Amendment Documentation for Adoption

Amendment C161port Part 2 *to the Port Phillip Planning Scheme*

1. Explanatory Report
2. Instruction Sheet
3. Planning Scheme Maps
4. Planning Scheme Ordinances
    a. clause 21.07: Incorporated Documents
    b. clause 22.04: Heritage Policy
    c. schedule to Clause 43.01: Schedule to Heritage Overlay
    d. schedule to Clause 72.04: Documents incorporated in this Planning Scheme
5. Incorporated Documents, including:
    a. *Port Phillip Heritage Review (C161port Part 2 Adoption, June 2021)* – Volumes 1 (extract)
    b. *Port Phillip Heritage Review (C161port Part 2 Adoption, June 2021)* – Volumes 2-6 (Citations 2409, 2411, 2412) (extract)
    c. *City of Port Phillip Heritage Policy Map (updated June 2021)* (part of Port Phillip Heritage Review) (extract)
    d. *City of Port Phillip Neighbourhood Character Map (updated June 2021)* (part of Port Phillip Heritage Review) (extract)
    e. Statement of Significance: 12 Marine Parade, St Kilda – "Edgewater Towers".
    f. Statement of Significance: 58-60 Queens Road, Melbourne – "Glen Eagles, Kinross and Kinfauns".
    g. Statement of Significance: 324 Esplanade East, Port Melbourne – "House".
    h. Statement of Significance: 110-118 Barkly Street and 2-6 Blanche Street, St Kilda – "Houses".
    i. Statement of Significance: 152 and 154 Mitford Street, Elwood – "Houses".
6. Background Documents, including:
    a. *Context: Heritage Assessment 2-6 Blanche Street and 110-118 Barkly Street, St Kilda (May 2017)*
    b. *Peter Andrew Barrett: 58, 59 and 60 Queens Road, Melbourne (November 2017)*
    c. *David Helms Heritage Planning: Port Phillip Heritage Review Update (February, 2019).*

Planning and Environment Act 1987

PORT PHILLIP PLANNING SCHEME

AMENDMENT C161port – Part 2

EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by the Port Phillip City Council, who is the Planning Authority for this Amendment.

Land affected by the Amendment

The amendment applies to various parcels of land throughout the municipality. Affected properties are listed in Attachment 1.

A mapping reference table is attached at Attachment 2.

What the Amendment does

The amendment proposes to make a series of updates and technical corrections to the Port Phillip Planning Scheme, including zoning and overlay mapping changes.

The amendment also makes changes to the heritage provisions of the Scheme, giving statutory effect to the recommendations of *Port Phillip Heritage Review Update (February 2019)* by David Helms Heritage Planning, *Heritage Assessment, Heritage Assessment 2-6 Blanche Street and 110-118 Barkly Street, St Kilda* (Context Pty Ltd, December 2017) and *58 - 60 Queens Road, Melbourne Heritage Assessment* (Peter Andrew Barrett, November 2017).

Specifically, the amendment proposes the following changes to the Port Phillip Planning Scheme:

<u>Align zones to title boundaries</u>

1. Amend Planning Scheme Maps 2 and 4 to:
    - Rezone the following properties from the Commercial 1 Zone (C1Z) to the General Residential Zone - Schedule 1 (GRZ1):
        - Part of 210-218 Dorcas Street, South Melbourne.
    - Rezone part of 350-370 Kings Way, South Melbourne from the Public Park and Recreation Zone (PPRZ) to the Public Use Zone 2 (PUZ2).
    - Rezone part of 35 Lakeside Drive, Albert Park from the Public Use Zone 2 (PUZ2) to the Public Park and Recreation Zone (PPRZ).
    - Rezone part of 146 Dow Street, Port Melbourne from the Neighbourhood Residential Zone – Schedule 2 (NRZ2) to the General Residential Zone – Schedule 1 (GRZ1).

<u>Update heritage provisions</u>

2. Update the Schedule to Clause 43.01 (schedule to the Heritage Overlay) and corresponding planning scheme maps 2HO, 3HO, 6HO, 4HO, 7HO, 8HO, 9HO to:
    - Apply new individual Heritage Overlays to the following properties:
        - 110-118 Barkly Street, St Kilda, and 2-6 Blanche Street, St Kilda (HO507).
        - 12 Marine Parade, St Kilda (HO510)
        - 152-154 Mitford Street, Elwood (HO511)
        - 58-60 Queens Road, Melbourne (HO512)
    - Apply HO5 (St Kilda Hill Precinct) to an additional 3 properties (refer to Table C).
    - Apply HO7 (Elwood, St Kilda, Balaclava, Ripponlea Precinct) to an additional 17 properties (refer to Table C).
    - Extend HO260 (State School) to 161 Mitford Street, Elwood.

- Extend HO220 (Surrey Court) to all land at 71 Ormond Road, Elwood.
- Delete HO164 from the land bounded by Boundary Road, Munro Street, Ingles Street and Woodruff Street, apart from 164 Ingles Street and 14 Woodruff Street, Port Melbourne (refer to Table E).
- Delete HO215 from the Rail over Road Bridge at Nightingale Street, Balaclava, remove HO7 from the Rail over Road bridge at Carlisle Street, Balaclava.
- Apply HO147 to the Rail over Road Bridges at Carlisle Street and Nightingale Street, Balaclava.
- Delete HO1 (Port Melbourne) from the rear of 146 Dow Street, Port Melbourne.
- Make corrections to the Schedule to the Heritage Overlay (Clause 43.01) for 15 heritage places (HO215, HO147, HO129, HO150, HO164, HO301, HO260, HO220, HO232, HO282, HO255) (refer to Table F).

