic revival and Second Empire styles of architecture. He was responsible for such Melbourne landmarks as the Princess Theatre (one of many theatres he designed in Melbourne, Adelaide, Sydney and New Zealand), and the Olderfleet and Rialto Buildings in Collins Street. In Port Phillip, Pitt designed the St Kilda Town Hall (1889-90) and the former Albion Hotel (Clarendon Hotel), 209-215 Clarendon Street, South Melbourne (1891) (ADB).

References

Australian Dictionary of Biography (ADB) <http://adb.anu.edu.au/biography/pitt-william-8058> [viewed 24 January 2017]

National Trust of Australia (Victoria) File No. 3364

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

St Kilda Rate Books (RB) 25 January 1886, nos. in rate 3,317-3,319

Description

'Hile Terrace' is a restrained example of the Victorian 'boom style' with decorated central pediment, balustrade, ruled façade, rendered corniced chimneys and characteristic cast iron verandah. In addition to this more typical detailing it has some unusual features including the Serlian windows with collonettes at ground level and the semi-detached columns to the party walls.

Overall, 'Hile Terrace' is relatively intact, and is complemented by the original cast iron palisade fence with large rendered piers embellished with cornices and string courses. Additions have been made at the rear.

Comparative analysis

'Hile Terrace' is one of several surviving 'boom era' terraces in St Kilda. Perhaps the finest is 'Marion Terrace' at 14-24 Burnett Street, which is significant as a unique example in Victoria of a terrace influenced by the French Second Empire style and is included on the Victorian Heritage Register for this reason (H1802). More comparable examples include the terrace pairs at 7 & 9 Acland Street, 10 & 12 Crimea Street, and 16-18 & 18-20 Park Street, and the trio at 9-13 Dalgety Street. 'Hile Terrace' is of comparable integrity and intactness to all of these places and is notable for unusual features including the Serlian windows with collonettes at ground level and the semi-detached columns to the party walls that perhaps reflect the involvement of William Pitt in the design.

'Hile Terrace' is now also one of only three surviving relatively nineteenth century residential buildings in The Esplanade – the others are 'Marli Terrace' at nos. 3-7, which dates from the 1850s and was converted to flats c.1911, and the house at no.25, which was converted to apartments in the interwar period and is no longer recognizable as a nineteenth century dwelling.

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 HO5 St Kilda Hill precinct as a Significant place

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

Primary source

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

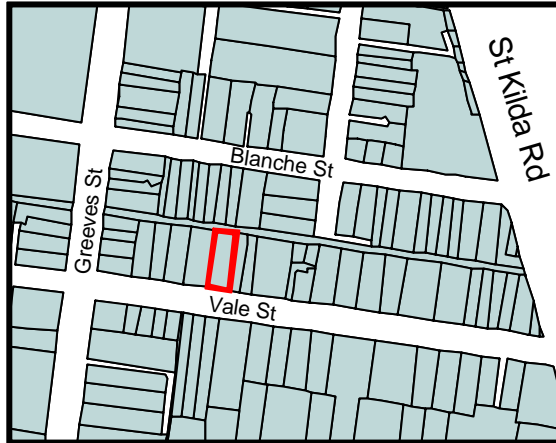
Other studies

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

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

Identifier House

Formerly unknown



Heritage Precinct Overlay None

Heritage Overlay(s) HO273

Address 28 Vale St
ST. KILDA

Category Residential:detached

Constructed 1865

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

The cottage at no. 28 Vale Street, St. Kilda is presumed to have been built in 1865 by the carpenters, John and William Spottiswood. It is a rare surviving early building in the street, enhanced by its intact state (Criterion B) and recalling the first phase in the settlement of the Balaclava Flats, characterised by workers' housing, especially in the back streets and away from the principle thoroughfares (Criterion A).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An early small gable roofed brick cottage with overpainted bricks to the symmetrical façade and cement faced side walls, distinguished by cement quoining to the exterior corners and front door. There is a timber posted verandah with an unusual timber frieze and additions at the rear. Condition: Sound. Integrity: High.

History

John Spottiswood was a carpenter and owned about 440 feet of land on the north side of Vale Street in 1865. William Spottiswood, also a carpenter, owned a house there. Over time, the Spottiswoods built numerous houses in the street. It is possible they built the house at no.28 in 1865 (it is not shown on the Cox Map of 1866). Either way, David Price acquired a house for his residence in that year built on land previously owned by John Spottiswood. The house was brick and had four rooms.

James Thompson, a baker, bought the house in 1869. The following year, the property passed to Joseph Thompson who leased it to Leopold Hesse, a merchant. The tenant in 1871 was William Thurgood, a gentleman. Thurgood subsequently purchased the house for his residence.

Henry White owned the property in the 1880's during which time it was leased to various tenants including W. Farman, a basketmaker, and Rudolf Heminger, a lithographer.

By 1896, Thomas Edwards, a commercial traveller, had acquired the property for his residence. By the turn of the century, it had passed to George Edwards who was a farrier.

From the time it had been built the house had been described as brick or brick and wood with either four or five rooms. By 1916 however, the house had been extended to seven rooms. At that time, it was owned by tramway employee Charles Butler. Butler continued as owner/ occupant in 1935, when it was described as brick and wood, seven rooms, population 2, NAV 40 pounds".

Thematic Context

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

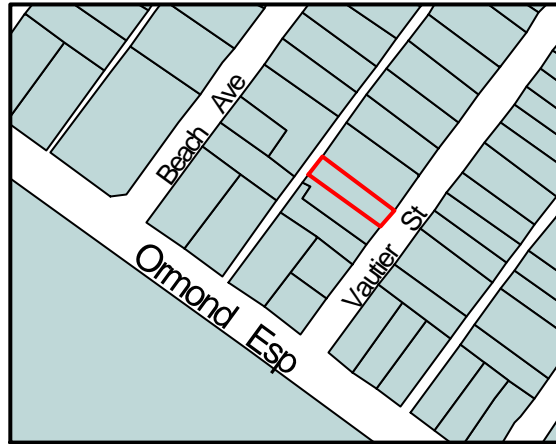
Recommendations

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

References

St. Kilda Rate Books: 1865-70, 1879, 1885, 1889-90, 1895-96, 1899-1901, 1915-16, 1920-21, 1929-30, 1935-36. VPRS 2335 and 8816/P1, PROV.
Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.
MMBW litho plan no.45, undated.
J.E.S.Vardy, "Plan of the Borough of St. Kilda", c.1873, South/1.

Identifier "Elwood House"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO274

Address 30, 30a Vautier St
ELWOOD

Category Residential:row

Constructed 1854-1855

Designer Russell, Watts and Pritchard

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE

Elwood House is one of the few terraces in Melbourne surviving from the mid 1850's, is the oldest building in Elwood and one of the oldest in the St. Kilda area. The two houses have historical associations with the Reverend Joseph Docker, clergyman and settler, for whom they were built. Their construction reflects the nature of development in nearby St. Kilda at that time and the expectation that such building would also occur in Elwood. In fact it did not and Elwood House was converted into a single house in the 1870's(3), flats in 1917/18(3) and in 1978(3) back to two terrace houses. As a result the building has been extensively altered, though a reasonable quantity of the original details, such as doors, architraves and so on remain. If the buildings had not been so altered, recently as well as in the past, they would be of considerably greater significance.

EXTENT OF SIGNIFICANCE

Both terrace houses and remains of the outbuildings. A 19th century fence pier survives at the property boundary of number 30.

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 (5)

ORIGINAL OWNER

Reverend Joseph Docker (2),(5)

ARCHITECT

Russell, Watts and Pritchard (5)

BUILDER/ARTISANS

Anderson, Lamb and Bonham (5)

LATER OCCUPANTS

Owners (2),(3),(5), 1865 - 70 Frederick George Docker; 1870 - c. 90/91 J.G. Dougharty; 1890/91 - 1901/02 Ann Dougharty; 1901/02 - 1915/16 Matilda Huon; 1915/16 - 1923/24 Florence Huon; 1923/24 Griffiths.

Tenants (3) - 1856 McCallum, Brown; 1894/95 Lewis Huon.

LATER ALTERATIONS/ADDITIONS

The rear wings have been extensively altered and the old coach houses and stables gutted. The front sections have been altered and a high brick wall built on the street frontage. A swimming pool and carport have been added to number 30. A bay window was added to the ground floor of number 30A last century.

DESCRIPTION

Elwood House is a two storey brick terrace with a rendered front façade and parapet. Features of the façade design are the dividing wall pilasters and bracketed parapet. Such a restrained design is characteristic of the 1850's. The chimneys are equally restrained, with incised panel mouldings. The front block contains two rooms to each floor, the drawing room on the first floor having french doors opening onto the front veranda. Some of the cast iron balustrade is recent and the panels are spaced apart. The original doorway to number 30A was filled in in the past and the encaustic tiled verandah probably dates from the construction of the bay window and installation of the fireplace and grate in that room during the later 19th century.

CONDITION

This building is in good condition.

INTACTNESS

Number 30 is the more extensively altered, particularly at the rear. Number 30A is closer to its original state. The main rooms in the front block of both houses are reasonably intact. However, stair balustrades are later, though the stairs apparently are original. Some of the verandah balustrade panels are new and the origins of the rest are unknown. They have been spaced apart.

History

The Reverend Joseph Docker, clergyman, property owner and pastoralist, best known for his founding of the Bontharambo run near Wangaratta, acquired land in Elwood in 1853 (2). He commissioned Architects Russell, Watts and Pritchard of Melbourne (5), to design the two terrace houses, which became known as Elwood House in 1854 (5). Anderson, Lamb and Bonham (5) were the contractors and the total cost of the work was around £2,000.

Construction evidently took most of 1855 (5). Frederick George Docker became the owner after Joseph Docker's death (2). John George Dougharty, a stock and station agent and politician (7) was the next owner in 1871 (2). Dougharty is understood to have converted the terrace into a single residence (4), making additions along the south wall of the terrace facing the Bay (1),(3), since demolished. The Dougharty family or their relatives by marriage, the Huons, owned the building till the 1920's (3). Florence Huon had the building converted to flats (3). In 1978 the building was returned to terrace houses (3).

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

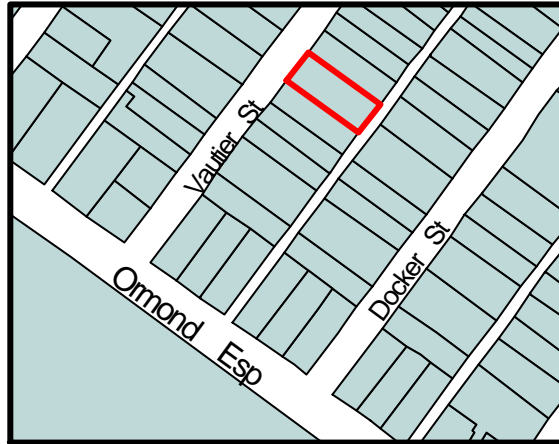
References

BIBLIOGRAPHY

1. Crown Lands and Survey Department, map of 'Village of Elsternwick', August, 1857, shows first subdivision, in State Library of Victoria.
M.M.B.W. detail plan no. 1905 - Appendix.
2. National Trust of Australia (Victoria) file no. 1973.
Registrar General's Office Search Notes, Application 4104/2250.

3. City of St. Kilda Rate Books, various years.
4. John Bulter Cooper, 'The History of St. Kilda, from its first settlement to a City and after 1840 - 1920', City of St. Kilda, Melbourne, 1931, p. 182.
5. Docker Family papers, La Trobe Library, contains original drawings, specification date 1854 and letters written during the construction dated 1855.
Insurance policy for Elwood Houses 1856 - Appendix.
H.J. Samuel, Joseph Docker (1793 - 1865) in Douglas Pike (ed.), 'Australian Dictionary of Biography', Melbourne University Press, Melbourne, 1966, vol. 1, p. 311 - Appendix.
6. Kathleen Thomson and Geoffrey Serle, A Biographical Register of the Victorian Parliament 1851 - 1900, Australian National University, Canberra, 1972, p. 55.

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 31 Vautier St
ELWOOD

Category Residential:detached

Constructed 1880's

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE

Residence at 31 Vautier Street generally typifies a substantial timber house of the mid to later 1880's, whilst the large, barrel-vaulted rear room is most unusual. The exact purpose of this room is not clear, but the encaustic tiled floor and rear gallery suggest a ballroom, conservatory or similar. Evidently a wall dividing the room into two sections was removed in recent times. Detailing used elsewhere in the house is typical of the 1880's.

EXTENT OF SIGNIFICANCE

Entire house.

SURROUNDING ELEMENTS OF SIGNIFICANCE

None. Elwood House, nos. 30 and 30A (q.v.), is 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

1880's, main body mid '80's, additions later '80s (1)?

ORIGINAL OWNER

William H. Higginbotham (1)

LATER ADDITIONS/ ALTERATIONS

Modernisation of fittings and so on. Wall dividing the barrel-vaulted rear room demolished. Grounds closely subdivided. Recent concrete block front fence.

DESCRIPTION

Constructed in timber with a slate roof, this house has weatherboard side walls and a rusticated facade.

Timber pilasters face the corners of the paired bay windows to either side of the front door, as well as the house proper. Capitals to both pilasters and cast iron verandah columns are simple. The house has a gabled entrance porch and encaustic tile paved verandah, edged in bluestone.

Internally the wide central passage leads to the rear of the front block and the barrel-vaulted big room. Rear wings line it on either side, housing service rooms. There is a verandah across the rear of the house.

CONDITION

This house is in excellent condition.

ORIGINAL USE

Private residence.

PRESENT USE

Private residence.

OTHER

The owners were reluctant to provide full access and to allow photography of the interior and consequently there is no illustration of the main feature of the house.

History

William H. Higginbotham, an importer, had this house built in the 1880's. The Rate Books are not clear, but it appears the main body of the house was built in the mid 1880's, with additions in the later 1880's. These additions probably included the barrel-vaulted room. The M.M.B.W. Detail Plan (2) shows the extent of the completed building around the turn of the century.

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

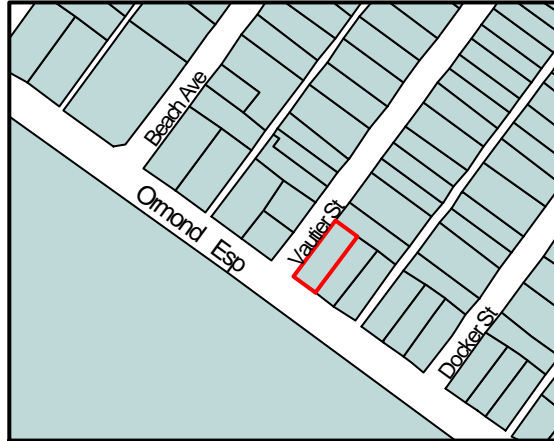
References

BIBLIOGRAPHY

1. City of St. Kilda Rate Books, various years: 1885 1607 2 acres land; 1886 1681 Salina Higginbotham D.D., Grm. wood 75; 1889 2274 8 rms. wood £ 80.
2. M.M.B.W. Detail Plan no. 1792 - Appendix.

Identifier Attic villa

Formerly unknown



Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address 43 Vautier St
ST. KILDA

Category Residential:detached

Constructed c. 1920

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

An attic villa on the corner of Ormond Esplanade whose strong dynamic forms make it an important contributor to the important collection of foreshore architecture along the Esplanade. Its colour scheme is not authentic but is none-the-less impressive and sympathetic to the original form and style.

Primary Source

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

Other Studies

Description

Attic villa
Style Arts and Crafts

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 Shops and Residences
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 53-55 Victoria Ave
SOUTH MELBOURNE

Category Commercial: residential

Constructed c.1880

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

53-55 Victoria Avenue are of significance as a substantially intact pair of shops of the mid/late Victorian period that are one of the key buildings, in terms of their siting, along Victoria Avenue. Their significance is enhanced by the fact that they are the most intact Victorian shops extant in Victoria Avenue.

Primary Source

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

Other Studies

Description

Original Use: Shops and Residences

This pair of rendered shops stands on a prominent corner of Victoria Avenue, splaying off to O'Grady Street on the north-east corner. The ground floor retains the timber framed shop windows to both shops and a very fine six panel door set into the corner wall. The ground floor has banded piers with capital mouldings and between the floors is a Greek key frieze. On the first floor the arched windows, both coupled and single, are framed by pilasters. The Italianate parapet decoration is intact above. The door to No. 55 has been replaced and the row appears to have originally had a verandah.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

unknown

Identifier Shop
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 93 Victoria Ave
SOUTH MELBOURNE

Category Commercial

Constructed c.1880s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

No. 93 Victoria Avenue is of significance for retaining its very fine Victorian shop window intact. The altered parapet, the replaced verandah and the altered shop windows to No. 95 all detract most severely from the significance of the intact window. The very clear documentary evidence of the original appearance of Nos. 93-95 would make this one of the few instances where reconstruction work would be both feasible and desirable.

Primary Source

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

Other Studies

Description

Original Use: Shop and Residence

This pair of shops dates from about the 1880s. While the windows to the first floor are substantially intact, the parapet has been altered and the shop windows to No. 95 have been severely altered. The shop window to No. 93 is however intact and is one of the finer examples of Victorian shop windows in South Melbourne. It is framed with twisted colonettes that have corinthian capitals and the frame arches up in an elegant fashion above the capitals. The building was clearly illustrated in the 'Jubilee History of South Melbourne' (1) and at that date (1905), had a cast iron verandah, Italianate parapet and large shop windows to both Nos. 93 and 95.

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 'Jubilee History of South Melbourne', p.112

Identifier Flats
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 1 Victoria Ave
ST. KILDA

Category Residential:apartment

Constructed 1938

Designer Gordon E E. Gibson

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This tiny, odd shaped two storey block of flats was squeezed behind a tennis court at the rear of a Glen Eira Road address. The resultant form has a unique charm. Its most notable feature is the Old English- inspired chimney which climbs its way up the miniature end facade.

Primary Source

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

Other Studies

Description

Two storey walk-up flat
Style : Old English
Builder: J.H. Jackson
Original owner: Mrs Grace Small Reid

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 9866 issued Feb 1938.

City of Port Phillip Heritage Review

Place name: Baymor
Other names: Flats

Citation No:
948



Address: 6 Victoria Street, St Kilda

Heritage Precinct: St Kilda Hill

Category: Residential: flats

Heritage Overlay: HO5

Style: Interwar Spanish Mission

Graded as: Nil

Constructed: 1929-32

Designer: Sydney Smith, Ogg & Serpell

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:

This building is of significance as a rare example of a flat block designed to define a street edge externally and a cortile internally, in the manner of Mediterranean vernacular village architecture. This design approach is extremely unusual in the Australian context, where the garden suburb approach of an object building set in landscaped grounds is prevalent. The building strongly evokes European seaside villages in the adoption of this form, reinforced by its location on the rise on Victoria Street, framing the view to the sea and palm trees beyond. The Spanish Mission style of the building, with its pantile roof, its fine pigmented render applied in fan shapes imitating adobe plastering, and its cantilevered wrought iron balconies, reinforces this character. The internal courtyard, though in poor condition, is an important element in the conception of the building. The building is intact but in poor condition.

Thematic context

-

History

The Baymor Flats have been demolished.

The flats were built in stages from 1929 to 1932 to a design by architects Sydney Smith, Ogg & Serpell.

References

Hubbard, T, Submission to the Administrative Appeals Tribunal, 'Esplanade Hotel', 1989
St Kilda City Council Building Permit

Description

This building has been demolished. There is no description in the 1992 heritage study.

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 HO5 as a Nil-grade place. Change to 'Nil' grade on the Port Phillip Heritage Policy Map.

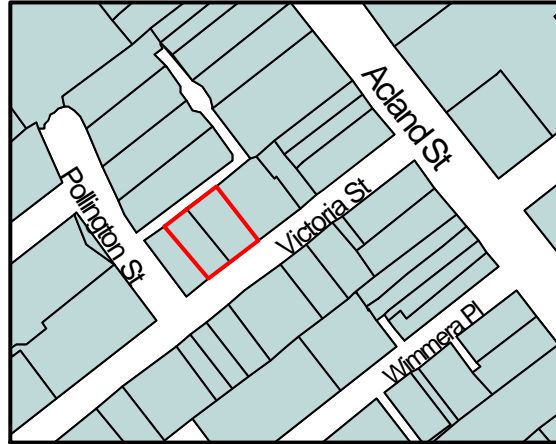
Primary source

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

Other studies

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

Identifier Residences
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 10-12 Victoria St
ST. KILDA

Category Residential:row

Constructed 1858-60

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

These two terraces remain as early examples of small residences erected in St Kilda. The refined window glazing and small scale of the buildings add to the significance, and they are sited in an area which was developed close to the sea, early in St Kilda's history, although now remain as early remnants amongst later developments.

Primary Source

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

Other Studies

Description

The pair of single storey brick terraces at 10-12 Victoria Street, St Kilda are two of three erected 1858-60 for G. Petty. The individual residences have symmetrical facades, devoid of decoration with a plain parapet over. The windows are arch headed and glazed in the Regency manner with thin margins. Front verandahs have cast iron columns, valencing and brackets added at a later date.

Intactness

The pair of terraces are fairly intact, although iron sheeting has replaced the original slate roof and the parapet at 12 Victoria Street has been partly 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

Rate Books, City of St Kilda, 1858, 1861-1873.

Vardy, J.E.S. Plan of the Borough of St Kilda, 1873

City of Port Phillip Heritage Review

Place name: Flats
Other names: -

Citation No:
949



Address: 14-20 Victoria Street, St Kilda

Heritage Precinct: St Kilda Hill

Category: Residential: Flats

Heritage Overlay: HO5

Style: Federation/Edwardian Arts & Crafts

Graded as: Significant

Constructed: c.1860, 1918

Victorian Heritage Register: No

Designer: W.E. Tombs (1918)

Amendment: C29, C160

Comment: Revised citation

Significance

The drawings in the collection of the St Kilda City Council indicate that the original double fronted two-storey residence at 14-20 Victoria Street was converted into four apartments in 1918 to designs prepared by W.E. Tombs for Mrs Kibble, the owner. The front verandahs and staircases, and side bay windows are part of the 1918 works. Both the original building, because of its age (it appears on Vardy's 1873 survey of St Kilda, but assessed on stylistic grounds, could predate this by up to twenty years) and the later alterations and additions, characteristic of so many undertaken in St Kilda in the Interwar period, are important as they in turn reflect the early growth and later development of the City. The building is largely intact though only portions of the 1918 front fence survive.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.4 Depression and recovery: the inter-war years

History

The drawings in the collection of the St Kilda City Council indicate that the original double fronted two-storey residence at 14-20 Victoria Street was converted into four apartments in 1918 to designs prepared by W.E. Tombs for Mrs Kibble, the owner. The original house appears on the 1873 Vardy Plan.