3. Update the incorporated *Port Phillip Heritage Review* to:
   - Introduce three new citations (refer to Table L).
   - Update 49 existing citations (refer to Table K).
4. Update the incorporated *City of Port Phillip Heritage Policy Map* to show:
   a. 255 properties as a 'Significant Heritage Place' inside a Heritage Overlay grading (refer to Table G).
   b. 14 properties as a 'Contributory Heritage Place' inside a Heritage Overlay grading (refer to Table H).
   c. 25 properties as 'Non-contributory Heritage Place' inside a Heritage Overlay grading (refer to Table J).
   d. 2 properties with existing grading having their grading amended (refer to Table M).
5. Update the *City of Port Phillip Neighbourhood Character Map* (Incorporated Document) to show:
   a. Three (3) additional properties as a 'Contributory Heritage Place outside the Heritage Overlay' grading (Refer to Table I).
   b. Consequential changes to remove 'Contributory Heritage Place outside the Heritage Overlay' grading where properties are being regraded (refer to Tables B, C, G & H).
6. Amend Clause 22.04 (Heritage Policy) to reference the following documents:
   a. *Heritage Assessment 2-6 Blanche Street and 110-118 Barkly Street, St Kilda* (Context Pty Ltd, December 2017).
   b. *58 - 60 Queens Road, Melbourne Heritage Assessment* (Peter Andrew Barrett, November 2017).
   c. *Port Phillip Heritage Review Update* (David Helms Heritage Planning, February 2019).
7. Make consequential changes to Clauses 21.07 (Incorporated Documents), Clause 22.04 (Heritage Policy) and the schedule to Clause 72.04 (Documents incorporated in this scheme) to update the version number and date of the *Port Phillip Heritage Revie*w (including the *City of Port Phillip Heritage Policy Map* and the *City of Port Phillip Neighbourhood Character Map*).
8. Amends the Schedule to Clause 72.04 (Documents incorporated in this scheme) include four new incorporated documents, being the individual Statements of Significance for new individually significant properties HO507, HO510, HO511 and HO512.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to give effect to a series of updates and technical corrections to the Port Phillip Planning Scheme, to remove redundant provisions and to ensure the Scheme remains current and provides a clear basis for decision making. To that effect, the amendment proposes to:

- update and align zoning boundaries to title boundaries to ensure clear and consistent planning scheme provisions
- correct an historic zoning anomaly where houses of heritage significance and in a predominantly residential area are located within the Commercial 1 Zone.

The amendment will also give effect to the findings of the *Port Phillip Heritage Review Update (David Helms Heritage Planning, February 2019)* which reviewed a list of anomalies and outdated heritage provisions identified by Council officers and members of the community over a period of time. The Amendment will respond to these findings and address a number of heritage gaps identified by the study by:

- applying the Heritage Overlay to identified properties found to be significant
- removing the Heritage Overlay from select properties following redevelopment
- changing the grading of identified properties found to be significant, contributory or of no significance
- updating or introducing new citations for places of heritage significance
- making minor corrections to existing significant places in the schedule to the Heritage Overlay (Clause 43.01)
- introducing new Statements of Significance for proposed new heritage places in the schedule to Clause 43.01 and the schedule to Clause 72.04.

The amendment will also give statutory effect to the findings of the following reports:

- *Heritage Assessment, 2-6 Blanche Street and 110-118 Barkly Street, St Kilda* (Context Pty Ltd, December 2017).
- *Heritage Assessment, 58 - 60 Queens Road, Melbourne* (Peter Andrew Barrett, November 2017).

New and updated heritage places have been assessed in accordance with the Burra Charter, Heritage Victoria guidelines and the *Planning Practice Note 1: Applying the Heritage Overlay*.

Justification for the specific changes proposed are described in detail in the tables of this report and the background reports.

How does the Amendment implement the objectives of planning in Victoria?

The amendment is considered to implement the objectives of planning in Victoria by providing for the fair, orderly, economic and sustainable use and development of land, securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria, to facilitate development in accordance with these objectives, and balancing the present and future interest of all Victorians.

How does the Amendment address any environmental, social and economic effects?

The amendment will have a positive environmental impact through protecting places of historic significance and allowing the reuse and recycling of existing building stock. The Victorian heritage strategy, *Victoria's Heritage, strengthening our community* (DSE, 2006), details the environmental benefits of conservation in Chapter 2, specifically:

- *"Heritage policies and programs can help achieve the broader goals of sustainability. Conserving heritage places and giving them new life supports sustainability. It recognises the embodied energy and life-cycle value of traditional materials, and reduces the waste associated with demolition and new buildings."* (p21)

The amendment will have a positive social and economic effect through the preservation of historically significant places often which reflect social history, for the benefit of current and future generations.

The amendment will not have significant economic effects on the wider community. However, it is likely to impose some additional costs on the owners or developers of the properties to be included in the Heritage Overlay for the first time through increased planning permit requirements. The economic effects of requiring a planning permit may be reduced through the availability of Port Phillip's heritage, urban design and planning officers' free-of-charge at any time prior to, during, or following the planning permit application process to assist in the planning permit process.

Does the Amendment address relevant bushfire risk?

The municipal area of Port Phillip does not have any designated bushfire prone areas.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is consistent with *The Form and Content of Planning Schemes* Ministerial Direction under Section 7(5) of the Planning and Environment Act.

The amendment is consistent with Ministerial Direction 9 which requires planning scheme amendments to have regard to the Metropolitan Planning Strategy. The amendment is consistent with Direction 4.4 of the *Plan Melbourne 2017-2050* in seeking to *"respect our heritage as we build for the future"* as it proposes to make changes to ensure the Planning Scheme continues to guide appropriate development in the municipality, and that the built heritage of the municipality is retained and respected. Specifically, it is consistent with the following:

4.4.1 - Recognise the value of heritage when managing growth and change.
4.4.3 - Stimulate economic growth through heritage conservation.
4.4.4 - Protect Melbourne's heritage through telling its stories.

The amendment has complied with Ministerial Direction 11 which requires a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports the Planning Policy Framework objective to ensure the conservation of places of heritage significance (Clause 15.03-1S). The heritage assessment for the updates and corrections has been conducted by a suitably qualified, independent consultant and confirms that the new heritage controls are of local significance which warrants the application of strengthened heritage controls in the Port Phillip Planning Scheme.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

This amendment is consistent with the objectives and strategies outlined in the Local Planning Policy Framework of the Port Phillip Planning Scheme, particularly the vision set out at Clause 21.05-1 (Built Form, Heritage) of the Municipal Strategic Statement and policy to guide the application of discretion at Clause 22.04 (Heritage Policy). More specifically, Clause 21.05-1 seeks the conservation and enhancement of the architectural and cultural heritage of Port Phillip, with policy seeking to:

- protect, conserve and enhance all identified significant and contributory places, including buildings, trees and streetscapes;
- Protect the original subdivision patterns within heritage places;
- support the restoration and renovation of heritage buildings and discourage their demolition;
- encourage high quality design that positively contributes to identified heritage values;
- ensure that new development respects and enhances the scale, form and setbacks of nearby heritage buildings;
- encourage urban consolidation only where it can be achieved without affecting heritage significance;
- maintain the visual prominence of historic buildings, local landmarks and icons.

How does the amendment support or implement the Municipal Planning Strategy?

This strategic consideration only applies if the planning scheme includes a Municipal Planning Strategy (MPS) at Clause 02. The Port Phillip Planning Scheme does not contain an MPS.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Schedule to the Heritage Overlay is the appropriate Victoria Planning Provision tool for the introduction of heritage controls to properties identified as being of local heritage significance. The proposed application of the Heritage Overlay is consistent with *Planning Practice Note 1: Applying the Heritage Overlay.*

The Amendment will address zoning anomalies. Where a site is in two zones, the most appropriate zone is applied to the entire site.

How does the Amendment address the views of any relevant agency?

The relevant agencies affected by the amendment are the Department of Transport, Department of Health and Human Services, Department of Education and Early Childhood Development, Parks Victoria, CitiPower / Powercor Australia Ltd, Melbourne Water, and Fishermans Bend Taskforce.

The relevant agencies have been informed of the Amendment.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is not likely to have a significant impact on the transport system, as defined by section 3 of the *Transport Integration Act 2010.*

Resource and administrative costs

The City of Port Phillip has the capacity to accommodate any additional planning permit applications that are triggered by this amendment. A total of 14 additional properties will have a Heritage Overlay applied. In the context of the heritage controls across the municipality, this is a minor increase of properties affected by a Heritage Overlay.

The proposed changes to the gradings do not affect the number of planning permit applications, as the Port Phillip Heritage Review Incorporated Document does not trigger a planning permit, it provides guidelines for assessment of planning permit applications.

The amendment will not require additional planning staff resources, nor will it create unreasonable considerations that would cause delays for the application to be considered within the prescribed timeframe.

The amendment will streamline planning permit applications on sites that are currently in two zones. Addressing these zoning anomalies will increase the clarity of the Planning Scheme to external key stakeholders and will assist with a streamlined planning assessment by the Responsible Authority.

Where you may inspect this Amendment

The amendment may be viewed online at the City of Port Phillip website: http://www.portphillip.vic.gov.au/planning-scheme-amendments.htm.

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Note: The Victorian Government has introduced the COVID-19 Omnibus (Emergency Measures) Bill 2020 which includes temporary changes to the Planning and Environment Act 1987. The changes ensure that the planning process in Victoria can continue, despite the closure of many state and local government offices and public health measures that include physical distancing requirements.

The changes mean that planning documents previously required to be physically available to view at state and local government offices are now only required to be available for online inspection. This includes copies of planning scheme amendment documentation.

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
South Melbourne	210-218 Dorcas Street	Port Phillip C161port Part 2 001znMap03 Approval
Port Melbourne	146 Dow Street	Port Phillip C161port Part 2 003znMap02 Approval
South Melbourne	350-370 Kings Way 35 Lakeside Drive	Port Phillip C161port Part 2 002znMap04 Approval
Port Melbourne	Land bounded by Boundary Street, Munro Street, Ingles Street and Woodruff Street.	Port Phillip C161port Part 2 004d-hoMaps02_03 Approval
Elwood	161 Mitford Street 71 Ormond Road (Units 1-12) 152 Mitford Street 154 Mitford Street	Port Phillip C161port Part 2 006hoMaps08_09 Approval
Elwood	41 Dickens Street (Units 1-4) 43 Dickens Street (Units 1-4) 45 Dickens Street 47 Dickens Street (Units 1-4) 49 Dickens Street 51 Dickens Street 53 Dickens Street 55 Dickens Street 57 Dickens Street 49 Mitford Street 51 Mitford Street (Units 1-3) 59 Mitford Street 61 Mitford Street 1 Ruskin Street (Units 1-8) 3 Ruskin Street (Units 1-6) 1 Addison Street	Port Phillip C161port Part 2 009hoMap08 Approval
Elwood	24 Tennyson Street (Units 1-26)	Port Phillip C161port Part 2 011hoMap08 Approval
St Kilda	12 Marine Parade (Units 1A to 12H)	Port Phillip C161port Part 2 010hoMap06 Approval
St Kilda	37 Acland Street (Units 3-8) 35A Acland Street	Port Phillip C161port Part 2 012hoMap06 Approval
St Kilda	110 Barkly Street 112 Barkly Street 114 Barkly Street 116 Barkly Street 118 Barkly Street 2 Blanche Street 2A Blanche Street 4 Blanche Street 6 Blanche Street 96 Grey Street (Units 1-4)	Port Phillip C161port Part 2 013hoMap06 Approval
Melbourne	58-60 Queens Road (Units 1-18)	Port Phillip C161port Part 2 008hoMaps04_06 Approval

Balaclava	Carlisle Street, Nightingale Street, Grosvenor Street (Rail over Road Bridges)	Port Phillip C161port Part 2 005d-hoMaps07_09 Approval Port Phillip C161port Part 2 007hoMaps07_09 Approval

TABLE A – Properties to be rezoned

Address	Current Zone	Proposed Zone	Reason
210-218 Dorcas Street, South Melbourne (St Lukes Anglican Church)	C1Z (part)	GRZ1 (part)	Rezone part of the site to residential to more accurately reflect the demarcation of the church use. Align the zone boundary with the existing individual Heritage Overlay (HO108) and Design and Development Overlay (DDO8) boundaries.
350-370 Kings Way, South Melbourne (MacRobertson Girls High School) 35 Lakeside Drive, Albert Park	PPRZ (part) PUZ2 (part)	PUZ2 (part) PPRZ	Update the zone boundary to align with the title boundary of the school. Update the zone boundary to align with the title boundary around the school.
146 Dow Street, Port Melbourne	NRZ2 (part)	GRZ1	Rezone part of the site to align the primary residential zone to the title boundary.