References

J.E.S. Vardy, Plan of the Borough of St. Kilda, c.1873, South/14.

St Kilda Council Building Permit No. 3383, dated 21 August 1917

Description

-

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay in the 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

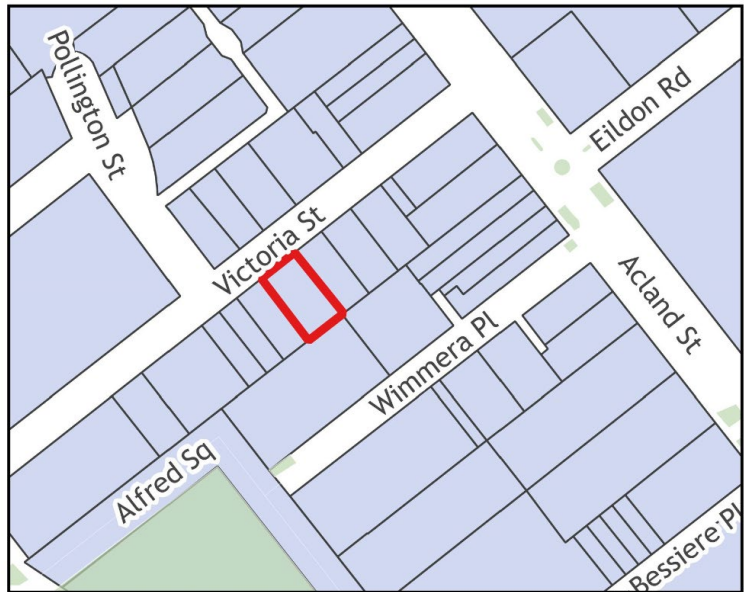
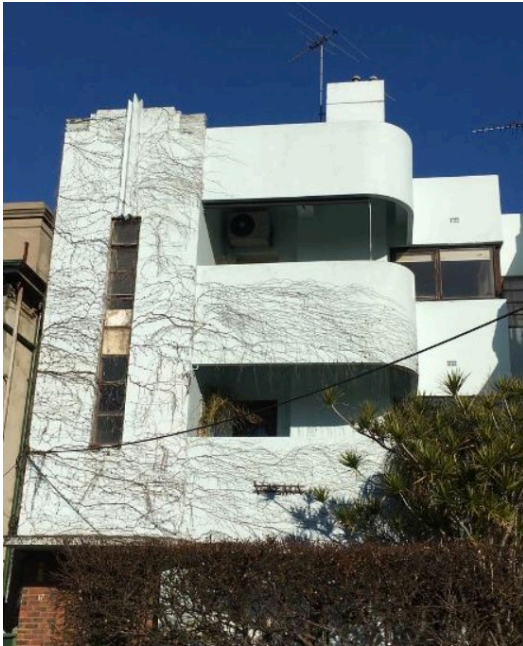
Other images

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City of Port Phillip Heritage Review

Place name: Valma
Other names: Flats

Citation No:
950



Address: 17 Victoria Street, St Kilda

Heritage Precinct: St Kilda Hill

Category: Residential: Flats

Heritage Overlay: HO5

Style: Interwar: Moderne

Graded as: Significant

Constructed: 1936

Victorian Heritage Register: No

Designer: W.H. Merritt

Amendment: C29, C160

Comment: Revised citation

Significance

A fine example of Functionalist style apartment design elegantly composed on this restricted site. The thin, curved projecting planes of the balcony balustrades terminate in the solid vertical element of the staircase, and these and the corner glass windows all combine to establish a well-conceived composition characteristic of the style. The vertical ribs above the staircase window are a small reference to Art Deco influences. The building is the only built part of a larger development planned to stretch along Victoria Street. It is largely intact though in poor condition.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.4 Depression and recovery: the inter-war years

History

Designed by W.H. Merritt, architect, and constructed in 1936, this was the first stage of a larger development planned to stretch along Victoria Street (Goad, *The Herald*, 13 May 1936, p.20 'Contrasting types of Modern flats').

References

Phillip Goad, architectural historian, pers. comm. (1992, cited in Trethowan et al)

Description

-

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study*, Volume 3, 1992

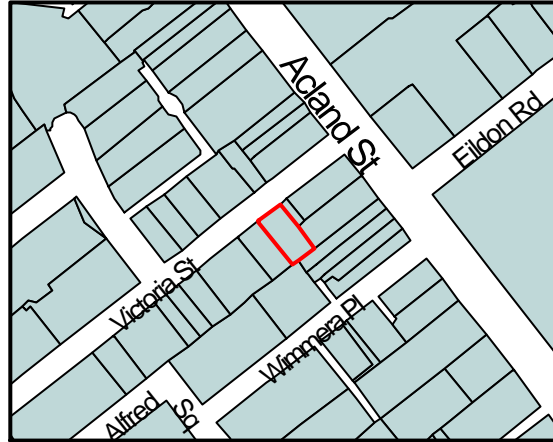
Other studies

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

Other images

-

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 21 Victoria St
ST. KILDA

Category Residential:detached

Constructed late 1980s

Designer Allan Powell

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This house designed by local architect Allan Powell is arguably the most distinctive and creative piece of domestic architecture to have been built in St Kilda in the 1980s. Though clearly the style of the building denies the possibility of any local precedent, it is a coherent attempt to address and express the conflicts between the formal and historical context of its inner suburban site and the constraints and needs of today's inner urban residential architecture. This philosophical concern for context, however obtusely expressed places this building firmly in the post modern school of design.

Primary Source

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

Other Studies

Description

Two storey residence
Style: Post Modern

21 Victoria St is a comprehensive reinterpretation of the inner suburban residential building type, combining a thorough respect for its forebears with a programme completely in tune with contemporary lifestyle values. Built on a 19th Century size allotment, its exterior masonry shell echoes the forms of its 19th Century neighbours. It occupies the full width and frontage of the block, presenting windowless walls to the sides, and a formal, symmetrical arrangement of its front door and window "remnants" to the street. The shell has been "cut away" to dramatically reveal an entirely modern apartment. Its glazed and tiled wall planes and concrete and steel exposed structures are uncompromisingly Modernist. Its programme is directed solely to the demands of contemporary living. Its principal room, for instance, is a sun-filled, informal kitchen, dining and living space facing the street on the first floor: a complete reversal of the Victorian planning hierarchy. Certain characteristic elements of the Victorian house, such as the front garden and balconies, have been

transplanted into the new structure. Where before they were located outside the building shell at the front, here they have been brought inside the walls and integrated, to great advantage and effect, into the modern indoor/outdoor living spaces. Even the perennial problem of providing for car parking in an inherently unaccommodating building form has been ingeniously solved with the cut-away entry off the side lane. The whole design sits comfortably and naturally in its compact, predominantly Victorian streetscape. Its contextural compatability does not rely on shallow mimicry of the old nor compromise of the new. Though now discernably a piece of 1980's Post-Modernism, its design approach remains an exemplary model to be studied (not copied) for future inner suburban infil development.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

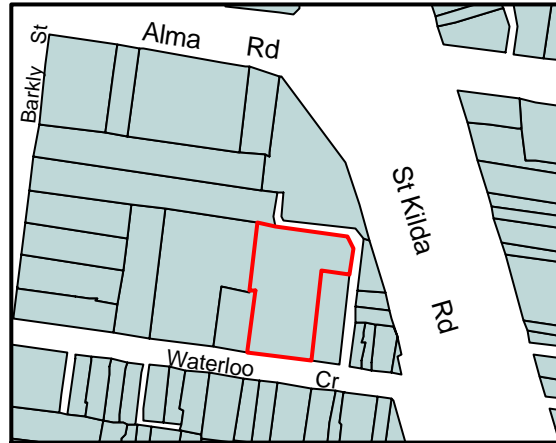
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier House

Formerly "Mona"



Heritage Precinct Overlay None

Heritage Overlay(s) HO275

Address 12 Waterloo Cres
ST. KILDA

Category Residential:detached

Constructed 1866

Designer Thomas Crouch

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

The villa at 12 Waterloo Crescent, St. Kilda, known for a period as "Mona", was built in 1866 by the builder, Thomas Newton and occupied by the noted architect, Thomas Crouch. T.J. Crouch (1833-89) was in partnership with Ralph Wilson from 1858 to 1881, undertaking numerous ecclesiastical commissions and important public and commercial buildings. His association with "Mona" may have extended to a role as its architect. The house, therefore, may be an example of his residential work and important in interpreting the work of this most successful Victorian practice (Criterion H). "Mona" is also important as a surviving substantial villa of the mid Victorian period associated with St. Kilda's role as a residential location for Melbourne's gentry at that time (Criterion A).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A substantial stuccoed two storeyed overpainted brick Italianate villa, possibly in bi-chrome work, with encircling verandah to the front section and unpainted face brick walls without verandahs at the rear. The sills are stone (rendered brick?) with brackets. The roof is hipped and corrugated iron clad and the two storeyed cast iron verandah has a timber frieze rail. There is a protruding bay at the north-east corner and an arched entrance doorway. Condition: Sound. Integrity: High.

History

At Crown land sales, J.Gill purchased portion 69A which comprised about 4.5 acres and was bounded by Barkly Street, Alma and Brighton Roads. By 1855, Waterloo Street, as it was then named, had been formed.

Thomas Newton, a builder, lived in High Street (St. Kilda Road) in 1866. He owned several houses in High

and Waterloo Streets and land that he was in the process of developing. In 1866, Newton built this brick house on the north side of Waterloo Street. It had twelve rooms and an NAV of 135 pounds. Newton leased the house to Thomas Crouch, an architect.

Newton and Crouch continued as owner and occupant in 1870, however by 1877, William Crellin, a banker, had acquired the property. It was described as "brick, ten rooms, NAV 150 pounds".

The property changed hands again in 1880, when Edward Watson purchased it. Watson was a company manager and later a director. He continued to live at no.12 in 1920 when the house was described as "brick, 11 rooms, NAV 120 pounds, population 7". Watson named the house "Mona".

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: 1865-66, 1870, 1876, 1880, 1890-91, 1899-1900, 1920-21. VPRS 2335 and 8816/P1, PROV.

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

MMBW litho plan no.45, undated.

J.E.S.Vardy, "Plan of the Borough of St. Kilda", c.1873, North/5.

Identifier Attic villa
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 48 Waterloo Cres
ST. KILDA

Category Residential:detached

Constructed c1910

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

An attic villa notable for the extremely elaborate timber detailing of its asymmetrical gable end and attic dormer. The brick additions and balcony infill to the front facade are later and unsympathetic additions.

Primary Source

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

Other Studies

Description

Attic villa
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

City of Port Phillip Heritage Review

Place name: House
Other names: -

Citation No:
953



Address: 19 Wavenhoe Avenue, St Kilda East

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

Category: Residential: House

Heritage Overlay: HO391

Style: Interwar: Bungalow

Graded as: Significant

Constructed: 1929

Victorian Heritage Register: No

Designer: William Anstee

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The house, constructed by William Anstee in 1929, at 19 Wavenhoe Avenue, St Kilda East is significant. It is a gable fronted bungalow with jerkinhead terracotta-tiled roofs to the house, projecting gable and porch. The arched porch is supported by heavy buttressed piers and has a balustrade with a central opening. The walls are of roughcast render with face brick used for the lower walls and as decorative quoining to the wall corners, around the openings and the porch arch, and as diaper work to the gable end, along the eaves, balustrade and rendered front fence, and there is timber strapping to the gable end. Windows are timber sash, arranged in banks of three to the front elevations with leadlights to the upper sash. There are two square brick chimneys.

Non-original alterations and additions are not significant.

How is it significant?

The house at 19 Wavenhoe Avenue, St Kilda East is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

This modest 1920s brick bungalow showcases one of the best examples of the decorative brickwork characteristic of its period. The corbelled window sills and decorative gable vent are of particular note, but

all the brickwork on the facade, sides, and front fence displays imaginative flair and skilful execution.
(Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Wavenhoe Avenue was created in two stages in 1922 and 1927 on land forming part of two nineteenth century mansion estates 'Wavenhoe' (former 'Yanakie') and 'Fairholm' (former 'Holmwood'). The first subdivision in 1922 of land surrounding the 'Wavenhoe' mansion created the east-west section leading off Hotham Street, and in 1927 the subdivision of the 'Fairholm' estate created the north-south section connecting to Alma Road (LV). The first three houses in Wavenhoe Avenue were built in 1922 and by 1929 only one lot remained vacant. By this time the 'Wavenhoe' mansion had been converted to flats. The final house at no.5 was constructed in 1932. Most of the houses were bungalows designed by the builders who constructed them. An exception was the house at 1 Wavenhoe Avenue, built in 1924, which was designed by the prominent architect, Marcus Martin (BP, SM).

In 1929 William Anstee, a builder of Queen Street, Melbourne purchased four of the allotments on the east side of Wavenhoe Avenue including this property and he obtained a building permit to build four brick houses early in the same year (BP, LV). This first occupant of this house at no.19 was J.W. Sykes (SM).

References

Land Victoria (LV) certificates of title Vol. 5460 Fol. 879 (1927), Vol. 5529 Fol. 618 (1929)

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

St Kilda Building Permit (BP) No. 7397 issued 22 January 1929

Description

The house, at 19 Wavenhoe Avenue, St Kilda East is a gable fronted bungalow with jerkinhead terracotta-tiled roofs to the house, projecting gable and porch. The arched porch is supported by heavy buttressed piers and has a balustrade with a central opening. The walls are of roughcast render with face brick used for the lower walls and as decorative quoining to the wall corners, around the openings and the porch arch, and as diaper work to the gable end, along the eaves, balustrade and the original rendered front fence, and there is timber strapping to the gable end. Windows are timber sash, arranged in banks of three to the front elevations with leadlights to the upper sash. There are two square brick chimneys.

The house and front fence are very intact. The roughcast rendered surfaces and some other decorative features have been painted over (in a fairly sympathetic colour), but most of the decorative brickwork remains in its original state.

Comparative analysis

While this house is generally typical of the interwar bungalow style it is notable for the fine quality of the brickwork detailing and its relatively high degree of intactness. Mr Anstee also constructed the houses at nos. 7 and 13 Wavenhoe Avenue. The former is a more conventional gable-fronted bungalow with some brick details, but not to the degree expressed at no.19, while the latter has similar form and details (jerkinhead roof, buttressed piers to porch, evidence of brick diaper patterns) as no.19 but has been altered (windows replaced or added, decorative brick overpainted).

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

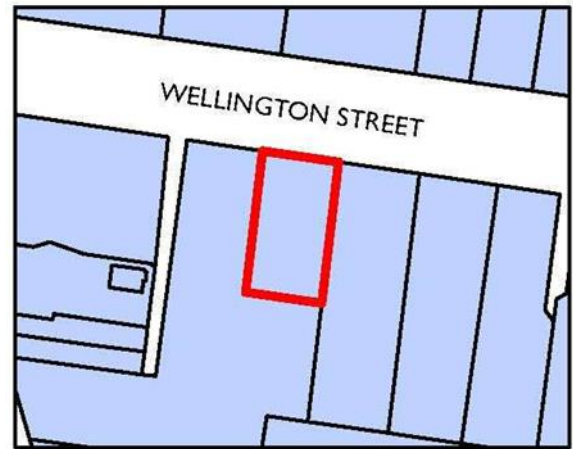
Other images



City of Port Phillip Heritage Review

Place name: Tecoma Court
Other names: Shops and Flats

Citation No:
2374



Address: 16-20A Wellington Street, St Kilda

Heritage Precinct: Not applicable

Category: Residential: flats, Commercial: shops

Heritage Overlay: HO488

Style: Interwar: Moderne

Graded as: Significant

Constructed: 1935

Victorian Heritage Register: No

Designer: Unknown

Amendment: C122

Comment: New citation

Significance

What is significant?

Tecoma Court, constructed in 1935, at 16-20A Wellington Street, St Kilda is significant. It is a two-storey interwar period brick building with shops/retail spaces to the ground floor and residential flats above that applies Moderne detailing to the parapet and utilises typical materials such as clinker bricks and glazed roof tiles. It has a symmetrical presentation to Wellington Street, given emphasis by a cement rendered stepped parapet with applied 'TECOMA COURT' lettering to the centre. The front portion of the building has a tiled hipped roof surmounted by brick chimneys, with twin hipped and tiled roofs to the rear wings. At first floor level is a centrally located recessed balcony with a projecting brick balustrade, flanked by large timber-framed tripartite windows. A simple cantilevered boxed awning, with pressed metal ceiling (soffit) runs the length of the north façade, above ground floor level. The shopfront glazing and tiles to the three ground floor shops are not original, although the recessed entries may reflect the original plan.

How is it significant?

Tecoma Court at 16-20A Wellington Street, St Kilda is of local historical and architectural significance to the City of Port Phillip.

Why is it significant?

Tecoma Court is of local historical significance, as an example of a combined shops and residential flats building, constructed in 1935 to a main road in St Kilda. It is one of a number of similar contemporary

developments in St Kilda in this period, demonstrating a trend at the time which also emphasizes the ongoing popularity of flat development in the area in the 1930s.

Architecturally, Tecoma Court is a substantially externally intact example of an interwar building, which is well resolved and generally simply detailed, and which successfully combines the retail use at ground floor level with a symmetrically composed first floor housing residential spaces. It compares favourably with several other similar developments in St Kilda in the 1930s. The property is also a representative example of a combined shops and flats building, incorporating shops to ground floor level, and a separate entrance to the flats above, which in turn feature balconies.

Thematic context

Victoria's framework of historical themes

- 5. Building Victoria's industries and workforce: 5.3 Marketing and retailing
- 6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

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

History

Contextual history

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

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

Tecoma Court, 16-20A Wellington Street

At the end of the nineteenth century, the site of the future Tecoma Court appears to have been occupied by a shop and residence to the rear. In 1899, the renumbering of Wellington Street occurred and the site was numbered 16 and 18. Throughout the early twentieth century, the shop was variously occupied by dressmakers/drapers, grocers, confectioners and boot makers, with numerous occupants of the residence to the rear.

In c.1935, the present building was constructed for F.A. Graham. The three shops were given the address of 16-20 Wellington Street, with the flats above at 20A Wellington Street. The property at 16-20A Wellington Street was first listed in the *Sands & McDougall Directories* in 1937. At this time, the three ground floor shops were occupied by Mrs P. Tullock cakes (no. 16), Snuggle Inn Coffee Lounge (no. 18) and Ellisons Pty Ltd estate agents (no. 20).

References

MMBW Detail Plan No. 1358, City of St Kilda, 1898

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

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

Property Service Plan, South East Water

Sands and McDougall Directories: 1898-1900, 1915, 1919, 1925, 1930, 1935-1938.

Description

Tecoma Court is a two-storey interwar brick building with shops/retail spaces to the ground floor and residential flats above that applies Moderne detailing to the parapet and utilises typical materials such as clinker bricks and glazed roof tiles. It has a symmetrical presentation to Wellington Street (north façade). The shopfront glazing and tiles to the three ground floor shops are not original, although the recessed entries may reflect the original plan. An arched entry to the east end of the Wellington Street façade provides access to the flats above. The entry passageway is illuminated by three large arched windows, with coloured glazing, to the east elevation at ground floor level. At first floor level is a centrally located recessed balcony with a projecting brick balustrade. Flanking this are large timber-framed tripartite windows. A simple cantilevered boxed awning, with pressed metal ceiling (soffit) runs the length of the north façade, above ground floor level. The front portion of the building has a tiled hipped roof surmounted by brick chimneys. It is partly concealed by a cement rendered stepped parapet, with returns to the side elevations, and applied 'TECOMA COURT' lettering to the centre parapet. The rear of the building has twin hipped and tiled roofs, over the rear wings.

The external plan of the building appears to be generally intact to that shown on a 1935 property service plan and a 1945 aerial image. With the exception of the ground floor shopfronts, the exterior of the building also appears to be largely intact.



Comparative analysis

There are several examples of interwar buildings with shops and residences above in St Kilda, which are graded as 'significant' heritage properties in Port Phillip, and provide some comparison with Tecoma Court. These include Boncap, at 49 Fitzroy Street, St Kilda (included in HO5), a 1935 three storey building with shops to the ground floor, flats above, and bachelor flats to the rear. It is in the Functionalist style. There is also the two storey shops constructed in 1930 in the Art Deco style at 81-85 Acland Street, St Kilda (included in HO5); and Acland Court, two storey shops with flats above constructed in 1935 in the Spanish Mission style at 91-93 Acland Street, St Kilda (also included in HO5).

All the examples cited were built in the 1930s, generally contemporary with Tecoma Court. All the examples also differ in style, but share a common brick construction material, awning to ground floor level, and balconies to the flats above (save for 81-85 Acland Street), as well as a similar degree of external intactness. In architectural terms, Tecoma Court is a well resolved example of a generally simply detailed interwar building, which successfully combines the retail use at ground floor level with a symmetrically composed first floor housing residential spaces.

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.

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

Tecoma Court is of local historical significance, as an example of a combined shops and residential flats building, constructed in 1935 to a main road in St Kilda. It is one of a number of similar contemporary developments in St Kilda in this period, demonstrating a trend at the time which also emphasizes the ongoing popularity of flat development in the area in the 1930s.

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 property is also a representative example of a combined shops and flats building, incorporating shops to ground floor level, and a separate entrance to the flats above, which in turn feature balconies.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Architecturally, Tecoma Court is a substantially externally intact example of an interwar building, which is well resolved and generally simply detailed, and which successfully combines the retail use at ground floor level with a symmetrically composed first floor housing residential spaces. It compares favourably with several other similar developments in St Kilda in the 1930s.

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.

Recommendations

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

Primary source

Lovell Chen, *Heritage appraisal. 16-20A & 44 Wellington Street, St Kilda*, March 2015

Other studies

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

Other images

-

City of Port Phillip Heritage Review

Place name: Taj Mahal
Other names: Flats

Citation No:
955



Address: 22 Wellington Street, St Kilda

Heritage Precinct: None

Category: Residential: Flats

Heritage Overlay: HO363

Style: Interwar: Arts & Crafts

Graded as: Significant

Constructed: 1920

Victorian Heritage Register: No

Designer: Hugh Philp

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

'Taj Mahal', the flats constructed in 1920, at 22 Wellington Street, St Kilda are significant. An Arts and Crafts influenced two storeyed apartment block having cement tiled roofs in the Californian Bungalow mode and consisting of intersection gable ends to the front with strapwork over cement sheet and a Dutch gabled treatment to the protruding balcony, now glazed in, and entrance porch beneath. This dominant protruding section has white tuck pointed clinker brick piers and front spandrel with defaced cartouche (that once contained 'Taj Mahal' in raised letters') and red white tuck pointed brick walls elsewhere. There are cement facings to the lintels and sills, the stuccoed mullions having a triangular section echoing Gothic Revival forms. There are decorative wrought iron screens and gates to the porch and a diminutive lead lit window, characteristic of the style. The symmetry of the façade is deliberately upset by a hip roofed extension to the porch and also by a circular two storeyed bay window with flat roof and radiating joists. The approach steps are in bluestone with a fan shaped brick pavement, the bricks being identified by Roman numerals. The brick fence has tall piers with pyramidal caps.

Non-original alterations and additions are not significant.

How is it significant?

'Taj Mahal' at 22 Wellington Street, St Kilda is of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historic significance as an early block of flats in St Kilda and the first to be constructed in Wellington Street. (Criterion A)

It is of aesthetic significance as highly picturesque apartments in the Arts and Crafts mode, and are distinguished by the manner in which the corner circular window bay and porch treatment offset the otherwise symmetrical arrangement of the façade, this device, in conjunction with gable ends and brickwork being characteristic of the Bungalow type and well demonstrated in this example. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol. 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).

'Taj Mahal', 22 Wellington Street

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

This property was occupied by a single house until early in the twentieth century. In 1920 the owner, Mrs. Lush obtained a permit for flats. Hugh Philp was the architect (BP). They were listed in the Sands and McDougall directory of 1925 as the 'Taj Mahal Flats' for the first time. The two occupants listed were Mrs A. Williamson and Madam Marick. The building, which was the first block of flats built in Wellington Street, continued to be listed under the name 'Taj Mahal' in 1973 (SM).

References

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

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

St Kilda Building Permit (BP) No. 4211 issued 22 June 1920

Sands & McDougall Directory (SM), 1920-1973

Sawyer, Terry, 'Residential Flats in Melbourne', Melbourne University Faculty of Architecture Research Report 1982

Description

An Arts and Crafts influenced two storeyed apartment block having cement tiled roofs in the Californian Bungalow mode and consisting of intersection gable ends to the front with strapwork over cement sheet and a Dutch gabled treatment to the protruding balcony, now glazed in, and entrance porch beneath. This dominant protruding section has white tuck pointed clinker brick piers and front spandrel with defaced cartouche (that once contained 'Taj Mahal' in raised letters) and red white tuck pointed brick walls elsewhere. There are cement facings to the lintels and sills, the stuccoed mullions having a triangular section echoing Gothic Revival forms. There are decorative wrought iron screens and gates to the porch and a diminutive lead lit window, characteristic of the style. The symmetry of the façade is deliberately upset by a hip roofed extension to the porch and also by a circular two storeyed bay window with flat roof and radiating joists. The approach steps are in bluestone with a fan shaped brick pavement, the bricks being identified by Roman numerals. The brick fence has tall piers with pyramidal caps.

Intactness: This block of flats is substantially intact.



Comparative analysis

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

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

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

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

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

'Taj Mahal' is a particularly evocative example of the Arts and Crafts style because of its corner round tower motif, in the form of an oriel window. St Kilda is known nationally for its inter-war flat development and this is an important contributor to the stylistic richness of the type within the City.

Assessment

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

Recommendations

2016: Retain as a Significant place in HO363.

Primary source

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

Other studies

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

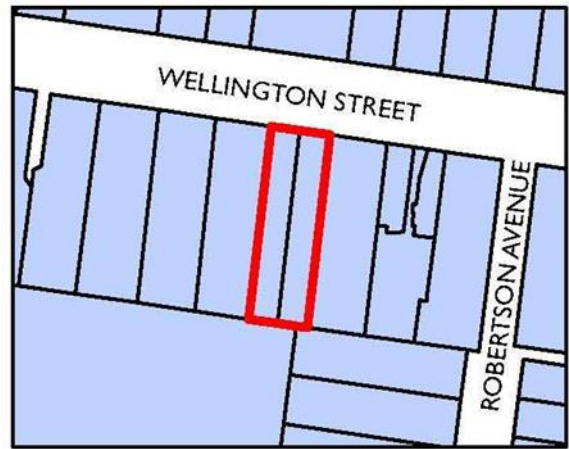
Other images

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City of Port Phillip Heritage Review

Place name: Duplex
Other names: Attached Houses

Citation No:
2376



Address: 38-40 Wellington Street, St Kilda

Heritage Precinct: Not applicable

Category: Residential: Houses

Heritage Overlay: HO491

Style: Federation/Edwardian: Arts & Crafts

Graded as: Significant

Constructed: 1908

Victorian Heritage Register: No

Designer: Unknown

Amendment: C122

Comment: New citation

Significance

What is significant?

The building at 38-40 Wellington Street, St Kilda, constructed in 1908 as a duplex pair of single-storey gabled dwellings in the Arts and Crafts style, is significant. The pair is of unpainted red brick with contrasting cream brick detailing, and over-painted roughcast render to the gable ends. The pair has matching long hipped roofs clad in slate, with terracotta ridge caps and finials, and two brick chimneys per dwelling. Entries are located to the east and west sides of the dwellings respectively, accessed via side verandahs which have large arched brick openings including to the brick front walls. The other main feature of the facades is tripartite windows with timber-framed canopies (hoods) over. The duplex pair has a high level of external intactness, as visible from Wellington Street.

How is it significant?

The duplex pair at 38-40 Wellington Street, St Kilda is of local historical and architectural significance to the City of Port Phillip.

Why is it significant?

The property at 38-40 Wellington Street, St Kilda is of historical interest. It has occupied this site since 1908, in an area of Wellington Street which has historically accommodated mixed forms of development. As a duplex pair, the dwellings as a type follow on from the common and historically popular Victorian semi-detached cottages, while also preceding the later Edwardian and interwar semi-detached dwellings.

Edward Fitch, of E Fitch & Sons, builders, constructed the pair, and at the time was also based in Wellington Street, at no 44 to the east.

Architecturally, although the duplex is relatively modest in size, and simply detailed, it nevertheless represents a finely executed and well resolved pair of Arts and Crafts dwellings (Criterion E). The gables to Wellington Street are well proportioned, with the facades below symmetrically arranged with hooded tripartite windows and striking arched entries to the side verandahs. The form of the verandahs is also of note, with the large arched openings giving the verandahs an open arcaded character, unusual for modest dwellings of this size. Generally, the overall proportions are well balanced, and the symmetry of the design is visually pleasing. The Arts and Crafts styling is in a general sense unusual for a pair of semi-detached dwellings, although more common in St Kilda. The duplex pair also displays a high level of external intactness.

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

Wellington Street is an historically important street in St Kilda, and is evident in the 1855 Kearney map, where it originally extended further west past the nascent St Kilda Junction. It also extended east to Chapel Street, which connected Dandenong Road with St Kilda Junction. The road historically accommodated a cable tram (later electrified), which opened in October 1891 and ran from Windsor Station to the St Kilda Esplanade terminus, providing passengers with access to the St Kilda seaside. In August 1925, the tram route was electrified, with the tram continuing to run along Wellington Street until the late 1960s. At that time the line was diverted to a new underpass linking St Kilda and Dandenong Roads, as part of the major widening and re-arrangement of St Kilda Junction (Longmire 1989:200). The junction, before its modification, was an intersection of eight streets, one of which was Wellington Street.

Early development in Wellington Street (by the mid-1850s) comprised grand residences and large estates, as shown in the Kearney map. However, the introduction of the cable tramway influenced development in the street, attracting some mixed-use and commercial development. By the late nineteenth century, the street comprised houses, several hotels and a number of commercial premises. In the early decades of the twentieth century commercial development continued to be established in the street; flat blocks were also constructed in the interwar period.

Duplex, 38 & 40 Wellington Street

Prior to the construction of the duplex at 38-40 Wellington Street, St Kilda the subject site was unoccupied. The duplex was constructed in 1908 for builder Edward Fitch (PSP), in an area of Wellington Street which has historically accommodated mixed forms of development. The mixed uses were in part due to the tram route along the street, and the attraction this held for commercial development.

In 1908, E. Fitch & Sons, builders, was located at 44 Wellington Street to the east. The duplex was originally occupied by A Macintosh (no 38) and Mrs Fanny Groves (no 40), however by 1910 no 40 was occupied by Edward Fitch. The duplexes were variously occupied as single dwellings throughout the twentieth century, including for a period of at least twenty years in the 1940s-1960s by W.B. Croxon (no 38) and Michael

McGann (no 40) (SM). As a duplex pair, the dwellings as a type follow on from the common Victorian semi-detached cottages, while also preceding the later Edwardian and interwar semi-detached dwellings.

References

Longmire, Anne, *St Kilda: The Show Goes On, The History of St Kilda, Vol 3, 1930-1983*, 1989

MMBW Detail Plan No. 1358, City of St Kilda, 1898

Property Service Plan (PSP), South East Water

Sands and McDougall Directories (SM), 1906-1970

Description

The properties at 38 and 40 Wellington Street, St Kilda contain a duplex (semi-detached) pair of single-storey gabled dwellings in the Arts and Crafts style, constructed in 1908. The pair is of unpainted red brick with contrasting cream brick detailing. The gable ends above a cream brick string course have plain bargeboards and over-painted roughcast render. The matching long hipped roofs are slate clad, with terracotta ridge caps and finials. Each of the dwellings has brick chimneys, on the outward facing roof planes.

The entry to each dwelling is located to the east and west sides of the Wellington Street facades, respectively, given emphasis through large arched openings to side verandahs. The form of the openings is outlined in cream brick. Larger arched openings are located to the verandah sides (east and west elevations respectively), giving the verandahs an open arcaded character. The larger openings have a timber fretwork frieze. The verandahs also have tessellated tiling to the floors. The entry doors are largely concealed from the street, being at the end of the verandahs, but to the side walls.

The other main feature of the facades is tripartite windows with timber-framed canopies (hoods) over. The windows have arched heads, framed by cream brick. The hoods have a timber fretwork detail.

The duplex pair has a high level of external intactness, as visible from Wellington Street. The external plan of the building also appears to be generally intact to that shown on a 1908 property service plan.

Both dwellings have small front garden setbacks; limited side setbacks; and complementary high timber paling fences to the Wellington Street boundary which are not original.

Comparative analysis

Duplex dwellings are not uncommon in St Kilda or the broader municipality. There are also several examples of single-storey duplexes in St Kilda, which are graded as 'Significant' heritage properties in Port Phillip, and provide some comparison with 38-40 Wellington Street. These include 80-82 Chaucer Street, St Kilda (individually listed as HO90), an Arts and Crafts style duplex constructed in 1913; 17-19 Havelock Street, St Kilda (included in HO5, St Kilda Hill Precinct), an Arts and Crafts style brick duplex constructed in the 1920s, which share the same hipped roof and gable end; and 6-8 Robertson Street, St Kilda (included in HO6, St Kilda East Precinct, just around the corner from these houses), a Queen Anne style duplex constructed in c.1910. The Robertson Street duplex has contrasting individual dwellings presentations to the street.

All of the examples cited were constructed in the c.1910s or 20s, generally contemporary with 38-40 Wellington Street. Comparably, 38-40 Wellington Street is more simply detailed than the examples cited, but still distinguished by elements such as the striking arched entries to the arcaded side verandahs.

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.

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

The property at 38-40 Wellington Street, St Kilda is of historical interest. It has occupied this site since 1908, in an area of Wellington Street which has historically accommodated mixed forms of development. As a duplex pair, the dwellings as a type follow on from the common and historically popular Victorian semi-detached cottages, while also preceding the later Edwardian and interwar semi-detached dwellings. Edward Fitch, of E Fitch & Sons, builders, constructed the pair, and at the time was also based in Wellington Street, at no 44 to the east.

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.

Architecturally, although the duplex is relatively modest in size, and simply detailed, it nevertheless represents a finely executed and well resolved pair of Arts and Crafts dwellings. The gables to Wellington Street are well proportioned, with the facades below symmetrically arranged with hooded tripartite windows and striking arched entries to the side verandahs. The form of the verandahs is also of note, with the large arched openings giving the verandahs an open arcaded character, unusual for modest dwellings of this size. Generally, the overall proportions are well balanced, and the symmetry of the design is visually pleasing. The Arts and Crafts styling is in a general sense unusual for a pair of semi-detached dwellings, although more common in St Kilda. The duplex pair also displays a high level of external intactness.

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.

Recommendations

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

Primary source

Lovell Chen, *Heritage Review: Wellington Street, St Kilda*, (Revised) March 2017

Other studies

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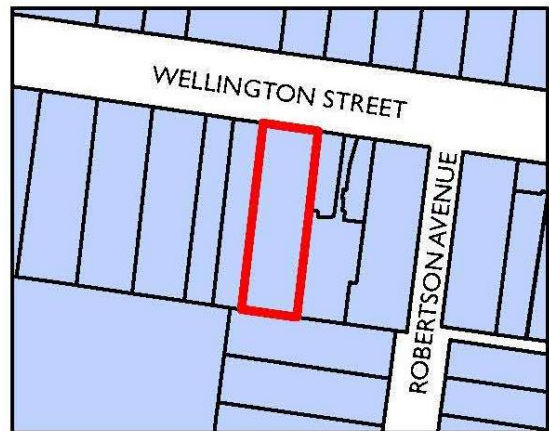
Other images

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City of Port Phillip Heritage Review

Place name: Earls Court
Other names: Harcia Flats

Citation No:
954



Address: 44 Wellington Street, St Kilda

Heritage Precinct: Not applicable

Category: Residential: Flats

Heritage Overlay: HO489

Style: Interwar

Graded as: Significant

Constructed: 1932

Victorian Heritage Register: No

Designer: Unknown

Amendment: C122

Comment: Revised citation

Significance

What is significant?

Earls Court, constructed in 1932, at 44 Wellington Street, St Kilda is significant. It comprises an identical symmetrical pair of two-storey flat blocks in the interwar vernacular style with some Arts and Crafts influences. Each block has a long hipped and tiled roof, and external walls of roughcast render above a brick plinth. The blocks have long rectilinear plans, extending to the rear (south) of the property; and are separated by a narrow driveway, the entrance to which is defined by an archway. The blocks each have a projecting double-height breakfront balcony to the front (north façade); and windows are typically rectilinear, timber-framed, with multi-paned uppers and brick or timber sills, the latter with bracket detailing. The blocks are substantially externally intact.

How is it significant?

Earls Court is of local historical and architectural significance to the City of Port Phillip.

Why is it significant?

Earls Court, constructed in 1932, is of local historical significance. It is an example of an interwar 'walk up' flat block development in St Kilda, built in the period when flat block development was popular. Wellington Street was the focus of some flat block construction, and Earls Court (originally 'Harcia Flats') is demonstrative of the growing trend to flat living in the first decades of the twentieth century, with a particular concentration in St Kilda.

Architecturally, Earls Court is a substantially externally intact flat block development, distinguished by its identical 'twin' block planning and strongly symmetrical presentation. The latter is given weight by the

projecting two-storey balcony bays to the building frontage. Although a later example of Arts and Craft styling, the detailing is simple and well resolved. Elements of note include the double height breakfront balcony, with rendered columns and a cartouche detail to the spandrel panel; and the timber-framed multi-paned windows, with bracketed timber sills. The long central driveway is also a strong original element of the design

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

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

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

The building of flats accelerated during the 1920s:

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

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

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

Earl's Court (former Harcia flats), 44 Wellington Street

At the end of the nineteenth century, the site of the future Earls Court comprised a single dwelling with stables, occupied by Ebenezer Fitch, E Fitch & Sons, builders. At that time, the property was numbered 41 Wellington Street. In 1899, the renumbering of Wellington Street occurred and the site was renumbered 44.

The two flat blocks were constructed in c.1932 for Messrs. Ratz and Le Gassick. The flats, then known as 'Harcia Flats', were first listed in the *Sands & McDougall Directories* in 1934. The 1932 MMBW property service drainage plan (no. 21144) indicates internal staircases at ground and first floor levels, located at about the halfway point of each block. The flats were still called 'Harcia Flats' as recently as 1974. The non-original archway header above the driveway entrance was added relatively recently, when it replaced a narrow timber arch as shown in an earlier (1990s) image of the property.

References

MMBW Detail Plan No. 1358, City of St Kilda, 1898

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

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

Property Service Plan, South East Water

Sands and McDougall Directories: 1898-1900, 1915, 1919, 1925, 1930, 1934-1938.

Description

Earls Court comprises an identical symmetrical pair of two storey flat blocks in the interwar vernacular style with some Arts and Crafts influences. Each block has a long hipped and tiled roof, and external walls of roughcast render above a brick plinth. The blocks have long rectilinear plans, extending to the rear (south) of the property; and are separated by a narrow driveway, the entrance to which is defined by an archway headed by a bracketed rendered name panel with raised lettering (the property name and panel are not original). The blocks each have a projecting double-height breakfront balcony to the front (north façade), with rendered columns and a cartouche detail to the spandrel panel between ground and first floors. Bands of smooth render also separate the ground and first floors. The elevations facing the central driveway maintain the roughcast render material, while the side elevations facing away from the blocks are face brick. Windows are typically rectilinear, timber-framed, with multi-paned uppers and brick or timber sills, the latter with bracket detailing. Several simply detailed rendered chimneys are visible to the roof.

The blocks are substantially externally intact, although an addition has been constructed in the former garage area to the rear of the property. Other alterations include lengthening the central brick piers to the front brick fence and, as noted, the archway header above the driveway entrance. The steel palisade gates are also not original.

Comparative analysis

There are several examples of similar two-storey flat blocks in St Kilda, which are graded as 'Significant' heritage places in Port Phillip, and provide some comparison with Earls Court. The examples cited here all

share the identical symmetrical separated 'twin' flat block plan, at least to the front components of the blocks. These include Beaufort, two storey walk up flats constructed in the 1920s in the Mediterranean style at 13-15 Ormond Esplanade, Elwood; the two storey maisonettes constructed in 1916 in the Arts and Crafts style at 327-328 Beaconsfield Parade, St Kilda; and Lurnea, two storey walk up flats constructed in c.1920 at 50 (ex48a) Dalgety Street, St Kilda; also in a simplified Arts and Crafts style. Earls Court, although a later example of Arts and Craft styling, sits comfortably within this context. The detailing by comparison is simple, but well resolved.

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.

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

Earls Court, constructed in 1932, is of local historical significance. It is an example of an interwar 'walk up' flat block development in St Kilda, built in the period when flat block development was popular. Wellington Street was renowned for its flat blocks, and Earls Court (originally 'Harcia Flats') is demonstrative of the growing trend to flat living in the first decades of the twentieth century, with a particular concentration in St Kilda.

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.

Earls Court is of local architectural significance. It is a substantially externally intact flat block development, distinguished by its identical 'twin' block planning and strongly symmetrical presentation. The latter is given weight by the projecting two-storey balcony bays to the building frontage. Although a later example of Arts and Craft styling, the detailing is simple and well resolved. Elements of note include the double height breakfront balcony, with rendered columns and a cartouche detail to the spandrel panel; and the timber-framed multi-paned windows, with bracketed timber sills. The long central driveway is also a strong original element of the design.

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.



Recommendations

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

Primary source

Lovell Chen, *Heritage Appraisal - 16-20A & 44 Wellington Street, St Kilda*, March 2015

Other studies

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

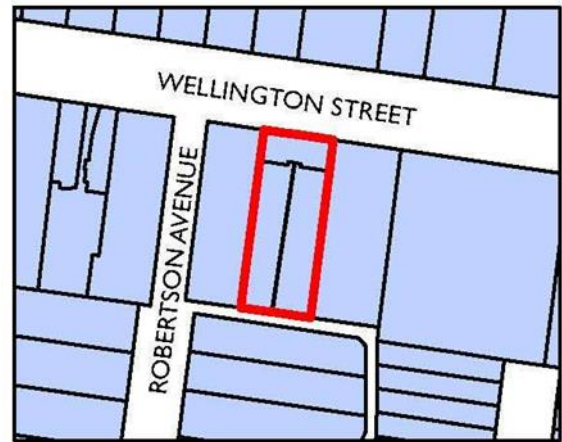
Other images

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City of Port Phillip Heritage Review

Place name: **Albuera Terrace**
Other names: **Terrace Houses**

Citation No:
2378



Address: **56-58 Wellington Street, St Kilda**

Heritage Precinct: Not applicable

Category: **Residential: Terrace Houses**

Heritage Overlay: HO492

Style: **Victorian: Italianate**

Graded as: Significant

Constructed: **c.1888**

Victorian Heritage Register: No

Designer: **Unknown**

Amendment: **C122**

Comment: **New citation**

Significance

What is significant?

Albuera Terrace at 56-58 Wellington Street, St Kilda, constructed in c.1888, is significant. It is a pair of substantial two-storey terrace houses, with secondary rear wings and over-painted rendered walls. The dwellings have double-height verandahs; rectilinear window openings, and entrance doors framed by sidelights and toplights. The roof forms are hipped and slate clad; a high balustraded parapet with a central pediment conceals the roof from Wellington Street. There are also pairs of large, double-width rendered chimneys to the east and west side elevations of the dwellings. The two-storey verandahs have decorative iron work in the form of arched friezes and first floor balustrades. The terrace pair is largely externally intact, as viewed from Wellington Street.

How is it significant?

Albuera Terrace at 56-58 Wellington Street, St Kilda is of local historical and architectural significance to the City of Port Phillip.

Why is it significant?

Albuera Terrace at 56-58 Wellington Street, St Kilda, constructed in c.1888, is of historical significance (Criterion A). The property was built when Melbourne's famous 1880s Boom was nearing its end, however the dwellings' large size and high and prominent parapets are reflective of the Boom period optimism and affluence as expressed architecturally. The size of the dwellings is also consistent with their 'main road' address, and association with the historically important Wellington Street. The latter is evident as an early

main road in the 1855 Kearney map of Melbourne. It historically accommodated a tram line, which was removed in the late 1960s, but underscores the importance of the road in the St Kilda context. The subject pair provide evidence of the prestigious residential status of the street in the nineteenth century. Of interest, between 1895 and 1902 no 58 Wellington Street was also briefly a nurses' home.