TABLE B – Properties to be included in an individual Heritage Overlay

Address	Current Grading	Proposed new Heritage Overlay	Citation Reference	Reason
110-118 Barkly Street and 2-6 Blanche Street, St Kilda	Contributory outside the Heritage Overlay No Heritage Overlay	HO507	2409 (new)	These properties have been identified as individually significant heritage places. Refer to Citation 2409 and the report; *Heritage Assessment, 2-6 Blanche Road and 110-118 Barkly Street, St Kilda (21 December 2017)*, prepared by Context.
12 Marine Parade, St Kilda	Nil grade No Heritage Overlay	HO510	2049 (existing updated)	This property has been identified as an individually significant heritage place. Refer to the updated Citation 2049.
152-154 Mitford Street, Elwood	Contributory outside the Heritage Overlay	HO511	2412 (new)	These properties have been identified as individually

	No Heritage Overlay			significant heritage places. Refer to the new citation.
58-60 Queens Road, Melbourne	Nil grade No Heritage Overlay	HO512	2226	These properties have been identified as individually significant heritage places. Refer to amended Citation 2226 and the report: *58, 59 & 60 Queens Road, Melbourne Heritage Assessment, prepared by Peter Andrew Barrett (November 2017)*.

TABLE C – Properties to be added to an existing precinct Heritage Overlay as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)*

Address	**Current grading**	**Proposed grading**	**Proposed Heritage Overlay**
35A and 37 Acland Street, St Kilda	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO5
1 Addison Street, Elwood	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO7
41, 43, 45, 47, 51, 53, 55 and 57 Dickens Street, Elwood	Nil	Significant within Heritage Overlay	HO7
49 Dickens Street, Elwood	Nil	Contributory within Heritage Overlay	HO7
96 Grey Street, St Kilda	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO5
49, 59 and 61 Mitford Street, Elwood	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO7
51 Mitford Street, Elwood	Nil	Significant within Heritage Overlay	HO7
1 and 3 Ruskin Street, Elwood	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO7

24 Tennyson Street, Elwood	Contributory outside Heritage Overlay	Significant within Heritage Overlay	HO7

TABLE D – Properties to be added to an existing Heritage Overlay as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)*

Address	Current grading	Proposed grading	Proposed Heritage Overlay
161 Mitford Street, Elwood	Nil	Significant within Heritage Overlay	HO260
71 Ormond Road, Elwood	Part Significant within HO220, Part Nil	Significant within Heritage Overlay	HO220

TABLE E – Properties to be removed from the Heritage Overlay (HO164) and to be shown as a Non-contributory Heritage Place on the *Port Phillip Heritage Policy Map* and to have an updated Citation (#48)

Address	Reason
Boundary Road, Port Melbourne No: 47, 49, 51, 53, 55, 57, 59, 61, 63, 65, 67, 69, 71, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 115, 117, 119, 121, 123, 125, 127, 129, 131, 135, 137, 139, 141, 143, 145, 147, 149	To remove the Heritage Overlay from a number of properties in Port Melbourne to reduce the extent of HO164, following redevelopment of the former industrial site to a new residential estate. HO164 will remain applied to the remaining significant buildings at 164 Ingles Street and 14 Woodruff Street, Port Melbourne. Refer to the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)*
Bruford Road, Port Melbourne No: 1 to 22	
Candle Road, Port Melbourne No: 1 to 18, 20, 22, 24	
Drake Road, Port Melbourne No: 2, 4, 6, 8, 10	
Ingles Street, Port Melbourne No: 150, 152, 154, 156, 158, 162, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 220	
Jago Road, Port Melbourne No: 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25,	
Kitchen Road, Port Melbourne No: 1 to 21, 23, 25, 27	
Munro Street, Port Melbourne No: 130, 132, 134, 136, 138, 140, 142, 144	
Quinn Road, Port Melbourne No: 1 to 18	
Sunlight Road, Port Melbourne No: 1 to 24	
Tomkins Road, Port Melbourne No: 1 to 20	
Velvet Road, Port Melbourne No: 2, 4, 8, 10, 12, 14, 18, 6, 16	
Woodruff Street, Port Melbourne No: 2, 2A, 4, 4A, 6, 6A, 8, 8A, 10, 12	
Workers Street, Port Melbourne No: 2, 4, 6, 8, 10, 12,	

TABLE F – Heritage Places to be altered in the Schedule to the Heritage Overlay

Address	Schedule	Change
Carlisle Street, Nightingale Street, Grosvenor Street, Balaclava.	HO215 and HO147	Update schedule to HO to delete HO215 and revise HO147 to include reference to all three bridges.

171 Fitzroy Street, St Kilda	HO129	The significant elements of the interior of this site are limited to the original decorative schemes in the foyer and the lift shaft (but not the lift car, which has been replaced). Amend the schedule to the Heritage Overlay to change 'Internal alteration controls apply' by replacing 'Yes' with 'Yes, public foyers and lift only'.
Hotham St, Ripponlea	HO150	Update property address and place name by changing the suburb from 'Elsternwick' to 'Ripponlea' and changing the Place name from 'Road overbridge' to 'Road over Rail Bridge'.
164 Ingles Street, Port Melbourne 14 Woodruff Street	HO164	Update property address from 'Ingles St', to '164 Ingles Street and 14 Woodruff Street Port Melbourne.'
77 Marine Parade, Elwood	HO301	Change the property name from 'House' to 'Flats'.
161 Mitford Street, Elwood	HO260	Update the property address to '49 Scott Street and 161 Mitford Street (part, Elwood' and change the name from 'State School, 201 Tennyson Street' to 'Elwood Central School No.3942.'
71 Ormond Road, Elwood	HO220	Change the property name from 'Surry Court' to 'Surrey Court'.
14 Punt Road, St Kilda	HO232	The interiors of this building are not significant and the internal alterations control should be removed. No revisions to the citation are necessary. Amends schedule to the Heritage Overlay to change 'Internal alteration controls apply' by removing 'Yes' and inserting 'No'.
2 Salmon Street, Port Melbourne	HO282	Change the property address from 339 Williamstown Road, Port Melbourne, to 2 Salmon Street, Port Melbourne.
615 St Kilda Road, St Kilda	HO255	Change place name from 'Former Gas Valve House' to Gas Valve House (former), change address from '617 St Kilda Rd, Melbourne' to 615 St Kilda Road, Melbourne'.