Architecturally, Albuera Terrace is a largely externally intact pair of two-storey Victorian terrace houses (Criterion E). The dwellings are large and prominent, their presentation to Wellington Street distinguished by double-height verandahs with decorative ironwork, and other Victorian features including symmetrically arranged rectilinear windows, entrance doors framed by sidelights and toplights, and pairs of large double-width rendered chimneys to the side elevations. The prominence is enhanced by the high balustraded parapet with a central pediment and other Victorian detailing. The property is also a representative example of Victorian terraces, incorporating other typical features such as slate clad hipped roof forms and secondary rear wings. (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

History

Contextual history

Wellington Street is an historically important street in St Kilda, and is evident in the 1855 Kearney map, where it originally extended further west past the nascent St Kilda Junction. It also extended east to Chapel Street, which connected Dandenong Road with St Kilda Junction. The road historically accommodated a cable tram (later electrified), which opened in October 1891 and ran from Windsor Station to the St Kilda Esplanade terminus, providing passengers with access to the St Kilda seaside. In August 1925, the tram route was electrified, with the tram continuing to run along Wellington Street until the late 1960s. At that time the line was diverted to a new underpass linking St Kilda and Dandenong Roads, as part of the major widening and re-arrangement of St Kilda Junction (Longmire 1989:200). The junction, before its modification, was an intersection of eight streets, one of which was Wellington Street.

Early development in Wellington Street (by the mid-1850s) comprised grand residences and large estates, as shown in the Kearney map. However, the introduction of the cable tramway influenced development in the street, attracting some mixed-use and commercial development. By the late nineteenth century, the street comprised houses, several hotels and a number of commercial premises. In the early decades of the twentieth century commercial development continued to be established in the street; flat blocks were also constructed in the interwar period.

Albuera Terrace, 56-58 Wellington Street

The pair of two-storey terraces at 56-58 Wellington Street were constructed in c.1888 and named Albuera Terrace (SM). In 1899, the south side of Wellington Street was renumbered and the terraces, originally numbered 53-55 Wellington Street, were renumbered to 56-58 Wellington Street. The terraces were originally single dwellings occupied by William A. Stokes and Mrs Donald McLeod, although between 1895 and 1902, no 58 Wellington Street was occupied as a nurses' home. Mrs Margaret Sargeant was the first matron of the nurses' home, although a year later Miss E Crabtree was matron (later superintendent) (SM).

The pair date from c.1888, constructed when Melbourne's famous 1880s Boom was nearing its end. While the dwellings do not necessarily display some of the more ornate features and detailing which was synonymous with Boom-style terraces, their large size and high and prominent parapet are reflective of the optimism and affluence of the period.

References

Longmire, Anne, *St Kilda: The Show Goes On, The History of St Kilda, Vol 3, 1930-1983, 1989*

MMBW Detail Plan No. 1358, City of St Kilda, 1898

Property Service Plan, South East Water

Sands and McDougall Directories (SM), 1887-1910

(1) Albuera, or La Albuera, is in Spain, and was the site of a famous battle in 1811 during the Peninsula War, involving British, Portugese and Spanish forces against the French. See: <http://www.britishbattles.com/peninsula/albuera.htm> (accessed 11 August 2015)

Description

Albuera Terrace at 56-58 Wellington Street, St Kilda, is a pair of substantial two-storey c.1888 terrace houses, with over-painted rendered external walls. The dwellings have double-height verandahs; a symmetrical arrangement of rectilinear window openings at ground and first floor levels with timber-frames and double-hung sashes, or alternately French-style double doors (not original); and entrance doors framed by sidelights and toplights. The roof forms are slate clad, with matching hips to the front part of the terrace pair, and a single long hipped roof to the secondary rear wings. A high balustraded parapet with a central pediment, and dentillated cornice, modillions and urns conceals the roof from Wellington Street. Each terrace also has two large, double-width rendered chimneys with corniced tops, to the east and west side elevations respectively.

The two-storey verandahs have decorative iron work in the form of arched friezes and first floor balustrades, with the exception of the ground floor frieze at no 58 which is a plain arch. The iron work is not consistent between the terraces; earlier streetscape views indicate that the iron work to no 56 is not original, having been replaced between 2007 and 2009. A dentillated string course between ground and first floor levels is also evident in no 56, but not to no 58.

The terrace pair is otherwise largely externally intact, as viewed from Wellington Street. The external plan of the building also appears to be generally intact to that shown on the 1898 MMBW plan, albeit with some changes to the rear.

Both dwellings have front garden setbacks; limited side setbacks; and high solid masonry fences to the Wellington Street boundary which are not original and conceal views of the ground floor facades.

Comparative analysis

Terrace houses, including two-storey terrace pairs, are not uncommon in St Kilda or the broader municipality. There are also a number of examples of two-storey Victorian terraces in Port Phillip, which are graded as 'Significant' heritage properties and provide some comparison with 56-58 Wellington Street, St Kilda.

These include 'Elwood House' at 30-30A Vautier Street, Elwood, a pair of early terraces constructed in 1854-55 (individually listed as HO274). Although substantially earlier than the subject terrace pair, Elwood House has been subject to stages of alterations including being altered in the 1870s (when adapted to a single dwelling), again in 1917-18 (adapted to flats) and then again in 1978 (reverted back to two terraces). Other examples of Victorian terraces include several in South Melbourne, such as 'Mt Durand Terrace' at 152-156 Cecil Street (included in HO440, Emerald Hill Residential Precinct), a row of three large and

ornate terraces constructed in 1884; 'Vermont Terrace' at 37-41 Cardigan Place (included in HO442, Albert Park Residential Precinct), a row of three terraces constructed in 1885 which share a large central triangular pediment; and an earlier terrace row at 15-17 Howe Crescent (included in HO441, St Vincent Place East Precinct), three terraces constructed in 1869. While these cited terraces are all rows of three rather than a pair, the grouping of terraces in pairs, threes and longer rows is a characteristic of the housing type, and highly prevalent in the Victorian streetscapes of inner Melbourne. The terrace dwellings at 56-58 Wellington Street share this general approach, and although less detailed than some of the ornate examples cited above, still compare favourably. They are also generally on par with other 'Significant' terrace houses in Port Phillip.

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.

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

Albuera Terrace at 56-58 Wellington Street, St Kilda, constructed in c.1888, is of historical significance. The property was built when Melbourne's famous 1880s Boom was nearing its end, however the dwellings' large size and high and prominent parapets are reflective of the Boom period optimism and affluence as expressed architecturally. The size of the dwellings is also consistent with their 'main road' address, and association with the historically important Wellington Street. The latter is evident as an early main road in the 1855 Kearney map of Melbourne. It historically accommodated a tram line, which was removed in the late 1960s, but underscores the importance of the road in the St Kilda context. The subject pair provide evidence of the prestigious residential status of the street in the nineteenth century. Of interest, between 1895 and 1902 no 58 Wellington Street was also briefly a nurses' home.

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 property is also a representative example of Victorian terraces, incorporating other typical features such as slate clad hipped roof forms and secondary rear wings.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Albuera Terrace is a largely externally intact pair of two-storey Victorian terrace houses. The dwellings are large and prominent, their presentation to Wellington Street distinguished by double-height verandahs with decorative ironwork, and other Victorian features including symmetrically arranged rectilinear windows, entrance doors framed by sidelights and toplights, and pairs of large double-width rendered chimneys to the side elevations. The prominence is enhanced by the high balustraded parapet with a central pediment and other Victorian detailing.

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.

Recommendations

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

Primary source

Lovell Chen, *Heritage Review: Wellington Street, St Kilda*, (Revised) March 2017

Other studies

-

Other images

-

City of Port Phillip Heritage Review

Place name: House
Other names: -

Citation No:
2165



Address: 67 Wellington Street, St Kilda

Heritage Precinct: None

Category: Residential: House

Heritage Overlay: HO364

Style: Victorian: Italianate

Graded as: Significant

Constructed: c.1886

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The house, constructed c.1886 or earlier, at 67 Wellington Street, St Kilda is significant. This is a richly decorated Boom style villa with hipped slate roof and ball cast verandah terminated by an end wall at the east end and returning around the west elevation on the seaward side. The stuccoed surfaces have vermiculated panels to the bracketed frieze, fluted pilasters and unusual intaglio work with vermiculated banding and rosettes.

Non-original alterations and additions are not significant.

How is it significant?

The house at 67 Wellington Street, St Kilda is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant for the exceptionally decorative treatment of the stuccoed surfaces and especially the intaglio work which is of interest in itself and which adds diversity to the surviving villas of similar age on Wellington Street, recalling the period when this was an important thoroughfare commencing at the St. Kilda Junction. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

Wellington Street is one of the oldest in St Kilda and already contained several houses by the 1850s (Kearney Plan). Further houses were built during the 1870s but most development occurred during the 1880s boom when St Kilda's population rose from 12,000 in 1881 to 19,000 to 1891. By the end of the nineteenth century Wellington Street was almost fully built up (MMBW).

House, 67 Wellington Street

The plan of this area surveyed by Commander Cox in 1866 showed places facing Wellington and Nelson Streets between Punt and Upton Roads whereas today the pattern is for most properties to face the former and extend through to the latter as with no.67.

The Rate Books entries for this property are unclear as it was rated in 1871 to St. David Street (now Upton Road) and was listed as being "wood" at a time when it would appear to have been "brick". Nevertheless in the early 1870's, there was a six roomed wood house on this site owned by Robert Brown and occupied by the wool merchant William Brown. In 1874, ownership was with William Brown and the property was described as "no.43, wood house and land, 11 rooms, NAV 106 pounds". A year later, the description was identical except the building materials had been modified to "brick and wood". The main part of the house may stem from this period.

By 1885, ownership had passed to Mary Ann Brown who leased the property to the trainer Henry Tibballs. In 1886, Brown assumed occupancy. Around the same time the house description was changed to "brick with 11 rooms"; "stables" were listed and some of the land on both sides of the house was sold. It may be that the timber section had been rebuilt in brick or that the house as it stands today was built at this time. In the year following Brown disposed of her Wellington Street holdings, selling no.43 to David McLean. At the turn of the century, the house was owned and occupied by Sophia McLean. It was described as "no.67, brick, eight rooms, sewered, NAV 66 pounds".

References

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

Melbourne & Metropolitan Board of Works (MMBW), Detail Plans no. 968, 969, 1358, 1360 (c.1897)

Prahran Rate Books: 1870-77, 1884-88, 1890-91, 1899-1900, VPRS 2344/PI, PROV

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

Description

This is a richly decorated Boom style villa with hipped slate roof and ball cast verandah terminated by an end wall at the east end and returning around the west elevation on the seaward side. The stuccoed

surfaces have vermiculated panels to the bracketed frieze, fluted pilasters and unusual intaglio work with vermiculated banding and rosettes.

Condition: Sound. Integrity: High, context compromised by high building to immediate west.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in HO359 as a Significant place.

1998: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

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

Other studies

Andrew Ward, *City of Port Phillip Heritage Review*, 1998

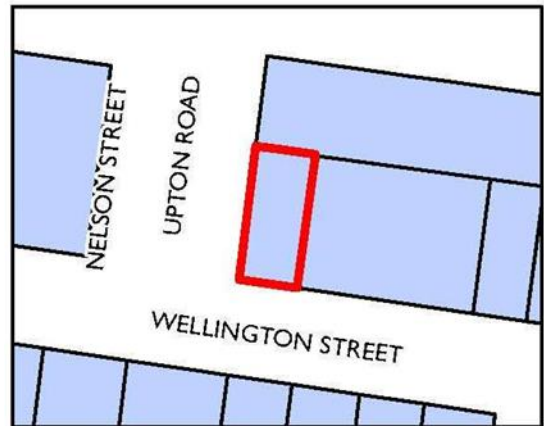
Other images

-

City of Port Phillip Heritage Review

Place name: Shops and flats
Other names: -

Citation No:
2380



Address: 81-81A Wellington Street,
St Kilda

Heritage Precinct: Not applicable

Category: Residential: flats, Commercial:
shops

Heritage Overlay: HO493

Style: Interwar

Graded as: Significant

Constructed: 1930

Victorian Heritage Register: No

Designer: Unknown

Amendment: C122

Comment: New citation

Significance

What is significant?

The building at 81-81a Wellington Street, St Kilda, constructed in 1930, is significant. It is a substantial two-storey brick building, comprising two separate retail tenancies at ground floor level, entered from Wellington Street, and residential accommodation above. The building is generally simply detailed, with a symmetrical presentation across the wide principal frontage, and a large and dominant single-hipped tile-clad roof to the main building component. A rear secondary wing, with a hipped roof form, is visible to Upton Road. The first floor to Wellington Street comprises deep roofed balconies with patterned masonry and rendered balustrades. The balconies are flanked by brick piers, with alternating protruding brick courses, a pattern used elsewhere in the building, including to the brick porch surrounds to the residential entrance on Upton Street. Windows include timber-framed doubled hung sashes, in boxed frames, and multi-paned glazing. The building has a comparatively high level of external intactness.

How is it significant?

The building at 81-81a Wellington Street, St Kilda is of local historical and architectural significance to the City of Port Phillip.

Why is it significant?

The building at 81-81a Wellington Street, St Kilda is of historical significance (Criterion A). The building has occupied this site since 1930, in an area of Wellington Street which has historically accommodated mixed forms of development, including commercial development. It is also an example of a purpose-built

combined shops and residential building, constructed in the 1930s to a main road in St Kilda, and is one of a number of similar contemporary developments in the suburb in this period. Historically, the property has been used as a shop since at least the turn of the nineteenth century, and interestingly for many decades was occupied by a fruiterer/greengrocer, including Frank Avitabile who built, and then operated out of, the subject building. Various tenancies occupied the building until recent times, with the current use as a cafe and delicatessen continuing the retail use.

Architecturally, 81-81a Wellington Street, St Kilda is significant as a largely externally intact and substantial 1930 brick corner building which historically combined shops at ground floor level, with residences above (Criterion E). It is a simply detailed yet well resolved interwar building, with a symmetrically composed presentation to Wellington Street. It compares favourably with several other similar developments in St Kilda in the 1930s, which share characteristics such as brick construction and balconies to the first floor residential spaces. The building is distinguished by its wide principal frontage with a large and dominant single-hipped tiled roof above. Details of note include the deep roofed balconies with patterned rendered masonry balustrades; brick piers with alternating protruding brick courses; the stepped entrance porch to the first floor residences on the west elevation, framed by patterned brickwork; and timber-framed multi-paned windows in boxed frames. The building is also prominently located and highly visible to its corner site, with views of the long west elevation enhancing its prominence.

81-81a Wellington Street is also of local architectural significance, as a representative example of a combined shops and flats building, incorporating shops to ground floor level, and a separate entrance to the flats above, which in turn feature balconies (Criterion D).

Thematic context

Victoria's framework of historical themes

- 5. Building Victoria's industries and workforce: 5.3 Marketing and retailing
- 6. Building towns, cities and the garden state: 6.3 Shaping the suburbs, 6.7 Making homes for Victorians

Port Phillip thematic environmental history

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

History

Contextual history

Wellington Street is an historically important street in St Kilda, and is evident in the 1855 Kearney map, where it originally extended further west past the nascent St Kilda Junction. It also extended east to Chapel Street, which connected Dandenong Road with St Kilda Junction. The road historically accommodated a cable tram (later electrified), which opened in October 1891 and ran from Windsor Station to the St Kilda Esplanade terminus, providing passengers with access to the St Kilda seaside. In August 1925, the tram route was electrified, with the tram continuing to run along Wellington Street until the late 1960s. At that time the line was diverted to a new underpass linking St Kilda and Dandenong Roads, as part of the major widening and re-arrangement of St Kilda Junction (Longmire 1989:200). The junction, before its modification, was an intersection of eight streets, one of which was Wellington Street.

Early development in Wellington Street (by the mid-1850s) comprised grand residences and large estates, as shown in the Kearney map. However, the introduction of the cable tramway influenced development in the street, attracting some mixed-use and commercial development. By the late nineteenth century, the street comprised houses, several hotels and a number of commercial premises. In the early decades of the twentieth century commercial development continued to be established in the street; flat blocks were also constructed in the interwar period.

Shops & flats, 81-81A Wellington Street

At the turn of the nineteenth century and throughout the 1910s and 20s, the property on the corner of Upton Road (then St David Street) was occupied by a shop. The occupants varied throughout this time, but the shop was consistently a fruiterer/greengrocer (SM). The shop was immediately adjacent to the Royal Mail Hotel at 83-85 Wellington Street, which is no longer extant (MMBW).

The current substantial brick building was constructed on this site in 1930 for Frank Avitabile; he was again a greengrocer and fruiterer. The building incorporated two separate retail tenancies, with residential accommodation above. Avitabile had, for a time, occupied the previous shop on this site and was listed in the *Sands & McDougall Directories* as one of the occupants of 81 and 81a Wellington Street until at least 1945. Subsequently, C.F. Avitabile, grocer, and assumed to be the son or daughter of Frank, was variously listed as one of the occupants of the property in the 1950s-1970s (SM). Occupants of the other tenancy included in 1930, a dairy purveyor; and in 1935, a hairdresser. By 1974 no 81 Wellington Street was occupied by C.F. Avitabile as a milk bar (SM).

It has occupied this site since 1930 in an area of Wellington Street which has historically accommodated mixed forms of development. The mixed uses were in part due to the tram route along the street, and the attraction this held for commercial development.

References

Kearney map (1855), State Library of Victoria

Longmire, Anne, *St Kilda: The Show Goes On, The History of St Kilda, Vol 3, 1930-1983*, 1989

MMBW Detail Plan No. 968, City of St Kilda, 1896

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

Property Service Plan, South East Water

Sands and McDougall Directories: 1930-1974

Description

The property at 81-81a Wellington Street, St Kilda is a substantial brick two-storey building constructed in 1930, and comprising two separate retail tenancies at ground floor level, entered from Wellington Street, and residential accommodation above. The building is generally simply detailed, with a symmetrical presentation across the wide principal frontage, and a large and dominant single-hipped tile-clad roof to the main building component. A rear secondary wing is visible to Upton Road; this too has a hipped roof form and a slender brick chimney to the west roof plane, expressed in a chimney breast to the west wall of the building. The ground floor shopfronts are modern, with large expanses of metal-framed glass, and boxed awnings over with shop signage. The first floor to Wellington Street is original, and comprises deep roofed balconies with patterned masonry balustrades, which are rendered over. The balconies are flanked by brick piers, with a pattern of alternating protruding brick courses. Original windows include timber-framed doubled hung sashes, in boxed frames, and multi-paned glazing. The original stepped entrance porch to the first floor residences is also located on the west elevation, and is framed by brickwork, again patterned with alternating brick courses. Timber skillion additions are located to the rear.

The building has no setback to Wellington Street, or to Upton Road on the west side, for the front part of the building.

Save for the non-original shopfronts at ground floor level, the building has a comparatively high level of external intactness.

Comparative analysis

There are several examples of interwar buildings with shops and residences above in St Kilda, which are graded as 'Significant' heritage properties in Port Phillip, and provide some comparison with 81 Wellington Street. These include Boncap, at 49 Fitzroy Street, St Kilda (included in HO5), a 1935 three storey building with shops to the ground floor, flats above, and bachelor flats to the rear. It is in the Functionalist style. There is also the two storey shops constructed in 1930 in the Art Deco style at 81-85 Acland Street, St Kilda (included in HO5); and Acland Court, two storey shops with flats above constructed in 1935 in the Spanish Mission style at 91-93 Acland Street, St Kilda (also included in HO5).

Tecoma Court at 16-20a Wellington Street, St Kilda (not currently a graded building or included in the Heritage Overlay to the Port Phillip Planning Scheme, but identified as 'Significant'), is also a two-storey interwar brick building with shops/retail spaces to the ground floor and residential flats above.

All these examples were built in the 1930s, and are generally contemporary with 81 Wellington Street. The examples also differ in style, but share a common brick construction material, shopfronts to the ground floor facade, separate entrances to the residences, and balconies to the flats above (save for 81-85 Acland Street), as well as a similar 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.

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

The building at 81-81a Wellington Street, St Kilda is of historical significance (Criterion A). The building has occupied this site since 1930, in an area of Wellington Street which has historically accommodated mixed forms of development, including commercial development. It is also an example of a purpose-built combined shops and residential building, constructed in the 1930s to a main road in St Kilda, and is one of a number of similar contemporary developments in the suburb in this period. Historically, the property has been used as a shop since at least the turn of the nineteenth century, and interestingly for many decades was occupied by a fruiterer/greengrocer, including Frank Avitabile who built, and then operated out of, the subject building. Various tenancies occupied the building until recent times, with the current use as a cafe and delicatessen continuing the retail use.

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.

81-81a Wellington Street is also of local architectural significance, as a representative example of a combined shops and flats building, incorporating shops to ground floor level, and a separate entrance to the flats above, which in turn feature balconies.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

81-81a Wellington Street, St Kilda is significant as a largely externally intact and substantial 1930 brick corner building which historically combined shops at ground floor level, with residences above. It is a simply detailed yet well resolved interwar building, with a symmetrically composed presentation to



Wellington Street. It compares favourably with several other similar developments in St Kilda in the 1930s, which share characteristics such as brick construction and balconies to the first floor residential spaces. The building is distinguished by its wide principal frontage with a large and dominant single-hipped tiled roof above. Details of note include the deep roofed balconies with patterned rendered masonry balustrades; brick piers with alternating protruding brick courses; the stepped entrance porch to the first floor residences on the west elevation, framed by patterned brickwork; and timber-framed multi-paned windows in boxed frames. The building is also prominently located and highly visible to its corner site, with views of the long west elevation enhancing its prominence.

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.

Recommendations

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

Primary source

Lovell Chen, *Heritage Review: Wellington Street, St Kilda, (Revised) March 2017*

Other studies

-

Other images

-

City of Port Phillip Heritage Review

Place name: McIntosh House
Other names: -

Citation No:
2265



Address: 99 Wellington Street, St Kilda

Heritage Precinct: None

Category: Residential: House

Heritage Overlay: HO359

Style: Victorian: Italianate

Graded as: Significant

Constructed: 1886

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The McIntosh House, constructed in 1886, at 99 Wellington Street, St Kilda is significant. This is a Victorian-era ornate, Italianate style double-fronted stuccoed villa, with slate hipped roof, bracketed ornamental chimney shafts and cornices, a recessed doorway with ornate four-panel door and top and side lights, cast-iron verandah details (1888 fan pattern) set in panels, and an encaustic tile and stone verandah floor. Remnants of an iron palisade fence are at the front but the distinctive aspect of the house are the incised patterns in the cement work along the front walls, providing a Germanic character to the design which compares with Vahland designs in Bendigo. The detailing is set in panels and in friezes across the façade.

Non-original alterations and additions are not significant.

How is it significant?

The McIntosh House at 99 Wellington Street, St Kilda is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine example of a Victorian-era Boom-style house in the Italianate manner, with its slate clad roof, bracketed ornamental chimney shafts and cornices, recessed doorway with ornate four-panel door and top and side lights, cast-iron verandah details set in panels, and an encaustic tile and stone

verandah floor as ornament applied in multiple layers and media. It is notable distinctive and elaborate incised stucco work which is rare across the metropolitan area. (Criteria B, D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

Wellington Street is one of the oldest in St Kilda and already contained several houses by the 1850s (Kearney Plan). Further houses were built during the 1870s but most development occurred during the 1880s boom when St Kilda's population rose from 12,000 in 1881 to 19,000 to 1891. By the end of the nineteenth century Wellington Street was almost fully built up (MMBW).

McIntosh House, 99 Wellington Street

The first rate record of this houses was in 1886-7 for a 6 room brick house owned by George McIntosh and occupied by Margaret Robertson. Samuel T. Jacobs an agent lived there in the mid 1890s and Mrs Bernice Fink was there later in that decade. Zoe Solomon, another agent, lived there in the Edwardian-era.

From c.1909 the house was owned by Annie M. McLeod and later Miss M.A. McLeod but a longer tenure was that of John O'Neill (agent) until 1926-7. During that period the house was converted to flats in c.1921-2, being two three-bedroom flats and one two-bedroom. Long-term tenants in the 1920s included William Smith, pastry cook, Fred Brostom and Mollie O'Dea. The building returned to being a single dwelling in c.1930 under owner-occupier Victor Barwick, a commercial traveller.

References

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

Melbourne & Metropolitan Board of Works (MMBW), Detail Plans no. 968, 969, 1358, 1360 (c.1897)

Prahran Rate Books: 1884-88, VPRS 2344/PI, PROV

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

Description

This is a Victorian-era ornate, Italianate style double-fronted stuccoed villa, with slate hipped roof, bracketed ornamental chimney shafts and cornices, a recessed doorway with ornate four-panel door and top and side lights, cast-iron verandah details (1888 fan pattern) set in panels, and an encaustic tile and stone verandah floor. Remnants of an iron palisade fence are at the front but the distinctive aspect of the house are the incised patterns in the cement work along the front walls, providing a Germanic character to the design which compares with Vahland designs in Bendigo. The detailing is set in panels and in friezes across the façade.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in HO359 as a Significant place.

2001: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

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

Other studies

G. Butler, *City of Port Phillip Heritage Review*, Version 3, 2001

Other images

-

City of Port Phillip Heritage Review

Place name: Tramway Engine House
(former)

Citation No:
2266

Other names: Windsor Motors Ltd Garage



Address: 105 Wellington Street, St Kilda

Heritage Precinct: None

Category: Tramway: Engine House,
Garage

Heritage Overlay: HO360

Style: Interwar Stripped Classical

Graded as: Significant

Constructed: 1890, c.1925

Victorian Heritage Register: No

Designer: Unknown

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The former Tramway Engine House (later Windsor Motors Ltd Garage), constructed in 1890 and altered c.1925, at 105 Wellington Street, St Kilda is significant. This is a large Victorian and Edwardian-era brick and stucco factory which is from sequential construction. The façade is set on a basalt rusticated plinth from the 1890s, with central double entry doors, and metal framed show windows to either side from the Stillwell tenure of the 1920s. The façade upper level has bracketed prism shaped windows set under a cemented main cornice and over each of the two side entry doors, presumably as a supervisory window for tramway traffic. A string mould at an intermediate level forms a shallow hood over the ground level openings. The parapet entablature is divided into piers with a raised but single central section, with inset name panel. The side walls are of English bond red brick. A lower level parapeted wing is to the east of the main building: this has cavity brick side walls and a band of brickwork as a parapet frieze set between pylon-like piers.

Non-original alterations and additions are not significant.

How is it significant?

The former Tramway Engine House at 105 Wellington Street, St Kilda is of local historic significance to the City of Port Phillip.

Why is it significant?

It is significant as tangible evidence of an era of expansion in the tramway system in the City which in turn was a key factor to the development of the recreational capacity along the City's beaches, and as a rare building type associated with Melbourne's cable tram network. It is associated with the noted Melbourne Tramway & Omnibus Company Limited as part of a rare and valuable group of cable tram engine houses built for the company throughout the inner metropolitan area (Criteria A, B & H). It is also significant for its later use, which provides evidence of the change to motored vehicle transport during the 1920s. (Criterion A)

Thematic context

Victoria's framework of historical themes

3. Connecting Victorians by transport and communications: 3.4 Linking Victorians by road in the twentieth century, 3.5 Travelling by tram

Port Phillip thematic environmental history

3. Transport: 3.2 The first tramways

History

Cable trams in Melbourne

The Melbourne Omnibus Company was established in 1869 by Francis Boardman Clapp, William McCulloch and Henry Hoyt. It initially operated 11 horse-drawn buses from Flinders Street and Spencer Street stations via Bourke Street to Fitzroy. The three-penny fare was cheaper than a cab ride and so business expanded with services to Richmond, Carlton and North Melbourne. With the potential recognised for other traction forms, the company was reformed as the Melbourne Tramway and Omnibus Co Ltd (MT&OC) in 1877. The MT&OC extended its operations to other suburbs and by 1882 it had 470 employees and 1600 horses and 178 horse buses running on fifteen routes (Vines 2012:37-8).

The MT&OC introduced the cable operated tram system to Melbourne: after years of lobbying by the MT&OC the Victorian colonial government passed the *Melbourne Tramway and Omnibus Act* in 1883 citing the cable trams "... would be of great public and local advantage" (Vines 2012:41).

The first line to be completed was the Spencer Street-Richmond line, along Flinders Street, Wellington Parade and Bridge Road to the Hawthorn Bridge. It opened on 11 November 1885 and by 1891 the system grew to about 75 km of double track and 1200 cars and trailers, on 17 routes, which radiated from the centre of Melbourne to what are now inner and middle suburbs. Twelve engine houses and about sixteen tram barns were erected at key locations to power and store the cable cars. It was one of, if not the largest cable car systems in the world, comparable with the San Francisco and Chicago cable car networks (Vines 2012:42).

In Port Phillip, the first cable tram route along St Kilda Road and Brighton Road opened on 11 October 1888. This was followed in 1890 by the route to South Melbourne (via Clarendon, Park, Montague and Victoria streets), which opened on 17 June and the Port Melbourne service via City Road and Bay Street. Both services crossed the Yarra on the new Queens Bridge, built in 1889. The last service established by the MT&OC was the Windsor to St Kilda Esplanade service via Wellington and Fitzroy streets, The Esplanade to the terminus in Acland Street, which opened on 17 October 1891 (Vines 2012).

The Melbourne Tramway and Omnibus Company operated the system from 1885 to 1916, when the newly formed Tramways Board took it over for the Victorian Government. On the expiry of its lease on 30 June 1916, the MT&OC surrendered its authority to operate the city's cable network and the Royal Park horse

tramway to the Tramways Board, the forerunner of the MMTB. The MT&OC ceased to function as a passenger carrier from 1 July 1916 and was ultimately de-registered in 1922. From the 1920s the cable tram lines were progressively converted to electric traction and bus operation with the last Melbourne cable tram operating on 26 October 1940 (Vines 2012:42).

Windsor Tramway engine house

This tramway engine house was built in association with the route from Windsor to St Kilda, which opened on 17 October 1891. The rate entry 1890-1 for this property was land with an 80 feet frontage but pencilled in was the new owner, the 'Tramway Co'. By November 1891 the description 'Tramway Engine House', had been entered in the rate book, owned by the Melbourne Tramways & Omnibus Co Ltd. The annual rateable value had risen from £80 to £400 (RB).

Through the period 1896-9 the annual rate valuation was crossed out in rate books but by 1899-1900 it had increased to a massive £1245. The description was always brick engine house but by 1907-8 extra data showed that it had 4 rooms and in the 1909-10 book it was called a power house; the valuation had dropped to £604 by 1905-6 and remained so for many years. By c.1916-17 the proprietor had changed to the Melbourne & Metropolitan Tramways Board and, as part of the program of converting cable tramways to electric traction, the Windsor-St Kilda cable tram was closed on 29 August 1925 and re-opened on 27 December 1925 (RB, Yarra Trams).

Consequently, the engine house was no longer required and the MMTB ownership gave way to that of Bertram S. Stillwell in 1925-6 and the engine house had become the Windsor Motors Ltd motor garage. While still in the Stillwell tenure the building was occupied by Thomas B. Scott, a grocer, during the inter-war period. The Sun Electric factory was there in the 1950s and the building is now occupied by St Michael's Grammar School (RB).

References

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

Prahran Rate Book (RB) Windsor Ward, PROV VPRS 7244/P2

Vines, Gary, *Melbourne Metropolitan Tramway Heritage Study*, 2012

Yarra Trams, 'Our history: Tramway milestones; Between the wars' <http://www.yarratrams.com.au/about-us/our-history/tramway-milestones/between-the-wars/> [viewed 25 April 2016]

Description

This is a large Victorian and Edwardian-era brick and stucco factory which is from sequential construction. The façade is set on a basalt rusticated plinth from the 1890s, with central double entry doors, and metal framed show windows to either side from the Stillwell tenure of the 1920s. The façade upper level has bracketed prism shaped windows set under a cemented main cornice and over each of the two side entry doors, presumably as a supervisory window for tramway traffic. A string mould at an intermediate level forms a shallow hood over the ground level openings. The parapet entablature is divided into piers with a raised but single central section, with inset name panel. The side walls are of English bond red brick.

A lower level parapeted wing is to the east of the main building: this has cavity brick side walls and a band of brickwork as a parapet frieze set between pylon-like piers.

Comparative analysis

This is one of two surviving cable tram engine houses in Port Phillip. The other is at 357-361 City Road, South Melbourne (PPHR citation I157, Significant within HO4 South Melbourne City Road Industrial

precinct). Erected c.1890 to service the Port Melbourne and South Melbourne routes, this building was significantly damaged by fire c.1995 and only the ornate façade remains.

Assessment

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

Recommendations

2016: Retain in HO360 as a Significant place.

2001: Include in the schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme.

Primary source

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

Other studies

G. Butler, *City of Port Phillip Heritage Review, Version 3*, 2001

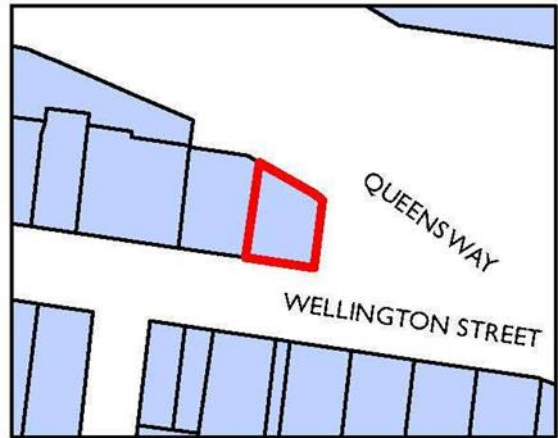
Other images

-

City of Port Phillip Heritage Review

Place name: House
Other names: -

Citation No:
2381



Address: 129 Wellington Street, St Kilda

Heritage Precinct: Not applicable

Category: Residential: House

Heritage Overlay: HO494

Style: Victorian: Italianate

Graded as: Significant

Constructed: c.1885

Victorian Heritage Register: No

Designer: Unknown

Amendment: C122

Comment: New citation

Significance

What is significant?

The house at 129 Wellington Street, St Kilda, constructed in c.1885, is significant. It is a single-storey bichrome brick Victorian Italianate dwelling, on an asymmetrical plan. It has a slate-clad hipped roof form, with bracketed eaves and three visible chimneys, also in bichrome brick with brick cornices. There is a protruding bay to the west side, with its own roof hip, and an adjoining verandah to the remaining frontage. The entrance is located under the verandah, with the door set in a Victorian arrangement of timber side and top lights. The timber-framed and double-hung sash windows to the principal facade are large and with rounded heads. The verandah has turned timber posts, has lost its decorative iron work, but retains its original unusual curved form. The main component of the dwelling is substantially externally intact.

How is it significant?

The house at 129 Wellington Street, St Kilda is of local historical and architectural significance to the City of Port Phillip.

Why is it significant?

The house at 129 Wellington Street, St Kilda, is of historical significance (Criterion A). It is demonstrative of Victorian residential development in Wellington Street, where there is now a concentration of surviving residences at the eastern end of the street. While it is currently the last house on the north side at this end, it was originally part of a more extensive group which continued further eastwards to Chapel Street. These houses were demolished in the late 1960s, as part of the broader work involving the St Kilda Junction upgrade. The association with Wellington Street is also significant in that the street is evident as an early main road in the 1855 Kearney map of Melbourne. It historically accommodated a tram line, which

was also removed in the late 1960s, but underscores the importance of the road in the St Kilda context. The dwelling, while not large, is a handsome example of an Italianate villa, which befits its 'main road' address and provides evidence of the prestigious residential status of Wellington Street in the nineteenth century.

Architecturally, 129 Wellington Street, St Kilda is a well resolved and substantially externally intact example of an 1880s single-storey Victorian brick Italianate villa (Criterion E). It is also prominently sited at the east end of Wellington Street. The bi-chrome brickwork, combined with the highly visible slate-clad hipped roof forms and chimneys enhance its presentation. The verandah form is also of note.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

Wellington Street is an historically important street in St Kilda, and is evident in the 1855 Kearney map, where it originally extended further west past the nascent St Kilda Junction. It also extended east to Chapel Street, which connected Dandenong Road with St Kilda Junction. The road historically accommodated a cable tram (later electrified), which opened in October 1891 and ran from Windsor Station to the St Kilda Esplanade terminus, providing passengers with access to the St Kilda seaside. In August 1925, the tram route was electrified, with the tram continuing to run along Wellington Street until the late 1960s. At that time the line was diverted to a new underpass linking St Kilda and Dandenong Roads, as part of the major widening and re-arrangement of St Kilda Junction (Longmire 1989:200). The junction, before its modification, was an intersection of eight streets, one of which was Wellington Street.

Early development in Wellington Street (by the mid-1850s) comprised grand residences and large estates, as shown in the Kearney map. However, the introduction of the cable tramway influenced development in the street, attracting some mixed-use and commercial development. By the late nineteenth century, the street comprised houses, several hotels and a number of commercial premises. In the early decades of the twentieth century commercial development continued to be established in the street; flat blocks were also constructed in the interwar period.

House, 129 Wellington Street

By the late 1880s, the north side of Wellington Street in the vicinity of no 129 had generally been developed (SM). In the late nineteenth and early-mid twentieth centuries, 129 Wellington Street formed part of a residential streetscape on the north side of Wellington Street that continued to the east to Chapel Street (MMBW). However, all of the dwellings to the east of no 129 were demolished as part of the late 1960s St Kilda Junction works, including for the construction of the link between St Kilda and Dandenong roads, which the subject property abuts (Longmire 1989:200). It now terminates the east end of the street on its north side.

The north side of Wellington Street was renumbered several times in the late nineteenth century, in 1885 and again in 1891, to accommodate new development at this time. The first listing for a building at 129 Wellington Street (then numbered 101 Wellington Street) appears in the *Sands & McDougall Directories* in

c.1885. At this time the dwelling was occupied by William McIlwrick. In 1891, when the dwelling was renumbered 129, it was occupied by Dr James Robertson (SM).

References

Kearney Plan (1855), State Library of Victoria

Longmire, Anne, *St Kilda: The Show Goes On, The History of St Kilda, Vol 3, 1930-1983, 1989*

MMBW Detail Plan No. 968, City of Prahran, 1896

Property Service Plan, South East Water

Sands and McDougall Directories (SM), 1887-1910

Description

No 129 Wellington Street, St Kilda, is a c.1885 single-storey bi-chrome brick Victorian Italianate dwelling, on an asymmetrical plan. It has a slate-clad hipped roof form, with bracketed eaves and three visible chimneys, also in bi-chrome brick with brick cornices. The façade displays tuck-pointed bi-chrome brickwork with red face brick elsewhere. There is a protruding bay to the west side, with its own roof hip, and an adjoining verandah to the remaining frontage. The entrance is located under the verandah, with the door set in a Victorian arrangement of timber side and top lights. The timber-framed and double-hung sash windows to the principal facade are large and with rounded heads. Throughout, the bi-chrome brickwork has been used to emphasise openings and building corners. The verandah has turned timber posts, has lost its decorative iron work, but retains its original unusual curved form. The curve of the verandah has been sympathetically integrated into the brick patterning of the east wall of the western bay.

The dwelling has a large rear addition, which is visible from Wellington Street, albeit set well back into the property. The addition appears to have subsumed the original secondary rear wings. The generous setback enables the 1880s building to remain prominent and forward to the street, and to retain its overall Victorian presentation. In this way, the main component of the dwelling is substantially externally intact. The dwelling has a small front garden setback, and side setbacks including driveways to either side of the dwelling. The front fence is not original.

Comparative analysis

Late nineteenth century single-storey brick Italianate dwellings, including those on asymmetrical plans, are found throughout the inner suburbs of Melbourne. However, this particular dwelling is distinguished by its intactness (to the main building component), and its materials and detailing, including bi-chrome brickwork and slate-clad hipped roof forms. In the vicinity of the subject property, there are single-storey bi-chrome brick Victorian dwellings in Wellington Street, which are also graded as 'significant' heritage properties. No. 90 Wellington Street is a larger dwelling, with an asymmetrical plan and return verandah with canted bay; while 102 Wellington Street is a smaller dwelling, albeit still comparable to the subject dwelling. Both the latter bi-chrome brick houses are included in HO6, St Kilda East 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.

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

The house at 129 Wellington Street, St Kilda, is of historical significance. It is demonstrative of Victorian residential development in Wellington Street, where there is now a concentration of surviving residences at

the eastern end of the street. While it is currently the last house on the north side at this end, it was originally part of a more extensive group which continued further eastwards to Chapel Street. These houses were demolished in the late 1960s, as part of the broader work involving the St Kilda Junction upgrade. The association with Wellington Street is also significant in that the street is evident as an early main road in the 1855 Kearney map of Melbourne. It historically accommodated a tram line, which was also removed in the late 1960s, but underscores the importance of the road in the St Kilda context. The dwelling, while not large, is a handsome example of an Italianate villa, which befits its 'main road' address and provides evidence of the prestigious residential status of Wellington Street in the nineteenth century.

Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.

Not applicable.

Criterion D - Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Not applicable.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

Architecturally, 129 Wellington Street, St Kilda is a well resolved and substantially externally intact example of an 1880s single-storey Victorian brick Italianate villa. It is also prominently sited at the east end of Wellington Street. The bi-chrome brickwork, combined with the highly visible slate-clad hipped roof forms and chimneys enhance its presentation. The verandah form is also of note.

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.

Recommendations

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

Primary source

Lovell Chen, *Heritage Review: Wellington Street, St Kilda*, (Revised) March 2017

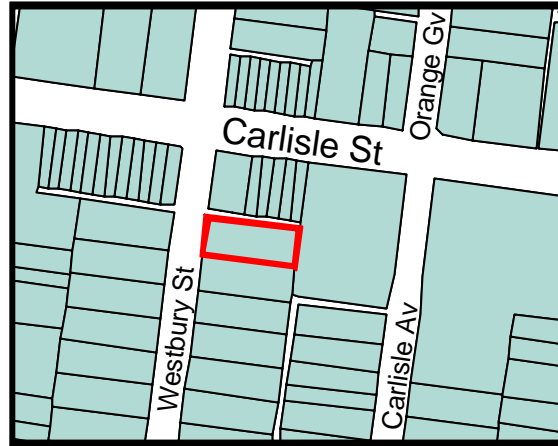
Other studies

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Other images

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Identifier Balaclava Post Office (former)
Formerly Balaclava Post Office



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 114A Westbury St
BALACLAVA

Category

Constructed 1924

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Balaclava Post Office was built c.1924 under the direction of the Works Director of the Commonwealth Department of Works and Railways, J.J. Mackenall, to a standard design. It is situated at no. 114a Westbury Street, Balaclava, and was closed as a post office from 5th. February, 2001. It is aesthetically significant.

It is aesthetically significant (Criterion E) in Port Phillip as a standard Commonwealth design for a post office used throughout Australia, examples which are similar in Victoria including Boort (1923), Oakleigh (1923), Glen Iris, Elsternwick and Fairfield (1923). Balaclava contributes in this way to our understanding of the work of the Commonwealth Department of Works and Railways soon after it assumed control of post office design at the national level. It is important also for its domestic scale which interprets the Garden Suburb character of Westbury Street.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A representative Commonwealth designed former post office to a standard asymmetrical design in Classical Revival mode with stuccoed frieze, plinth and architraves to the porch. The windows to the public space have a tri-partite arrangement with double hung sashes and the words "Balaclava Post Office" have been set in Roman letters on the frieze. The body bricks are reds and the hipped roof has terra cotta tiles. Inside, the strapped fibrous plaster ceiling to the public space is intact but there is a later fitout.

Condition: Sound. Integrity: High, telephone booth bricked up.

History

The former Balaclava Post Office is understood to have been built c.1924 to a standard design of the Commonwealth Department of Works and Railways when Percy Ohm was Director General of Works and J.J. Mackennal was Works Director. The post office was closed from Monday, 5th. February, 2001.