TABLE G – Properties to be shown as a 'Significant Heritage Place' inside a Heritage Overlay as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)*

Address	Heritage Overlay No.	Current grading
Acland Street, St Kilda No: 30, 32, 34, 36, 38, 40, 42, 44,	HO5	Contributory inside HO
Acland Street, St Kilda No: 35A & 37	Nil	Contributory outside HO
Acland Street, St Kilda No: 47, 49, 51	HO5	Nil
Acland Street, St Kilda No: 133	HO7	Nil
Addison Street, Elwood No: 1	Nil	Contributory outside HO
Addison Street, Elwood No: 110, 112, 117	HO8	Contributory inside HO
Addison Street, Elwood No: 119, 121	HO9	Contributory inside HO
Albert Road Drive, South Melbourne No: 29A	HO489	Nil
Albert Street, St Kilda No: 9	HO5	Nil
Albion Street, Balaclava No: 5, 6, 8, 10, 10A, 18, 20, 20A, 23	HO7	Contributory inside HO
Bank Street, South Melbourne No: 159, 161, 163	HO440	Contributory outside HO

Barkly Street, St Kilda No: 110, 112, 114, 116, 118	HO507 (new)	Contributory outside HO
Beaconsfield Parade, St Kilda West No: 319-320	HO444	Contributory outside HO
Blanche Street, St Kilda No: 2, 2A, 4, 6	HO507 (new)	Contributory outside HO
Bluff Avenue, Elwood No: 1, 2, 6, 13	HO8	Contributory inside HO
Broadway, Elwood No: 43, 90, 94	HO8	Contributory inside HO
Brunning Street, Balaclava No: 7, 14, 25, 27, 37, 39	HO7	Contributory inside HO
Carlisle Street, Nightingale Street, Grosvenor Street, Balaclava, Rail over Road Bridges (Grosvenor St Bridge)	HO7, HO147, HO215	Part Nil
Carter Street, Middle Park No: 86	HO444	Nil
Cecil Street, South Melbourne No: 1/260, 3/260	HO444	Nil
Church Square, St Kilda: 4	HO5	Nil and part Contributory inside HO
City Road, South Melbourne No: 588, 590	HO509 (new)	Nil
Clark Street, Port Melbourne No: 107, 110-112, 121, 130,	HO1	Contributory inside HO
Clark Street, Port Melbourne No: 199	HO1	Nil
Clyde Street, St Kilda No: 24, 56	HO5	Nil
Cobden Street, South Melbourne No: 111	HO440	Contributory inside HO
Cobden Street, South Melbourne No: 113-115	HO440	Nil
Coventry Street, South Melbourne No: 281	HO440	Nil
Crimea Street, St Kilda No: 2	HO6	Nil
Dandenong Road, St Kilda East No: 254-256	HO6	Nil
Derham Street, Port Melbourne No: 36, 37, 40, 110, 114	HO1	Contributory inside HO
Dickens Street, Elwood No: 41, 43, 45, 47, 51, 53, 55, 57	Nil	Nil
Dickens Street, Elwood No: 41A	HO7	Nil
Dorcas Street, South Melbourne No: 254-256B	HO440	Nil (part)
Dow Street, Port Melbourne No: 95	HO457	Nil (part)
Eildon Court, St Kilda No: 1, 2, 3, 4	HO5	Nil
Eildon Road, St Kilda No: 15, 23, 40	HO5	Nil
Eildon Road, St Kilda No: 31, 33, 35, 37	HO5	Contributory inside HO

Elm Grove, Balaclava No: 10, 39, 43	HO7	Contributory inside HO
Elm Grove, Balaclava No: 21, 29	HO7	Nil
Evans Street, Port Melbourne No: 82, 106, 122, 159, 164	HO1	Contributory inside HO
Evans Street, Port Melbourne No: 85	HO1	Nil
Farrell Street, Port Melbourne No: 61, 63	HO1	Contributory inside HO
Ferrars Place, South Melbourne No: 15	HO441	Nil
Ferrars Place, South Melbourne No: 30A, 31A	HO440, HO441	Nil
Ferrars Street, South Melbourne No: 204/333, 335, 341, 343, 345, 347, 349, 351	HO440, HO441	Nil
Glen Eira Road, Ripponlea No: 11-13	HO137	Nil (part)
Glen Eira Avenue, Ripponlea No: 28, 30	HO7	Contributory inside HO
Glen Eira Road, Ripponlea No: 32, 36, 38, 40, 42-44, 46, 54	HO7	Contributory inside HO
Glen Huntly Road, Elwood No: 57	HO8	Contributory inside HO
Glen Huntly Road, Elwood No: 75-75A	HO8	Nil
Graham Street, Port Melbourne No: 428, 430, 432, 434	HO2	Contributory inside HO
Grey Street, St Kilda No: 96	Apply HO5	Contributory outside HO
Griffin Crescent, Port Melbourne No: 13, 14, 15, 16	HO2	Contributory inside HO
Hartpury Avenue, Elwood No: 2	HO7	Contributory inside HO
Havelock Street, St Kilda No: 5, 20	HO5	Contributory inside HO
Havelock Street, St Kilda No:21	HO5	Half Significant, Half Nil
Hawsleigh Avenue, Balaclava No: 1	HO316	Contributory inside HO
Heaton Avenue, Elwood No: 16	HO318	Contributory inside HO
Hotham Street, South Melbourne No: 13	HO440	Contributory inside HO
Hotham Street, South Melbourne No: 14-16	HO440	Nil
Little Graham Street, Albert Park No: 1	HO442	Nil
Los Angeles Court, Ripponlea No: 1, 7, 7A, 13, 13A	HO7	Contributory inside HO
Marine Parade, St Kilda No: 12	HO510	Nil
Maryville Street, Ripponlea No: 1, 3, 5, 9, 9A, 11, 12	HO7	Contributory inside HO
Mason Avenue, Elwood No: 1, 27	HO404	Nil
Mitford Street, Elwood No: 39	HO7	Nil