Thematic Context

7. Governing

7.5 Developing administrative structures and authorities.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

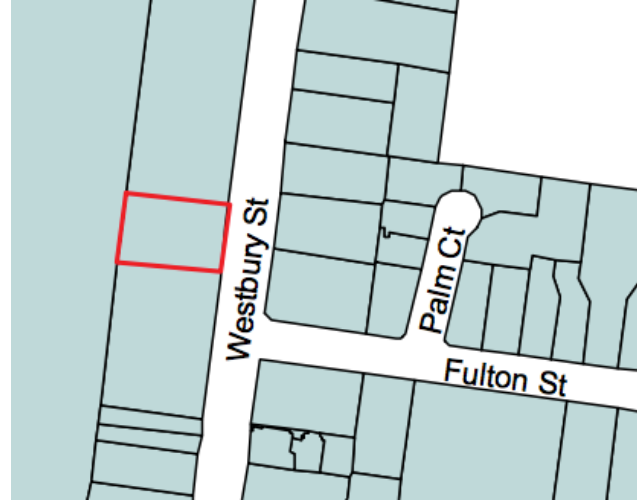
References

Nil

City of Port Phillip Heritage Review

Place name: House
Other names: -

Citation No:
956



Address: 29 Westbury Street, St Kilda East

Heritage Precinct: St Kilda East

Category: Residential: House

Heritage Overlay: HO6

Style: Federation: Arts & Crafts Attic bungalow

Graded as: Significant

Constructed: 1913

Victorian Heritage Register: No

Designer: Leonard J. Flannagan

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The house, designed by Leonard J. Flannagan and constructed in 1913, at 29 Westbury Street, St Kilda East is significant. It is a Federation era Arts & Crafts Attic-storey bungalow. The walls are finished in roughcast render, a very popular material for Arts & Crafts houses, as textures and 'handmade' materials were favoured for this style, and the complex gabled roof dominated by a widely spreading front gable, accented by a narrower projecting gabled bay at the centre is also a characteristic feature. The central gabled bay contains a shallow bow window with a balcony above. The eaves are wide with exposed purlin ends and a 'floating gable' is created on one side by the return verandah, which has the low masonry piers and paired timber posts that would become common during the 1920s. Entry is via a recessed porch off the verandah. Windows are timber sash, some multi-paned, and include a box bay in the side gable. The tall chimneys are tapered, indicating a Voysey-esque influence

Non-original alterations and additions, the front fence and other buildings are not significant.

How is it significant?

The house at 29 Westbury Street, St Kilda East is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine example of an Arts and Crafts attic style bungalow with interesting details such as tapered chimneys, a slate roof that dips down to the front of the verandah and an unusual composition of balcony and bay window on the street elevation. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

There was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century St Kilda's population grew rapidly and almost doubled between 1901 and 1921 rising from 20,500 to 38,500. Whole new streets of neat brick cottages and villas appeared, however, in St Kilda East this largely remained a period of consolidation and infill on vacant land within the established residential areas, rather than expansion into the undeveloped areas east of Hotham Street.

Westbury Street (originally known as Bull Street) is one of St Kilda's early streets. It was formed in the 1850s and contained several houses by the time that Kearney's map was prepared in 1855. By the end of the nineteenth century the west side of the section adjoining Alma Park contained several large villas, including two on very large allotments that occupied the whole of the southern half of the block (MMBW).

This property was created in the early twentieth century by the excision of part of the northern garden of one of these properties and the house was erected in 1913 for Mrs. G.O.J. Waite. Leonard J. Flannagan was the architect and W.A. Attenborough the builder (BP).

In 1968 the house was purchased by Christian Brothers' College to become the caretaker's residence (Kane 1972:258, 263).

Leonard J. Flannagan

Leonard J. Flannagan (1864-1945) took over the practice of his father, the architect John Flannagan, in 1881 (*The Argus*, 10 November 1945, p.19). While much of his work was residential, he also designed several churches and convents, shops, warehouses and schools, as well as several buildings for the Prahran and Malvern Tramways Trust for whom he was chief architect. He was also, for many years, one of three architects for the Melbourne & Metropolitan Board of Works.

Flannagan designed in a range of style progressing from Gothic to Italianate, then Queen Anne, Arts & Crafts and bungalows. He was an early adopter of innovative building techniques and materials, such as cavity exterior walls, fibrous plaster and reinforced concrete and also employed open planning principles – that is, an informal plan in which rooms opened onto each other rather than via a passage – from the early twentieth century. An active member of the Victorian Institute of Architects (which became the Royal Victorian Institute of Architects in 1888), he was elected as an associate in 1881, and a full member in 1887. In 1891 he was elected a Fellow of the RVIA and was appointed Assistant Honorary Secretary from 1897.

At the time of his retirement he was the oldest practicing architect in Melbourne (*The Argus*, 10 November 1945, p.19). Several of his buildings are now included on the Victorian Heritage Register including 'Darnlee', a grand Queen Anne house of 1899 (H1024), the former Hawthorn Tramways Trust Depot (H876),

Malvern Tram Depot (H910), and tram shelters in Caulfield North (H230, H174), Kew (H173) and Armadale (H175).

References

Kane, Kathleen Dunlop, *The history of Christian Brothers' College, East St Kilda*, CBC, 1972

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No.1406, dated 1897

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

St Kilda Building Permit (BP) No. 1946 issued 26 June 1913

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

Description

The house at 29 Westbury Street, St Kilda East is a Federation era Arts & Crafts Attic-storey bungalow. The walls are finished in roughcast render, a very popular material for Arts & Crafts houses, as textures and 'handmade' materials were favoured for this style, and the complex gabled roof dominated by a widely spreading front gable, accented by a narrower projecting gabled bay at the centre is also a characteristic feature. The central gabled bay contains a shallow bow window with a balcony above. The eaves are wide with exposed purlin ends and a 'floating gable' is created on one side by the return verandah, which has the low masonry piers and paired timber posts that would become common during the 1920s. Entry is via a recessed porch off the verandah. Windows are timber sash, some multi-paned, and include a box bay in the side gable. The tall chimneys are tapered, indicating a Voysey-esque influence.

The house is in good condition and is relatively intact. The main visible change has been the enclosure of the attic balcony and the painting of the rendered walls.

Comparative analysis

No information.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

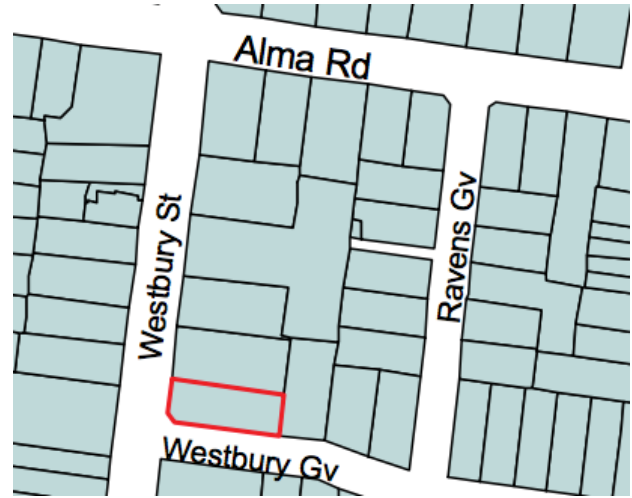
Other images



City of Port Phillip Heritage Review

Place name: House
Other names: -

Citation No:
957



Address: 48 Westbury Street, St Kilda East

Heritage Precinct: None

Category: Residential: House

Heritage Overlay: HO277

Style: Postwar: Waterfall

Graded as: Significant

Constructed: 1947

Victorian Heritage Register: No

Designer: Modern Plans

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The house, designed by Modern Plans and constructed in 1947, at 48 Westbury Street, St Kilda East is significant. This is a single storey detached brick bungalow of the post-war period constructed of brick with a hipped tile roof. Asymmetrical in plan, the façade features sheer walls of cream brick with two bands of dark coloured band along the parapet, which partially conceals the hipped tile roof and feature both rounded and square corners. On the south side this parapet wall terminates at the first of two dark brick stepped chimneys, which have 'waterfall' sides. Windows are steel framed and include two curved examples at the corners of the main façade walls, and narrow vertical windows, one beside the entrance (which has a curved flat roofed canopy) and the other in the projecting bay. The house is complemented by the original low brick fence constructed of cream bricks with contrasting dark brick bands that match the parapet wall details of the house.

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

How is it significant?

The house at 48 Westbury Street, St Kilda East is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant is a fine and intact example of a post-war house. The façade with its sheer parapeted walls with square and round corners clearly demonstrates the influence of the International style through its

pure functional form stripped of most detail, while the banded brickwork detail, curved wall corners and windows, and curved sides to the chimneys all demonstrate the Waterfall style. The house is notable for its high degree of intactness and is complemented by the original front fence. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

McWilliam Bros. constructed this house in 1947 for Mr. S. Hoden. 'Modern Plans' of 11 Wicklow Street, Ormond prepared the design.

References

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

St Kilda Council building permit (BP) No. U.384 issued 31 July 1947

Description

This is a single storey detached brick bungalow of the post-war period constructed of brick with a hipped tile roof. Asymmetrical in plan, the façade features sheer walls of cream brick with two bands of dark coloured band along the parapet, which partially conceals the hipped tile roof and feature both rounded and square corners. On the south side this wall terminates at the first of two dark brick stepped chimneys, which have 'waterfall' sides. Windows are steel framed and included two curved examples at the corners of the main façade walls, and narrow vertical windows, one beside the entrance (which has a curved flat roofed canopy) and the other in the projecting bay.

The house is complemented by the original low brick fence constructed of cream bricks with contrasting dark brick bands that match the parapet wall details of the house. Timber pickets have been added to the fence and the original mild steel gate has been replaced with a timber gate.

Comparative analysis

This house is an example of the 'Waterfall Front' style described by Cuffley (2007:118), where features of the International or Functionalist style have been applied to the façade of an otherwise conventional brick villa:

There was no understanding of the notion of designing 'in the round' which was essential to a truly functional building in the International style. The use of a traditional hipped roof with Marseilles tiles suited the builders and their clients who wanted something seen to be modern, but also comfortably solid.

Accordingly to Cuffley (2007:118) 'substantial brick houses were the outstanding examples of the Waterfall style in the suburbs'. The form and detailing of these houses followed on from the Streamlined Moderne houses of the interwar period that have a strong horizontal emphasis coupled with vertical features to balance the composition. Typical details to emphasise the theme of horizontality included the use of bands of coloured stucco or dark-coloured bricks and the use of horizontal glazing bars in windows both curved

and flat, while the 'waterfall' idea is derived from the use of descending curves in chimneys, fence pillars and other vertical elements.

This is a fine and intact example of this style. The façade with its sheer parapeted walls with square and round corners clearly demonstrates the influence of the International style through its pure functional form stripped of most detail, while the banded brickwork detail, curved wall corners and windows, and curved sides to the chimneys all demonstrate the Waterfall style. The house is notable for its high degree of intactness. The only significant visible change has been the addition of timber pickets along the top of the original brick front fence and the replacement of the original mild steel gate. Despite these changes, the original fence, constructed of cream brick with contrasting dark brick bands that match the parapet walls of the house is still clearly evident.

There are few examples of this style in Port Phillip. A comparable example in St Kilda is the house at 6A Dickens Street, which is a much later example, constructed in 1954.

Assessment

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

Recommendations

2016: Retain in HO277 as a Significant place.

Primary source

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

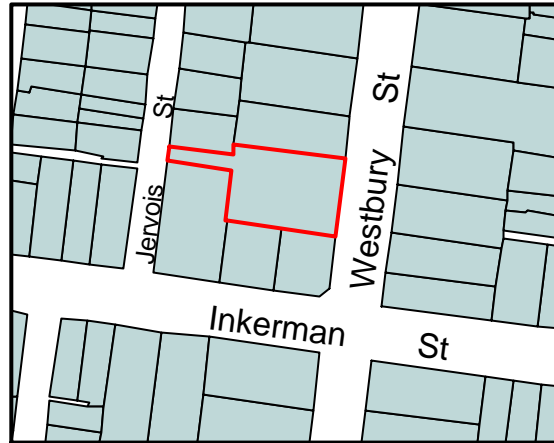
Other studies

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

Other images

-

Identifier House
Formerly "Frenchay"



Heritage Precinct Overlay None
Heritage Overlay(s) HO278

Address 89 Westbury St
ST. KILDA EAST

Category Residential:detached

Constructed pre 1865

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The substantial villa known for a period as "Frenchay" was commenced prior to 1865 by the merchant, MLA and MLC James McBain (1828-1892) and is of historical importance for this connection. It has since been profoundly altered and is noteworthy for its unusual pedimented treatment (Criterion E) and as a surviving villa of substance presumably attracted to the reserved land now known as Alma Park East and West and its associated churches.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An unusual presumed late Victorian single storeyed substantial villa distinguished by the pedimented ends to its protruding wings, terminating the bull nosed cast iron corner verandah which also has a pedimented treatment at the corner. The roof is hipped with slates and tall chimneys having pedimented caps whilst the front gable end is the most complex having a pediment over the window bay set against a larger pediment over the gable end wall. The tympana have incised decoration and are supported visually on pilasters with fluted volutes. Condition: Sound. Integrity: High, remnants of front fence and gates in situ.

History

At the Crown land sales, Fulton, Mackinnon and Sargood in partnership purchased numerous portions of land including no. 149A. This portion consisted of about five acres and was bounded by Alma Road and the "Public Reserve".

By 1855, the land had been subdivided and Bull Street, now Westbury Street had been formed and partly developed. The Rate Books are unclear prior to 1865, however by that year there was a brick house with ten

rooms on the north west corner of Alma Road and Westbury Street owned and occupied by James McBain (1828-92), a merchant. It had an NAV of 200 pounds. McBain was a partner with Gibbs, Ronald and Co, Geelong, a mercantile and squatting agency. After this business was taken over by the Australian Mortgage Land and Finance Co. he managed and directed several banking and insurance companies. He was both an MLA, MLC for a period.

The property was in the hands of the Trustees of a person named Harris in 1870 and was let to Mary Staughton. Ownership changed regularly over the next two decades. Mrs. Harris owned the house in 1880 and leased it to Professor Herbert Strong and Joseph Thomson, a broker, owned it in 1890. Thomson lived there and continued to do so in 1900 by which time the house was named "Frenchay". It was extensively altered around this time (after 1896: MMBW litho plan), the treatment of the principal elevations being suggestive of this period.

Thematic Context

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

Recommendations

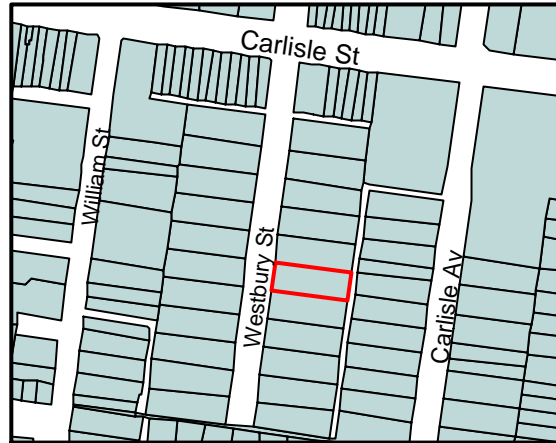
Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

References

St. Kilda Rate Books: 1860-65, 1870-76, 1880, 1890-91, 1899-01, 1910-11. VPRS 2335 and 8816/P1, PROV.
Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.
MMBW litho plan no.45, undated and 46, dated 1897.
J.E.S.Vardy, "Plan of the Borough of St. Kilda", c.1873, North/2.

Identifier "Langunyah"

Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 122 Westbury St
ST. KILDA EAST

Category Residential:detached

Constructed 1920s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Contributory heritage property.)

This property is highlighted by a rare example of a pergola gateway. Its roughcast rendered piers are part of an intact front fence which also features wrought iron and wire gates of an unusual design. The pergola has been taken over by a magnificent climbing rose. The house is no more significant than a number of similar intact examples in the street but is important in its setting behind the fence and gate. All are marred slightly for having been painted.

Primary Source

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

Other Studies

Description

One Storey residence with lych gate
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

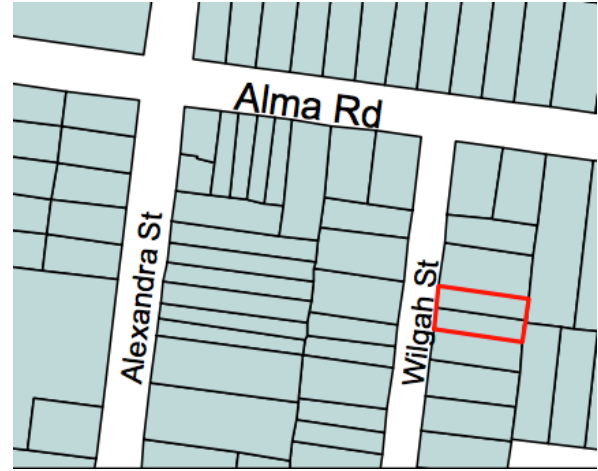
References

unknown

City of Port Phillip Heritage Review

Place name: Houses, garages & front fence
Other names: -

Citation No:
909



Address: 54 & 56 Wilgah Street, St Kilda East

Heritage Precinct: None

Category: Residential: House, garage

Heritage Overlay: HO279

Style: Interwar Arts & Crafts

Graded as: Significant

Constructed: 1926

Victorian Heritage Register: No

Designer: Homes Pty Ltd

Amendment: C29, C142

Comment: Revised citation

Significance

What is significant?

The houses, designed by Homes Pty Ltd and constructed in 1926, at 54 & 56 Wilgah Street, St Kilda East are significant. This is a pair of identical (mirror-image) two storey houses built side by side. Each house is asymmetrical in plan and built to the side boundary with red brick walls and a tiled roof. Elevated above the street, access is via cement steps with low curved brick and render balustrades to a porch with arched openings. Above the porch is a balcony with rendered balustrades and shingled hoods. Adjacent to the balcony is a projecting bay window supported on timber struts and with a shingled hood and below this a tripartite window with leadlights. Both houses have clinker brick diaper work, and some individuality is imparted by a soldier course of clinker bricks to no.54 at mid-wall height, whilst no.56 has a rendered band. At the front of each house is a garage, which have highly detailed piers in red and clinker brick with rendered bands and details, and projecting rafters above the doors. Between the garages is an elaborate, highly intact clinker brick front fence. The fence is comprised of brick piers with flat rendered caps separated by brick balustrades with scalloped rendered capping. Heavy ornamental chains are draped between the fence piers, and taller piers supporting a timber pergola mark the entrance, which has mild steel ornamental gates.

Non-original alterations and additions are not significant.

How is it significant?

The houses at 54 & 56 Wilgah Street, St Kilda East are of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine, well-detailed, and very intact pair of interwar houses with original garages and front fence. It is notable for the variety of strong, simply modelled Arts & Crafts style elements, which have been deployed to form a rich and complex composition and how this detailing has been extended to the garages and front fence to create a cohesive, highly picturesque and integrated complex. Also of interest is the unusual siting of the houses with side boundary walls and a shared entrance with no dividing central fence (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

There was almost no increase in St Kilda's population in the decade from 1891 to 1901. However, as development recovered in the early twentieth century St Kilda's population grew rapidly and almost doubled between 1901 and 1921 rising from 20,500 to 38,500. Whole new streets of neat brick cottages and villas appeared, however, in St Kilda East until 1910 this largely remained a period of consolidation and infill on vacant land within the established residential areas, rather than expansion into the largely undeveloped areas east of Hotham Street.

Suburban development east of Hotham Street eventually began in earnest following the opening in 1911 by the Prahran and Malvern Tramways Trust of the electric tram to Windsor along Dandenong Road, and by 1918 houses were being built as far to the east as Orrong Road.

Houses, 54-56 Wilgah Street

At the end of the nineteenth century, the south side of Alma Road between Alexandra Street and Pine Hill Grove (now the south end of Lansdowne Road) contained two large estates; the former 'Cumloden' mansion (by then converted to a private school) and 'Hereford' (MMBW). As demand for housing grew both properties were subdivided in the early twentieth century. Wilgah Street was created out of the 'Cumloden' property.

The south end of Wilgah Street was created first as part of a 1914 subdivision that also created Kalyrna Street and Kurrajong Avenue. Wilgah Street first appeared in the Sands & McDougall Directory around 1915 and was quickly built up: by 1920 it was almost fully developed between Inkerman Street and Kurrajong Avenue. Development of the northern section began following the demolition of the 'Cumloden' mansion in the early 1920s and by 1925 most of the lots on the east side had been built on.

This pair of houses, at nos. 54 and 56, was constructed in 1926 for Messrs. Dunn and Nicholls. The builder (and likely designer) was 'Homes Pty Ltd' (BP). Ernest Dunn moved into no. 54 and was still resident in 1930 when Albert N. Bilston was the occupant of no.56 (SM).

References

Melbourne & Metropolitan Board of Works Detail Plan No. 1419, dated 1900

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

St Kilda Building Permit (BP) No. 6472 issued 1926

Sands & McDougall Directory, 1915-1930

Description

This is a pair of identical (mirror-image) two storey houses built side by side. Each house is asymmetrical in plan and built to the side boundary with red brick walls and a tiled roof. Elevated above the street, access is via cement steps with low curved brick and render balustrades to a porch with arched openings. Above the porch is a balcony with rendered balustrades and shingled hoods. Adjacent to the balcony is a projecting bay window supported on timber struts and with a shingled hood and below this a tripartite window with leadlights. Both houses have clinker brick diaper work, and some individuality is imparted by a soldier course of clinker bricks to no.54 at mid-wall height, whilst no.56 has a rendered band.

At the front of each house is a garage, which have highly detailed piers in red and clinker brick with rendered bands and details, and projecting rafters above the doors. Between the garages is an elaborate, highly intact clinker brick front fence. The fence is comprised of brick piers with flat rendered caps separated by brick balustrades with scalloped rendered capping. Heavy ornamental chains are draped between the fence piers, and taller piers supporting a timber pergola mark the entrance, which has mild steel ornamental gates. The gateway is surmounted by a splendid tangle of climbing plants.

Overall, the houses, garages and fences have a high degree of external intactness. Visible external alterations include enclosure of the balconies with windows, and replacement of the garage doors.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in HO279 as a Significant place.

Primary source

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

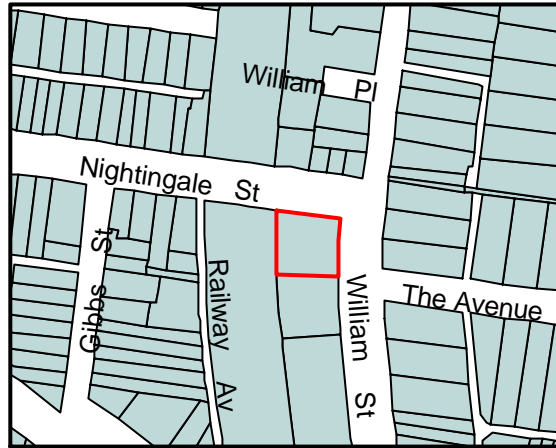
Other studies

Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study* Volume 3, 1992

Other images



Identifier Semi-detached houses
Formerly no. 29 'Henitan', 'Lismoyne', no.31 'Kergunya'



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 29-31 William St
BALACLAVA

Category Residential:attached

Constructed 1898-1899

Designer Kempson and Conolly (see notes)

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building, with the building next door, is of interest as the development in the later 1890's of the family home site by Harriett White, widow of prominent early Melbourne Architect F.M. White, as well as for the design which presumably was by her son Alfred. These houses are more elaborate than number 33 and conservative for their date of construction of 1898/99. F.M. White owned this whole block from at least the early 1870's and his house was situated where the playground is now, facing south. Alfred White took over the firm of F.M. White and Son, Architects, in 1888. He was living in number 31 in 1902/03 (though not in 1898/99) and later moving into and acquired number 33 by (1928/29). Harriett White built both houses to rent, continuing to live in the family home.

Primary Source

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

Other Studies

Description

(Called: number 29 Henitan in 1898/99 and Lismoyne in 1902/03, number 31 Kergunyam in 1902/03).

(See also number 33 William Street) (Built 1898/99).

History

see Significance

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

BIBLIOGRAPHY

City of St. Kilda building permit records -

no. 4, J.H. Jarrett, Box Hill builder; Mrs. H. White owner; 15th November, 1898;

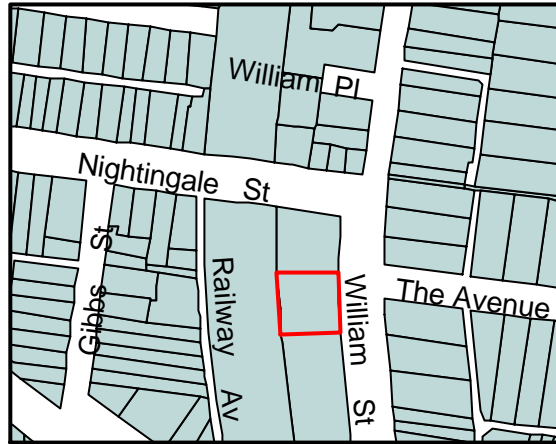
no. 5, J.H. Jarrett, Box Hill builder; Mrs. H. White owner; 15th November, 1898.

City of St. Kilda Rate Books.

James Smith (ed.), 'The Cyclopaedia of Victoria', The Cyclopaedia Company, Melbourne, 1903, vol. 1, p. 384.

J.E.S. Vardy surveyor, 'Plan of the Borough of St. Kilda'. compiled under the direction of the Borough Council, Hamel and Ferguson, Melbourne, 1873, map number 7 South Ward - Appendix.

Identifier House
Formerly 'Wissahickeen' in 1902/03



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 33 William St
BALACLAVA

Category Residential:attached

Constructed 1896

Designer Alfred White

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This house, with the building next door, is of interest as the development in the later 1890's of the family home site by Harriett White, widow of prominent early Melbourne Architect F.M. White, as well as for the design which presumably was by her son Alfred. F.M. White owned this whole block from at least the early 1870's and his house was situated where the playground is now facing south. He died in 1888 and Mrs. White built this house in the first half of 1896, followed by numbers 29 - 31 in 1898/99. Alfred White took over the firm of F.M. White and Son, Architects, later moving into and acquiring number 33 by 1928/29. Harriett White built the houses to rent, continuing to live in the family home.

Primary Source

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

Other Studies

Description

see Significance

History

see Significance

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

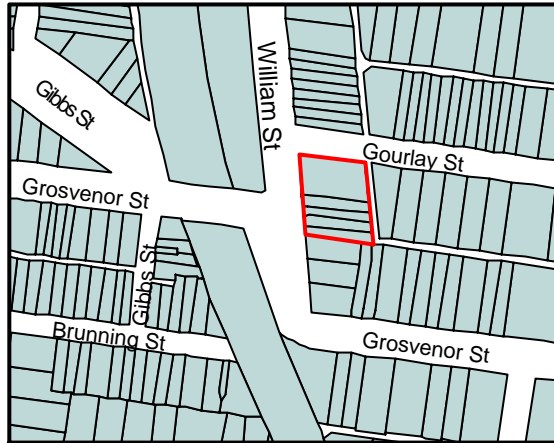
BIBLIOGRAPHY

City of St. Kilda Rate Books.

James Smith (ed.), 'The Cyclopedia of Victoria', The Cyclopedia Company, Melbourne 1903, map number 7, South Ward - Appendix

Identifier "Grosvenor Mansions"

Formerly Former Terrace



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 74-88 William St
BALACLAVA

Category Residential:apartment

Constructed c1880,1919?

Designer H.R. Lawson

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

Grosvenor Mansions is a row of converted two storey terraces whose heavy features dominate the William Street precinct. The eight Victorian terraces were converted into sixteen flats by the prominent local architect H.R. Lawson in about 1919. The non-original olive green colour scheme does not exactly beautify them, but nevertheless adds to their powerful character and contributes an arresting patina of age suggestive of an interesting history.

Primary Source

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

Other Studies

Description

Two storey flats, former terrace
Style: Arts and Crafts

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

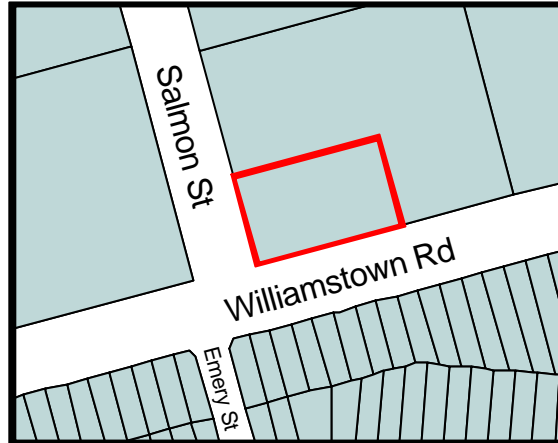
References

NOTES

St K C C permit No 3900 issued June 1919 for Chusan Terrace, William St. This permit was probably for conversion to Grosvenor Mansions but may have been for a conversion not proceeded with for the row of terraces at 58-72 William St.

Identifier Vacant Building

Formerly B.A.L.M. Paints



Heritage Precinct Overlay None

Heritage Overlay(s) HO282

Address 339 Williamstown Rd
PORT MELBOURNE

Category Industrial

Constructed 1937

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

The former premises of B.A.L.M Paints and United Paints were built at the corner of Salmon Street and Williamstown Road in 1937. They are historically important (Criterion A) in that they demonstrate the importance of the locality as part of Melbourne's inner industrial hub during the inter-war period, also recalling the presence of other paint manufacturers at Port Melbourne including Glazebrooks, also in Williamstown Road. They are aesthetically important (Criterion E) as administrative headquarters in the European Modernist manner, comparing with Holeproof (Box Hill) and Pilkington-ACI (Braybrook).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A single storeyed factory with administrative section at the front in the European Modernist manner having a plain stuccoed and brick façade with fluted Art Deco parapet treatment and projecting hood to the windows emphasising the horizontality of the composition. There is a tower towards the west end with a flag pole mounted on a tiered base in the Streamlined Moderne mode and porthole motif constituting the key stylistic elements. The brickwork between the windows is extended vertically through the cement window hood in ornamental terminations. The manufacturing buildings are located to the immediate north.

Condition: Sound.

Integrity: High.

History

In 1937 the British Australian Lead Manufacturers Pty. Ltd. (B.A.L.M.) and the associated Australasian United Paint Company Ltd. (United) erected new premises at this site (S & M dir). The Commonwealth Litharge and Red Lead Pty. Ltd., red lead manufacturers were also situated at this site. Here paints and varnishes, "Dulux"

finishes, "Duco" lacquers and specialised paint products were manufactured and/or distributed. In 1956-57 plans were prepared to relocate to McNaughton's Road, Clayton and they were opened late in 1957. B.A.L.M. commended to relocate from this time, retaining a presence at Salmon Street as late as 1962 (S & M dir). In 1973 (S & M dir) the buildings were occupied by the division of mineral chemistry of the C.S.I.R.O, which remained there until recently, the buildings now being vacant.

Thematic Context

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

Recommendations

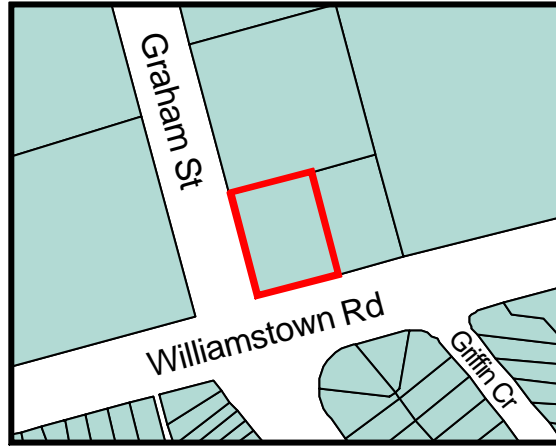
Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

References

Sands and McDougall directories.
Ramsays Catalogue 1940.

Identifier Fire Station Complex, Port Melbourne

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO280

Address 425 Williamstown Rd
PORT MELBOURNE

Category Public

Constructed 1939

Designer Harry Winbush

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The fire station at 425 Williamstown Road, Port Melbourne, was designed by the architect, Harry Winbush, for the Metropolitan Fire Brigade and opened in 1939. It has architectural interest for the manner in which it interprets European Modernism in a manner comparable with other contemporary fire stations such as Brunswick (Seabrook and Fildes, 1937), Brighton (Seabrook and Fildes, demolished), Prahran and Hartwell.

The residence is important for its architectural relationship with the station and for its domestic architectural forms that relate it visually with the public housing nearby in Williamstown Road. The fire station and the residence facing Williamstown Road are significant elements. The rear single storey section of the fire station commencing at the north chimney, 20.5 metres from the Williamstown Road property boundary and running parallel to the Williamstown Road boundary, are non-contributory. The recent rear structures (detached from the significant buildings) are also non-contributory.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An imposing post war fire station complex consisting of fire station and quarters and using domestic architectural forms including tiled gable roofs with gablets and low front fences but having a stepped parapeted front to the fire truck entry in the European modernist manner. Light glazed manganese bricks with curved corners and slightly projecting lintels define the vehicular entries which are surmounted by a heraldic shield in cast cement and a decorative brick coping to the foremost parapet. The upper level of the station is set back and has symmetrical expressed rainwater heads and downpipes either side of the words "Metropolitan Fire Brigade" in attached metal letters surmounting the windows.

Condition: Sound.

Integrity: High.

History

This station was opened on 31.8.1939 and built by Norman A. Taylor to a design prepared by the architect, Harry Winbush (1903-90), past president of the Royal Australian Institute of Architects (Victorian Chapter) and head of the School of Architecture (RMIT) for 24 years.

Thematic Context

4. Building settlements, towns and cities. 42. Supplying urban services.

Recommendations

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

References

Foundation stone on building.

Identifier General Motors Holden's Limited: Management and Technical E
Formerly Disco Manufacturing Corporation Pty. Ltd.



Heritage Precinct Overlay None
Heritage Overlay(s) HO281

Address 477 Williamstown Rd
PORT MELBOURNE

Category Industrial

Constructed 1940's

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former premises of the Disco Manufacturing Corporation Pty. Ltd. were built after 1940 at the corner of Williamstown Road and Bridge Street, Port Melbourne. They are historically important (Criterion A) for their capacity to demonstrate an aspect of the expansion of General Motors Holden as the sole manufacturer of a completely built Australian car. They have aesthetic value (Criterion E) as a well resolved example of an industrial building designed in the European modernist manner.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A substantial two storeyed brick and cement administration building in the European Modernist manner with single storeyed rear production section with south facing sawtooth roof and asbestos cement linings and front gardens with contemporary brick walls and gates. Horizontal emphasis is given by the fenestration which is in bands defined by thin stuccoed lintels and sills, cream brick panels and steel framed windows. The main entry has a slightly raised parapet and curved canopy in cement and is approached by terrazzo steps. Inside, the main staircase has a wrought iron balustrade. Condition: Sound. Integrity: High.

History

The Sands and McDougall Directory for 1940 implies that this site was vacant in that year. In 1951 this building was occupied by the Disco Manufacturing Corporation Pty. Ltd., manufacturers of automotive parts (S & M dir). With General Motors Holden's acceptance of the Federal Government's 1944 invitation to manufacture a complete car in Australia, however, leading to the release of the first Holden car in 1948, GM-H took over the premises and by 1973 (S & M dir) had its disco manufacturing plant there.

Thematic Context

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

Recommendations

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

References

Green, J., Mann, A., Rene, V, Beruldsen, J., "Bosch 40 Years Australia 1954-94", 1994, p.11.
Sands and McDougall directories.

Identifier Flats
Formerly Wimbledon Mansions



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 2 Wimbledon Ave
ELWOOD

Category Residential:detached

Constructed 1869; c1922

Designer unknown

Amendment [C 32](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

The former Wimbledon Mansions at 2 Wimbledon Avenue is of local historic and aesthetic significance. Erected in 1869 for merchant Charles Berghoff, it is a representative and particularly early surviving example of the grand mansion houses which proliferated in Elwood during the nineteenth century. Although converted to flats in the early 1920s, the Victorian form and Italianate detailing remain strongly evident, including vermiculated quoining and ornate cast iron return verandah. The flat conversion itself – demonstrated by a discreet addition to the western side – is itself of some significance, providing evidence of what was a typical pattern in Elwood (and, indeed, throughout Melbourne’s affluent suburbs) during the inter-War period, when the grand nineteenth century mansions finally lost their viability as single family residences

Primary Source

Other Studies

Description

The house at 2 Wimbledon Avenue, formerly fronting Brighton Road, is a large double-storey Victorian mansion of rendered masonry construction with a hipped roof, penetrated by tall chimneys with moulded caps. External corners are articulated by vermiculated quoining. The most conspicuous element, however, is the double-storey return verandah along the east and south frontages, which has fluted cast iron columns and ornate wrought iron lacework frieze and brackets. An external staircase has been added to the east side of the verandah, to allow access to the upstairs flats. Along the west side of the mansion, fronting Wimbledon Avenue, is a double-storey rendered brick addition, dating from the early 1920s. It has a gabled roof of Marseilles pattern terracotta tiles, boarded infill to the gable end, and multi-paned casement sash windows.

History

The block of flats now designated as 2 Wimbledon Avenue was originally a large single dwelling with frontage to Brighton Road, variously addressed at 73, 75 or 77 Brighton Road. Rate books indicate that this site was undeveloped in January 1869, comprising one acre of vacant land owned by tobacconist George Touzell. The rate book for the following year (dated 7 March 1870) lists a new twelve-roomed brick house, with a Net Annual Value of £180, owned and occupied by Charles Berghoff, a merchant. Subsequent editions of the Sands & McDougall Directory indicate that Carl [sic] Berghoff remained in the house until around 1877; it was then briefly occupied by one E P S Sturt. The next owner was Mrs Elizabeth McKinnon, a widow, who resided there herself until c.1884, when she rented it out. Her tenants included Sir Peter Scratchley (c.1885), John A Wallace (c.1887-91), Joshua Cushing (c.1893-94), Albert Parker (c.1895) and John C Teare (c.1896-1900). Mrs McKinnon then returned, remaining in residence until her death in 1903. It was then occupied by a Miss M McKinnon, presumably her daughter, for several years thence. Later occupants of the house included Captain W H Panter (c.1909-10) and John R Bonnett (c.1913-20). The next owner was Andrew McPhail, who subdivided much of the estate c.1922 to create Wimbledon Avenue and some new allotments along Brighton Road. The mansion itself was retained on a large allotment fronting the new avenue; it was converted into flats, which involved the construction of a new double-storey addition along the east side, and subsequently became known as Wimbledon Mansions. Today, the mansion still exists as four separate flats.

Thematic Context

Comparative Analysis: There are a small number of surviving examples of the large nineteenth century mansions that once proliferated in the Elwood area. Wimbledon Mansions can be compared with Rothermere at 14 Hennessy Street (1890), Himalaya at 10 Tennyson Street (1880s), Tiuna at 8 Tiuna Grove (1884), and Ravelston at 17a Tennyson Street (1870). Erected during 1869, Wimbledon Mansions stands out amongst them as the oldest survivor. All of these examples, like Wimbledon Mansions, were converted into flats during the 1920s and now exist in various degrees of intactness. With its cast iron verandah and discreet 1920s addition, Wimbledon Mansions is one of the more intact examples, in contrast to Himalaya, which has been rendered virtually unrecognisable by inter-war renovations that bely its nineteenth century origins.

Recommendations

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

References

St. Kilda Rate Books: 1874-1900. PROV. Sands & McDougall Directory: 1880-1960s.

City of Port Phillip Heritage Review

Place name: Flats
Other names: -

Citation No:
911



Address: 5 Wimbledon Avenue, Elwood

Category: Residential: Flats

Style: Interwar Moderne/Freestyle

Constructed: 1930, 1941

Designer: Walter Mason

Amendment: C29, C16 Iport Part 2

Comment: Revised citation

Heritage Precinct: St Kilda, Elwood, Balaclava, Ripponlea

Heritage Overlay: HO7

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The flats, constructed in 1941 to a design by Walter Mason as the conversion of a residence built in 1930, at 5 Wimbledon Avenue, Elwood are significant. This interwar block of four flats has a hipped tile roof and rendered walls with brick accents to the sills, and tapestry brick around the entrance. Asymmetrical in plan, the projecting bay has French doors opening to a Juliet balcony at first floor with a corner window below, while the expressed stairwell has a parapet, a corner window and an octagonal feature window. Another distinctive feature is the room that projects above the driveway at the south east corner, which has a curved window with horizontal glazing bars. There is a rendered chimney with an inset band.

The front fence is not significant.

How is it significant?

The flats at 5 Wimbledon Avenue, Elwood are of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

They are significant as part of an intact group of interwar flats and bungalows in Wimbledon Avenue. Architecturally, they are significant as a comprehensive conversion of a house to apartments. The arrangement of a wide variety of window types, across the facades of the building, the cantilevered first floor room to the south eastern corner of the building and the stair tower with its octagonal window and feature brickwork create a distinctive architectural composition and set this building apart from others in the street. (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 & Elwood

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

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

Elwood represented an even more desirable locale for apartment development because, unlike St Kilda, it was still underdeveloped at the turn of the century. With the completion of the swamp reclamation in 1905, and the expansion of the tramway networks soon after, land became more available, more desirable and more accessible. Over the next two decades, apartment buildings sprung up across Elwood at an alarming rate to the point that they 'overwhelmed the neighbourhood'. Needless to say, the flats themselves display considerable variety in terms of their type and style. By far the most common manifestation was walk-up flats in blocks of two or three storeys, but there were also courtyard developments, sprawling multi-storey blocks, and a few oddities like the rare and unusual bungalow court development, Cromer Court (1940). Stylistically, Elwood's inter-war flats exhibit many of the architectural styles that were fashionable during that time: Tudor

Revival, Mediterranean and Spanish Mission (considered highly appropriate for Elwood's seaside position) and, in particular, the Functionalist idiom, which spread through Elwood (as it did elsewhere) in the late 1930s. Still other examples were built in hybrid and eclectic styles the defied classification. Elwood's inter-war flats also represent the work of some of Melbourne's finest and most highly-regarded (both then and now) residential architects, including Best Overend, Bernard Evans, Leslie J.W. Reed, W.H. Merritt, J.H. Esmond Dorney and Seabrook & Fildes (PPHR, Vol. 1, pp.34-5).

Flats, 5 Wimbledon Avenue

Elwood, situated on the low-lying land to the south of the St Kilda hill became attractive as potential residential land given its proximity with St. Kilda and the City during the first decade of this century. The filling of the swamp, the re-alignment of the Elster Creek and its transformation into the Elwood canal was virtually complete by 1905 and it remained for the Victorian Railways with the ardent support of Thomas Bent, premier, treasurer and minister for railways, to construct an electric tramway linking Elwood and points south with the rail head at St. Kilda, which was opened on 5 May 1906. Major land sales followed in 1908 and 1913 with blocks being provided of a size sufficient for freestanding villas and bungalows. Elwood was an early suburb demonstrating new and more spacious living standards made possible only by the provision of fast electric tramway services. Others beyond the limits of the City of Port Phillip were to follow soon afterwards (PPHR 2015:33)

The completion of the swamp reclamation project in 1910, and the first sales of the reclaimed land three years later, spurred even more intense development in that part of the suburb. Over the next few years, streetscapes of new housing spread along newly-formed Addison Street, Ruskin Street, Meredith Street and Broadway. Commercial development soon followed, with ubiquitous corner shops and others flanking the intersection of Meredith and Addison streets. Elsewhere, modestly- scaled housing estates continued to proliferate. These also developed very swiftly (PPHR 2015:33).

Wimbledon Avenue, together with Hennessy Avenue, was created in the early 1920s as a consequence of the subdivision of two mansion estates: 'Wimbledon' and 'Rothermere'. Unlike some other mansions, both survived and have been converted to flats, 'Wimbledon' at 2 Wimbledon Avenue, and 'Rothermere' at 14 Hennessy Avenue. The first house in Wimbledon Avenue was constructed in 1920, and the first block of flats was erected at the corner of Hennessy Avenue in 1926. By 1940 the street was almost completely built up.

Esther and Roy Isaacs purchased No.5 Wimbledon Avenue in 1929 and in 1930 they erected a house on the site. Designed by architect, Walter Mason, this was a single storey residence with attached garage in the fashionable Spanish Mission style. In 1941 the Isaacs once again engaged Walter Mason to prepare plans to convert the house into four flats, which were completed that year.

Roy was an importer, with a business at 96 Flinders Street, Melbourne. Of interest is that, according to title records, the Isaacs changed their surname to 'Isles' in 1941. The construction of the house and the flats was financed by mortgages to Alfred Binger in 1930 and 1941 (LV).