Mitford Street, Elwood No: 47, 48, 50	HO7	Contributory inside HO
Mitford Street, Elwood No: 51, 161	Nil	Nil
Mitford Street, Elwood No: 49, 59, 61, 152, 154	Nil	Contributory outside HO
Napier Street, South Melbourne No: 115	HO440	Contributory inside HO
Nelson Road, South Melbourne No: 128	HO442	Contributory inside HO
Oak Grove, Ripponlea No: 6, 8, 10, 12, 14, 16	HO7	Contributory inside HO
Oak Grove, Ripponlea No: 28	HO7	Part Nil, Part Significant
Oak Grove, Ripponlea No: 30	HO7	Nil
O'Grady Street, Albert Park No: 21	HO442	Nil
Ormond Road, Elwood No: 71	HO220	Part significant inside HO, part Contributory outside HO
Pakington Street, St Kilda No: 29	HO7	Nil
Pakington Street, St Kilda No: 37	HO7	Part Nil, Part Significant
Park Street, South Melbourne No: 332A	HO440, HO441	Nil
Queens Road, Melbourne No: 58-60	No	Nil
Richardson Street, Middle Park No: 233, 235, 237, 239, 241, 243	HO444	Nil
Robe Street, St Kilda No: 15	HO5	Contributory inside HO
Ross Street, Port Melbourne No: 209, 211, 236, 245, 246, 252, 254, 256, 293, 295, 297, 299, 301, 303,	HO1	Contributory inside HO
Ross Street, Port Melbourne No: 226	HO1	Nil
Ruskin Street, Elwood No: 1, 3	HO8	Contributory outside HO
Ruskin Street, Elwood No: 116, 118, 130, 128, 131	HO8	Contributory inside HO
Shelley Street, Elwood No: 18, 24, 39, 49, 55, 57	HO8	Contributory inside HO
Shelley Street, Elwood No: 47	HO8	Nil
Somers Street, Balaclava No: 3, 5, 7	HO7	Nil
Southward Avenue, Port Melbourne No: 1, 2, 8, 10	HO2	Contributory inside HO
Spray Street, Elwood No: 56	HO434	Part Contributory outside HO
Tennyson Street, Elwood No: 24	HO7 (part)	Contributory outside HO
Union Street, South Melbourne No: 23	HO440	Nil
Westbury Close, Balaclava No: 122, 126, 128, 130, 137, 139, 141	HO7	Contributory inside HO

Wimbledon Avenue, Elwood No: 5	HO7	Nil
Williamstown Road, Port Melbourne No: 528	HO1	Contributory inside HO

TABLE H – Properties to be shown as a 'Contributory Heritage Place inside the Heritage Overlay' as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)*

Address	Heritage Overlay No.	Current grading
Addison Street, Elwood No: 48	HO403	Significant inside HO
Barak Road, Port Melbourne No: 23	HO2	Significant inside HO
Bridge Street, Port Melbourne No: 273	HO1	Nil
Cecil Street, South Melbourne No: 113	HO440	Nil and Part Contributory outside the HO
Charles Street, St Kilda No: 9	HO5	Contributory outside HO
Derham Street, Port Melbourne No:112	HO1	Nil
Dickens Street, Elwood No: 49	Nil	Nil
Evans Street, Port Melbourne No: 86, 166	HO1	Nil
Heath Street, Port Melbourne No: 47	HO1	Nil
Hotham Street, South Melbourne No: 11	HO440	Nil
Victoria Avenue, Albert Park No: 19	HO443	Nil
Westbury Close, Balaclava No: 135	HO7	Nil
Williamstown Road, Port Melbourne No: 526	HO1	Nil

TABLE I – Properties to be shown as a 'Contributory Heritage Place outside the Heritage Overlay' on the Neighbourhood Character Map as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)*

Address	Heritage Overlay No.	Current grading
Jacka Boulevard, St Kilda (Brookes Jetty)	Nil	Nil
Orrong Road, St Kilda East No 1/315 and 2/315	Nil	Nil

TABLE J – Properties to be a Non-contributory/Nil Heritage Place as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)*

Address	Heritage Overlay No.	Current grading
Barak Road, Port Melbourne No. 3, 3A, 15, 17, 19	HO2	Significant inside HO
Bay Street, Port Melbourne No 342	HO1	Significant inside HO
Carlisle Street, Nightingale Street, Grosvenor Street, Balaclava, Rail over Road Bridges (Nightingale St Bridge)	HO7, HO147, HO215	Part Significant inside HO

Carlisle Street, St Kilda No, 2	HO5	Part Significant
Carlisle Street, St Kilda No: 1/99,	Nil	Contributory outside HO
Dandenong Road, St Kilda East No: 250-252	HO6	Significant inside HO
Elm Grove, Balaclava No: 27, 45	HO7	Significant inside HO
Elm Grove, Balaclava No: 33	HO7	Contributory inside HO
Evans Street, Port Melbourne No: 110	HO1	Significant inside HO
Evans Street, Port Melbourne No: 160	HO1	Contributory inside HO
Hotham Street, South Melbourne No: 12	HO440	Contributory inside HO
Mason Avenue, Elwood No: 1A	HO7	Significant inside HO
Neville Street, Albert Park No: 10	HO444	Contributory inside HO
Oak Grove, Ripponlea No: 2/28, 32	HO7	Significant inside HO
Normandy Road, Elwood No:7	HO8	Significant inside HO
O'Grady Street, Albert Park No: 17-19	HO442	Significant inside HO
Park Street, South Melbourne No: 418	HO440	Significant inside HO
Pickles Street, Port Melbourne No: 93	HO1	Significant inside HO
The Boulevard, Port Melbourne No:289	HO2	Significant inside HO