References

Land Victoria (LV) Certificate of Title Vol. 5615 Fol. 891

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

St Kilda Council building permits nos. 7671, issued 9 January 1930 (house), 10716 issued 17 January 1941 (flats)

Description

This interwar block of four flats has a hipped tile roof and rendered walls with brick accents to the sills, and tapestry brick around the entrance. Asymmetrical in plan, the projecting bay has French doors opening to a Juliet balcony at first floor with a corner window below, while the expressed stairwell has a parapet, a

corner window and an octagonal feature window. Another distinctive feature is the room that projects above the driveway at the south east corner, which has a curved window with horizontal glazing bars. There is a rendered chimney with an inset band.

The original render finish has been over-painted, otherwise the flats are very intact. The original front fence identified in 1992 has been replaced with a new front fence.

Comparative analysis

No information.

Assessment

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

Recommendations

Retain in HO7. Change heritage status on Port Phillip Heritage Policy Map to 'Significant'.

Primary source

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

Other studies

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

Identifier Flats
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 15 Wimbledon Ave
ELWOOD

Category Residential:apartment

Constructed 1928

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This block of four flats is significant for its intact condition and for its relationship with the near identical flat block at number 17. Set at right angles to each other at a turn in Wimbledon Avenue the two buildings are a focal point in the important Wimbledon Avenue streetscape. The diagonal drive between the buildings leading to a motor court at the rear and framed by an open pergola structure contributes to the elegant site planning solution, and the landscape, hedges and low fences of both properties add to their significance. The flats themselves are representative examples of the common 1920s flat type consisting of two flats above, two below with the upper flats reached by symmetrically arranged exposed side stairs. In this case the design is distinguished by the arrangement of the buildings with the long facade facing the street giving a bold visual impact that is enhanced by the strong simple forms of the building. The original roughcast and feature clinker brickwork remain in their original state and are fundamental 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

Two storey walk-up flats
Style: Mediterranean

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 Flats
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 17 Wimbledon Ave
ELWOOD

Category Residential:apartment

Constructed late 1920s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This block of four flats is significant for its intact condition and for its relationship with the near identical flat block at number 1, though the overpainting of the original render and brick finishes detract from its significance.

Primary Source

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

Other Studies

Description

Two storey walk-up flats
Style: Mediterranean

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

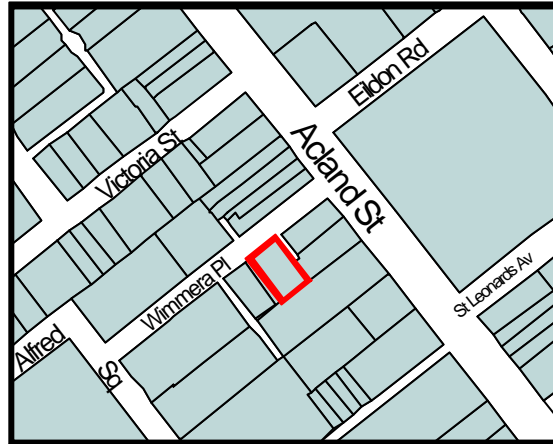
recommended inclusions:

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

References

unknown

Identifier "Wimmera"
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 11 Wimmera Pl
ST. KILDA

Category Residential:apartment

Constructed 1917

Designer Howard R. Lawson

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building is a representative example of the work of prominent flat designer and developer Howard R Lawson, whose work in St Kilda in the late 1910s pioneered large scale flat development of the area. It is also significant as one of St Kilda's earliest flat blocks. The form of the building, consisting of a brick box with a three bay verandah planted on the front, (is) repeated elsewhere in Lawson's work, while the Arts and Crafts styling is also characteristic. The building is largely intact and the front fence is contemporary.

Primary Source

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

Other Studies

Description

Three storey walk-up flats
Style: Arts and Crafts
Builder: Lawson
Original owner: McInnes

'Wimmera', a three storey complex of six flats was constructed in 1917 for Mr McInnes to designs prepared by Howard R. Lawson. The building adopts Lawson's characteristic and distinctive facade composition with a tall piers balcony projecting from a taller and more solid masonry facade. In this case the overall building is remarkably intact with the verticality of the composition emphasised by the contrast between the exposed brick piers and the rendered facade panels. The balconies have not been glazed, showing to great effect the solid and void between the balconies and the main wing. The deep shadowing of the upper portion of the building, with its projecting eaves and the diminution of the brick piers as they are substituted by timber columns, are important features. This is perhaps one of Lawson's earliest attempts at building in this form, indicated by the poor resolution of privacy between the two parties who occupy each balcony. The round

corner bay window stacked three storeys high in the north-west corner of the building is an interesting additional appendage. The front fence is contemporary with the main building.

History

see Significance

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

References

NOTES

St K C C permit No. 3413. Application also contains drawings for 'The Grange', very similar flats in Wimmera Place for R.R.(or B.B.) George, submitted at the same time.

Identifier House
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 43 Withers St
SOUTH MELBOURNE

Category Residential:detached

Constructed c. 1890

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

43 Withers Street is of significance as one of the few houses in South Melbourne to have been given a tower in deference to the seaside location. The substantially intact nature of the exterior is integral to the significance of the house.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: c.1890

The exact date of construction of this house has not been established. It is a late Victorian, two storeyed rendered house, with a cast iron-decorated front verandah. The entrance is to the side façade and above this is an Italianate tower with a pyramidal roof. It is one of the few houses in South Melbourne to have been given a tower, in this case it being particularly logical due to the proximity of the house to the sea. While the side wall has some fine render decoration, the house is otherwise quite typical of its period.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

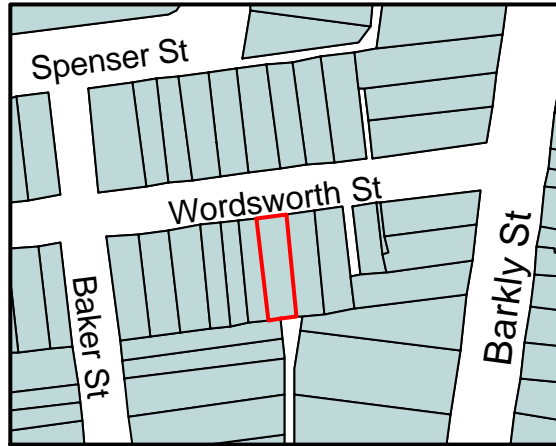
National Estate Register

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

References

unknown

Identifier House
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO284

Address 33 Wordsworth Street
ST. KILDA

Category Residential:detached

Constructed 1873

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The cottage at no.33 Wordsworth Street, St. Kilda was built by the carpenter, Alan Norton in 1873. It is historically important. This importance (Criterion A) is derived from its early date, the house remaining as the oldest building in its immediate locality and as a consequence being visually very different from its neighbours.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An unusual double gable roofed timber cottage with timber posted verandah returning along the west side wall to the front door. There is cast iron lace ornamentation and shingled weatherboards, the façade gable ends being parapeted and also having bracketed barges, their depth being exceptional and suggestive of unsympathetic reconstruction.

Condition: Unsound.

Integrity: Medium, front section rebuilt c.1915.

History

Among Richard Schlesinger's holdings in 1872, was lot 78 which was rated to Barkly Street and comprised 3 acres, 3 roods and 11 perches. This land was subdivided and Wordsworth Street was formed in 1873. By the end of that year, a large number of lots had been sold including lot no.58 on the south side of the street where carpenter Albert Norton had built a timber house for his residence. It had six rooms and an NAV of 15 pounds. The block of land had a frontage of 30 feet. Norton's only neighbour at the time was Henry Parrott, also a carpenter, who had built his home on lot 17 on the north side of the road.

By 1883, Norton had bought adjoining lots 56 and 57 which remained in his possession for many years as

vacant land. Norton continued in residence in 1890 however he had sold the property by 1900. At that time the house had the street number 31 and was owned by Lucy Ellen Neck. Neck also owned the adjoining vacant lots. William Henry Neck, a draper, was the occupant. By 1910, a "gentleman" named E. Johnson was owner/occupant. By then the NAV of the property had risen to 20 pounds but the rate book description of the house remained unchanged.

Thematic Context

4. Building settlements, towns and cities: 4.1.2. Making suburbs (St. Kilda). Nineteenth century suburban expansion (St. Kilda Road)

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

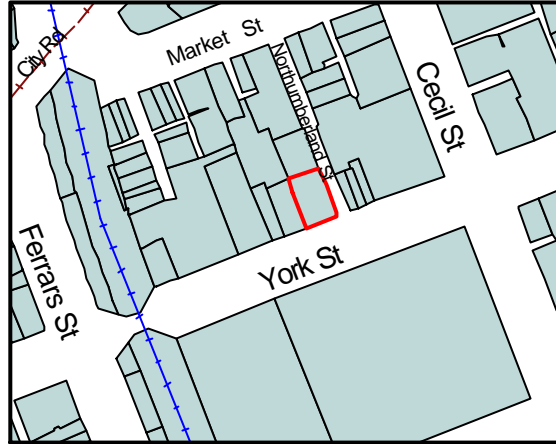
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

St. Kilda Rate Books: 1872-4, 1883, 1890-91, 1900, 1910-11.

J.E.S.Vardy, Borough of St. Kilda litho plan, 1873, West/10.

Identifier Former Albion Hotel
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO311

Address 172 York St
SOUTH MELBOURNE

Category Commercial

Constructed 1888

Designer Powell & Witaker

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former 'Albion Hotel' is of significance as a hotel of the 1880s that displays a departure of styling that was to become popular in the following decade. The window joinery is integral to the significance.

Primary Source

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

Other Studies

Description

Original Use: Albion Hotel
Date of Construction: 1888 (1)
Architect: Powell and Witaker(2)

Prior to 1869, the three-storey brick hotel previously on this site was described as having eleven bedrooms, a kitchen, bathrooms, a lounge and a dining room(3). In that year the hotel was rebuilt and Henry M Prendergast was granted a licence to operate his establishment, described as having eight rooms and a cellar(4). M. Henessy, the noted Melbourne architect called tenders for additions to the hotel in 1875(5), while in 1888 a new three-storey building was erected on the site to the design of the architectural practice of Powell and Witaker(6).

While altered at parapet level, the hotel retains most of its 1880s detailing. The corner is emphasised with a shallow polygonal unit that copes over the ground floor and rises up the remaining two floors, while the most prominent feature to both street facades are the render pediment units above each window. The design displays a departure from the cast iron and very heavily modelled render facades common in the late 1880s, and although modelled in render (rather than exposed red brick), it relates more to the English Vernacular Free Style popular the following decade. The doors have been replaced, however the double hung sash

windows are intact and so too the joinery to the ground floor windows onto Northumberland Street, with fine Tuscan colonettes framing them.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

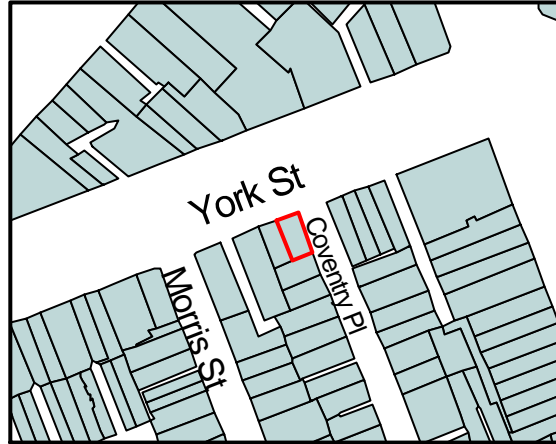
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Architects Index, University of Melbourne
2. *ibid.*
3. Cole Collection, Vol. 3, State Library of Victoria
4. *ibid.*
5. Architect's' Index.
6. *ibid.*

Identifier Shop and Residence

Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 229 York St
SOUTH MELBOURNE

Category Commercial: residential

Constructed c.1890s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

229 York Street is of significance as an almost completely intact shop and residence of the late nineteenth century. The intact joinery 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

The styling of this shop bears a similarity to that of the former 'Marine Hotel' at 235 York Street (q.v.). The first floor facing onto York Street is in exposed brickwork with brick pilasters to each edge of the façade and render banding across the parapet. The combination of brick and render is typical of the late Victorian period, however the vibrancy of the façade had been negated when it was painted. At ground floor level the shop window remains intact, while onto the side street (Coventry Place) there is a fine four panelled entrance door with a semicircular fanlight.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

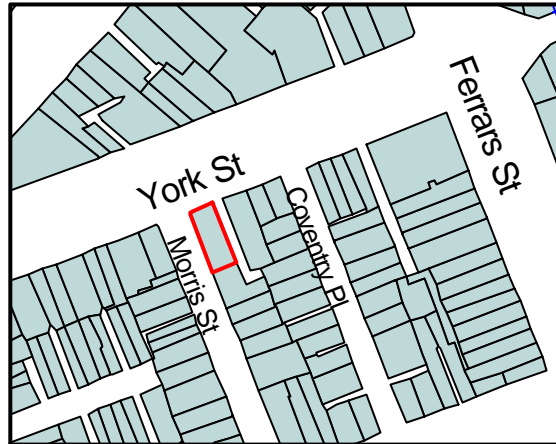
recommended inclusions:

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

References

unknown

Identifier Former Marine Hotel
Formerly Halfway House Hotel, Lincolnshire Arms,



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 235 York St
SOUTH MELBOURNE

Category Commercial

Constructed 1892

Designer Sydney Smith and Ogg

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Marine Hotel is of significance as one of the smaller nineteenth century hotels to remain intact in South Melbourne and for the departure of its architecture from the Victorian model.

Primary Source

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

Other Studies

Description

Original Use: Hotel

Date of Construction: 1892(1)

Architect: Sydney Smith and Ogg(2)

Joseph Glaysher established his 'Halfway House Hotel' on this site in 1858(3) which, in 1866, became known as the 'Lincolnshire Arms'(4). Described as a building with eleven rooms, the hotel also boasted an assembly room with walls eighteen inches thick(5)

After a period being named the 'Hotel de Commerce', and then the 'Commercial Hotel'(6), the building finally became the 'Marine Hotel' in 1870.(7) In 1875 architect M. Hennessy called tenders for carpentry work to be done on the 'Marine Hotel' although that building had been demolished by 1892. In that year architects Sydney Smith and Ogg advertised tenders for the building of a new 'Marine Hotel'(8). The hotel has since been de-licenced.

The building remains substantially intact from the 1890s and is a fine example of the departure from Victorian render and cast iron architecture that was in place at that time. It is a small hotel and was built in exposed

red brick with render bandings and mouldings set in contrast to the brickwork. The overall form does however, adhere to the piano nobile form common in the Victorian period, with arched ground floor windows and a more embellished first floor. The windows at first floor level have moulded render pediments above and valences below, and the wall at this level is framed by render pilasters corbelled out from the ground floor.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

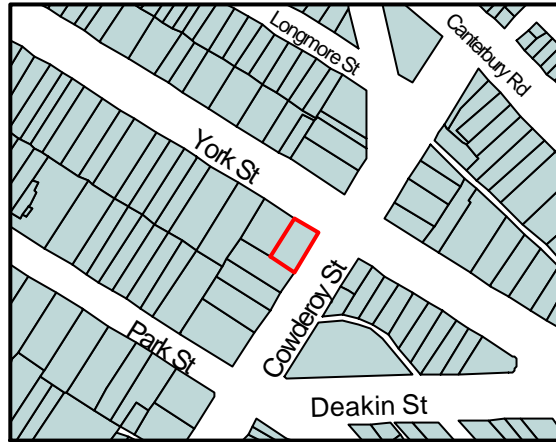
recommended inclusions:

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

References

1. Architects Index, University of Melbourne
2. *ibid.*
3. Cole Collection, Vol. 3, State Library of Victoria
4. *ibid.*
5. A. Rowan, 'South Melbourne Hotels, 1983'. held in South Melbourne Local History Collection
6. Cole Collection, Vol. 3, State Library of Victoria
7. *ibid.*
8. Architects Index, University of Melbourne
9. *ibid.*
10. *ibid.*

Identifier "Loudoun"
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 21 York St
ST. KILDA

Category Residential:apartment

Constructed 1920

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Loudoun was built in 1920 to the designs of a currently unidentified architect. Its powerful, pervasively rectilinear design sets it apart from most of the architecture of its time. Its original finishes are almost completely intact, excepting perhaps its painted window frames, and its only major loss is its original balcony balustrades.

Primary Source

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

Other Studies

Description

Two storey walk-up flats
Style: Arts and Crafts
Builder: G Cummings
Original owner: J Campbell

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 4046 issued 18/12/19

Identifier "Has-Mel"
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 47 York St
ST. KILDA
Constructed 1900s-1929

Category Residential:detached

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The elegant simplicity of Has-Mel's exterior design dates from the 1929 conversion of an older Edwardian villa. It features a beautiful, sweeping, shallow pitched hipped roof (recently re-clad), broken by a single chimney and supported by simple columns on plain rendered piers. The angled box bay window of the original house can be seen within the deep recesses of the verandah, providing an interesting historic underlay.

Primary Source

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

Other Studies

Description

One storey residence
Style: Arts and Crafts
Builder: T.(S?) E. Matthews (1929)
Original owner: Mrs Peddle

History

see Description

Thematic Context

unknown

Recommendations

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

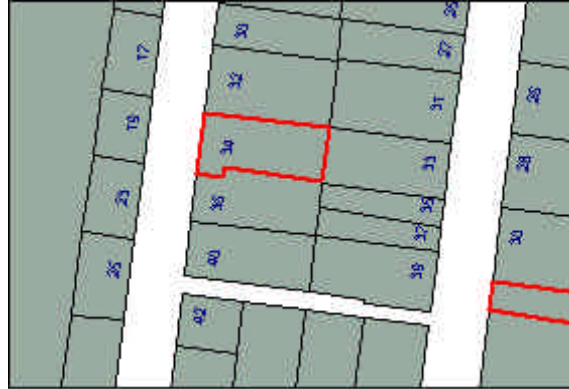
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

St K C C permit No 7548 issued 1/8/29.

Identifier House
Formerly Warby Cottage



Heritage Precinct Overlay None
Heritage Overlay(s) HO401

Address 34 Young St
EAST ST KILDA

Category Residential:detached

Constructed 1870

Designer unknown

Amendment C 46

Comment

Significance (Mapped as a Significant heritage property.)

What is Significant?

Warby Cottage, at 34 Young Street, St Kilda, is a modest single-storey weatherboard cottage, with symmetrical façade incorporating a timber-framed verandah, built right to the property line. It was erected in 1870 for (and possibly by) Samuel Warby, local bricklayer and builder.

How is it Significant?

Warby Cottage is of historic significance to the City of Port Phillip.

Why is it Significant?

Historically, the house is a representative and relatively intact surviving example of the modest timber housing which proliferated in parts of Port Phillip (South Melbourne, St Kilda and Port Melbourne) in the mid-nineteenth century. It demonstrates a distinctive form – a basic timber cottage with a verandah built right to the property boundary – that was once common in these areas, but of which only a few isolated examples now survive, mostly in South Melbourne and Port Melbourne. Erected in 1870, it is also one of the oldest surviving houses in East St Kilda. It is also of some interest as the home, for twenty years, of Samuel Warby, prolific local bricklayer and building contractor, whose biography is recorded in Victoria and its Metropolis.

Primary Source

Other Studies

Heritage Alliance, East St Kilda Heritage Study, 2004

Description

The house at 34 Young Street is a single-storey double-fronted weatherboard cottage, with a simple gabled roof clad in corrugated galvanized steel. The symmetrical façade has a verandah, built right to the property line, with a hipped roof supported on stop-chamfered timber posts with pierced timber frieze and slat

balustrade. The central doorway is flanked by timber-framed double-hung sash windows with moulded external architraves.

History

Young Street first appears in the rate book for 1870 (dated 7 March 1870), which included entries for 3 three-roomed timber cottages, a two-roomed brick house, a hut, and several tracts of vacant land. The house subsequently designated as No 34 was one of these timber cottages, being located on the east side of the street between the hut (occupied by John Grant, gatekeeper) and the small brick house (occupied by one Elizabeth Shanley). The house between, with a net annual value of £8, had no occupant listed, with a Mr Taylor, agent, identified as the owner.

The following year, the house at No 34 had become occupied by Samuel Warby, a bricklayer, who would remain living there for two decades. Rate books infer that he made additions during the 1870s, with the house increasing to four rooms by 1873, and five rooms by 1875. Warby (sometimes described in the rate books as a carpenter) is last listed as the occupant of the house in the Sands & McDougall Directory for 1892; for the last two years, the entry was for Samuel Warby & Sons, builders. Rate books indicate that he retained ownership of the house until at least the turn of the century; his tenants included John W Nelson (1893-94), William Hawkes (1896) and Frederick Frankland (1898-1901).

According to his biographical entry in Victoria and Its Metropolis, Samuel Charles Warby was born on 5 August 1829 in Middlesex, where he trained as a bricklayer. He arrived in Melbourne in 1856 and worked as a journeyman for ten years before started his own business as a builder and contractor. It was reported in 1888 that 'he has since erected buildings of all sizes and kinds in Prahran, Brighton, Armadale, St Kilda and in most of the other suburbs, and is still carrying on large works'. Warby was married to the former Sarah Burton (c.1837-1880) and they had five children: Ellen Everett (born 1858), Samuel George (1861), William Charles (1863), Alice Millard (1870) and Gideon (1876). After Sarah's death, Warby married Frances "Fanny" Dinworth (c.1842-1906) in 1882, and they had another child, Helen Myrtle, the following year. Samuel survived both of his wives, dying in Prahran in 1921 at the age of 92.

Thematic Context

Comparative Analysis

There are a small number of early timber houses in Port Phillip which share the distinctive form of this house – that is, simple double-fronted weatherboard villas with verandahs built right to the front property boundary. The house at 33 Wordsworth Avenue, St Kilda (1873) has a similar form, albeit with an unusual double transverse gabled roof rather than a single longitudinal gable. Among those examples with single gabled roofs, the most pertinent analysis can be drawn with that at 353 Princes Street, Port Melbourne (1865-66). Another example, at 88 Napier Street, South Melbourne (1861), has been altered by the replacement of its original timber-framed verandah posts with cast iron columns and wrought iron lacework frieze. There are also some comparable examples in Young Street, but these are either much later in date (eg No 42) or have been much altered (eg those on the west side of the street).

Recommendations

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

References

Sands & McDougall Directory: 1890 onwards
St Kilda Rate Books: 1869-1900. PROV.
Victoria and its Metropolis, Vol 2b, p 659.