TABLE K – Properties to have updated/corrected Citations in the Port Phillip Heritage Review as identified in the *Port Phillip Heritage Review Update, David Helms Heritage Planning (February 2019)*

Address	**Citation Number**	**Change to Citation**
53 Acland Street, St Kilda	57	Full review. Substantial changes to Statement of Significance. Update the place name, designer name, and include the Victorian Heritage Register number.
133 and 135 Acland Street, St Kilda	95	Minor updates. Relocate the citation from 135 Acland Street (incorrect site) to 133 Acland Street (the correct site) to address a mapping error.
29A Albert Road Drive, South Melbourne	2152	Full review. Update the citation map to accurately reflect the property boundaries. New Heritage Overlay number assigned and property address updated. Name of principal place revised to that of its Victorian Heritage Register listing '*Former Royal Australian Corps of Signals Drill Hall*'.
208-220 Bank Street, South Melbourne	1100	Full review. Include details of recent changes to the building.
329-331 & 339 Ferrars Street & 332A Park Street, South Melbourne	2311	Full review. Update the citation map to accurately reflect the three bluestone bridges and update the grading and refer to the correct Heritage Overlay(HO440). Remove references to 333, 335-337 and 341-351 Ferrars Street, South Melbourne from the citation address and map. Specify that 335-337 Ferrars Street, South Melbourne and the former South Melbourne Cycling Club building do not contribute to the significance of the Railway Cutting and Bridges Precinct.
150-152 Brighton Road, Ripponlea	441	Revised - not significant at the local level.

99A Carlisle Street, St Kilda	68	Full review. Update the citation to refer to recent changes to the building, and update citation map to accurately reflect the property boundaries.
Carlisle Street, Grosvenor Street & Nightingale Street, Balaclava	314, 2107, 2108 and 2109.	Full review. The Citations for the bridges have been revised and consolidated into one Citation.
113 Cecil Street, South Melbourne	26	Full review. Update the citation to refer to the change in the place's grading from part Contributory outside the Heritage Overlay and part Nil to Contributory inside the Heritage Overlay and update the map.
2 Crimea Street, St Kilda	881	Full review. Update the citation to include more detailed information about the property.
131 & 133 Cobden Street, South Melbourne	976	Full review. Extension of citation 976 to both properties. Update map.
254-256 Dandenong Road, St Kilda East	888	Full review. Change the citation map to accurately reflect the property boundaries.
331 Esplanade East, Port Melbourne.	640	Full review. Update the citation to amend the history of the site.
15 Ferrars Place, South Melbourne	987	Full review. Update the citation to include updated site description and history.
171 Fitzroy Street, St Kilda	1486	Full review. Update the designer name, description and history.
11-13 Glen Eira Road, Ripponlea	1495 and 329	Full review. Update the description, map, history, and include VHR number H1588 in Citation 329.
75 Glen Huntly Road, Elwood	1992	Full review. Update the designer name, description and history.
85-87 Glen Huntly Road, Elwood	1993	Revised - not significant at the local level. Update map.
96 Grey Street, St Kilda	2002	Full review. The significant of the place has been reassessed and updated.
68 Goldsmith Street, Elwood	1997	Revised - not significant at the local level.
Hotham Street Hotham Gr to Quat Quatta Av (Road over Rail Bridge)	338	Full review. Details in the citation are updated, such as the place name, other names, address, category, year construction, statement of significance and history
164 Ingles Street and 14 Woodruff Street, Port Melbourne	48	Full review. Update citation. Update map. Update address.
Jacka Boulevard, St Kilda (Brooks Jetty)	2036	Update the citation to refer to the removal of part of structure and change heritage status.
10-18 Jacka Boulevard, St Kilda	2031	Formatting changes.
350-370 Kings Way, South Melbourne	1112	Minor updates. Changes include updating address, adding VHR number, but no substantive changes to the other information apart from changing the occasional incorrect 'Robinson' to 'Robertson' throughout.
12 Marine Parade, St Kilda	2049	Full review. Update the citation to reflect the site's inclusion in the HO and its classification as a new place of individual significance.
23 Marine Parade, St Kilda	2051	Revised - not significant at the local level.
69 Marine Parade, St Kilda	2053	Revised - not significant at the local level. Update map in citation to show the correct address.
77 Marine Parade, Elwood	2055	Full review. Update the place name.
161 Mitford Street and 49 Scott Street, Elwood	801	Full review. Update the citation to reflect the site's inclusion in the HO and include updated site description and history.
23 Nelson Street, Balaclava	746	Full review. Update the description to reflect recent changes to the building.

71 Ormond Road, Elwood	362	Full review. Update the citation map to accurately reflect the property boundaries, and update the place name.
143-149 Ormond Road, Elwood	768	Revised - not significant at the local level. Update property address and the history of the site.
1/315 and 2/315 Orrong Road, St Kilda East	775	Update citation to include grading change and update the Map.
18 Queens Road, Melbourne	2223	Updates to History and the Statement of Significance to delete incorrect information about the architect.
58-60 Queens Road, Melbourne	2226	Minor changes to detail in the citation.
194 Richardson Street, Middle Park	1106	Minor updates. Corrections to the place name, address and school number. A new detailed thematic context section is included.
241-265 Rouse Street, 1-53 Stokes Street, Port Melbourne	684 and 712	Minor updates. Combine two citations into one. Update the citation map and address. Change to the Statement of Significance and Comparative analysis.
15 Robe Street, St Kilda	791	Full review. Minor changes to detail in the citation.
2 Salmon Street, Port Melbourne	8	Full review. Update the citation to include updated site description and history.
615 St Kilda Road, St Kilda	219	Minor Updates. Updates to the description of the place, including the address and VHR reference.
26-28 The Esplanade, St Kilda	2141	Full review. Update the Statement of Significance and the name of the designer.
5 Wimbledon Avenue, Elwood	911	Full review. Update the citation to include updated site description and history.

TABLE L – Properties to have new Citations

Address	**Citation Number**	**Justification**
110-118 Barkly Street and 2-6 Blanche Street, St Kilda	2409	*Heritage Assessment, 2-6 Blanche Road and 110-118 Barkly Street, St Kilda (21 December 2017)*, prepared by Context.
324 Esplanade East, Port Melbourne	2411	*Port Phillip Heritage Review Update,* David Helms Heritage Planning (February 2019)
152-154 Mitford Street, Elwood	2412	*Port Phillip Heritage Review Update,* David Helms Heritage Planning (February 2019).

TABLE M – Properties with existing grading on the Heritage Policy Map that will have their grading amended on the Heritage Policy Map

Address	**Current grading**	**Proposed grading**
The Boulevard, Port Melbourne No: 291, 293	Significant within HO2	Non-Contributory inside HO
Fitzroy Street, St Kilda No: 137-139	Non-Contributory within HO5	Contributory inside HO

Planning and Environment Act1987

PORT PHILLIP PLANNING

SCHEME AMENDMENT

C161portPart 2

INSTRUCTION SHEET

The planning authority for this amendment is the Port Phillip City Council. The Port Phillip Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 13 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos. 2, 3 and 4 in the manner shown on the 3 attached maps marked "Port Phillip Planning Scheme, Amendment C161port Part 2".

Overlay Maps

2. Amend Planning Scheme Map Nos. 2HO, 3HO, 4HO, 6HO, 7HO, 8HO, 9HO in the manner shown on the 10 attached maps marked "Port Phillip Planning Scheme, Amendment C161port Part 2".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In **Local Planning Policy Framework** – replace Clause 21.07 with a new Clause 21.07 in the form of the attached document.

2. In **Local Planning Policy Framework** – replace Clause 22.04 with a new Clause 22.04 in the form of the attached document.

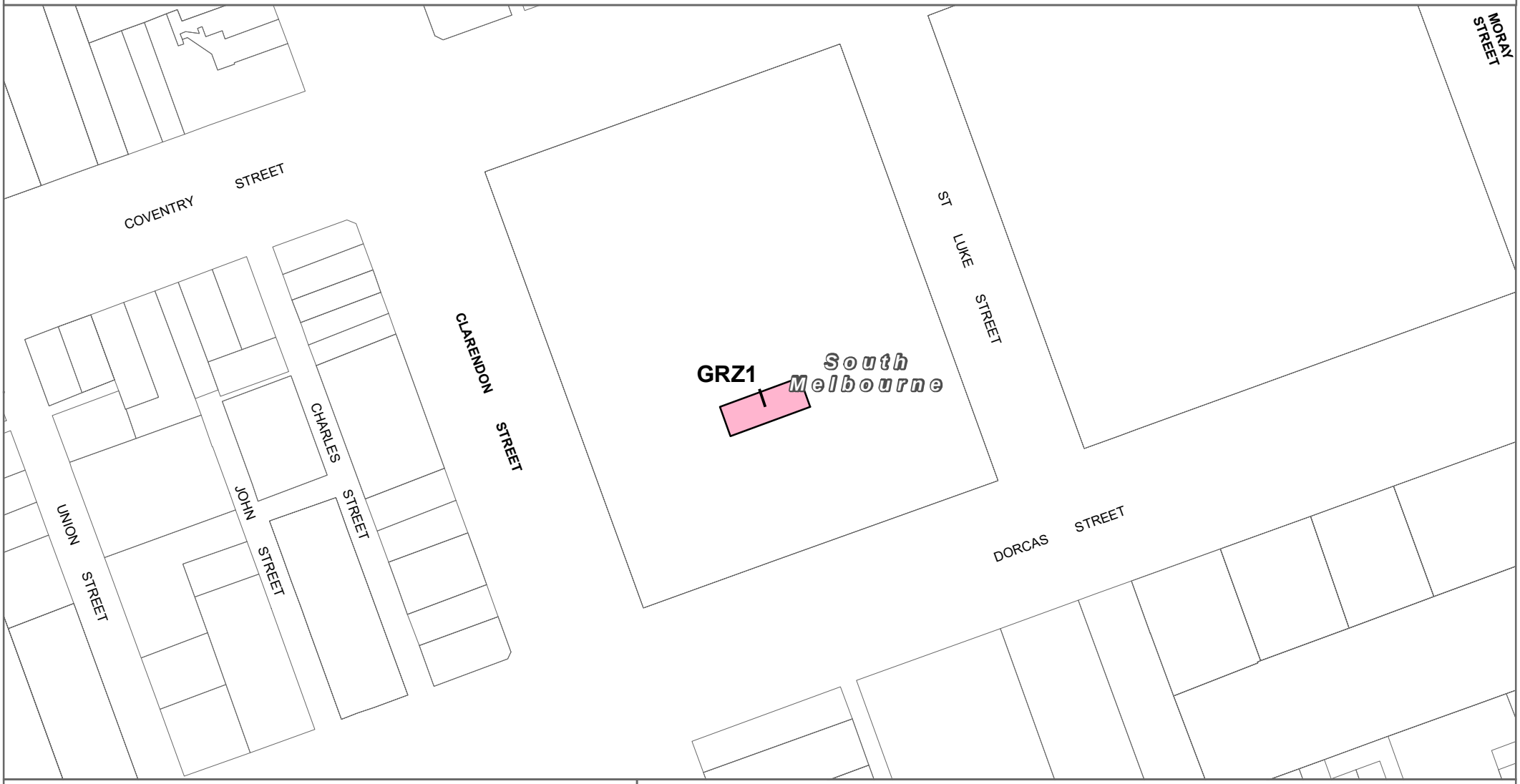
3. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.

4. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of
document

PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C161 part 2port



LEGEND

GRZ - General Residential Zone

Local Government Area

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2021

Planning Group
Print Date: 20/05/2021
Amendment Version: 1

NORTH

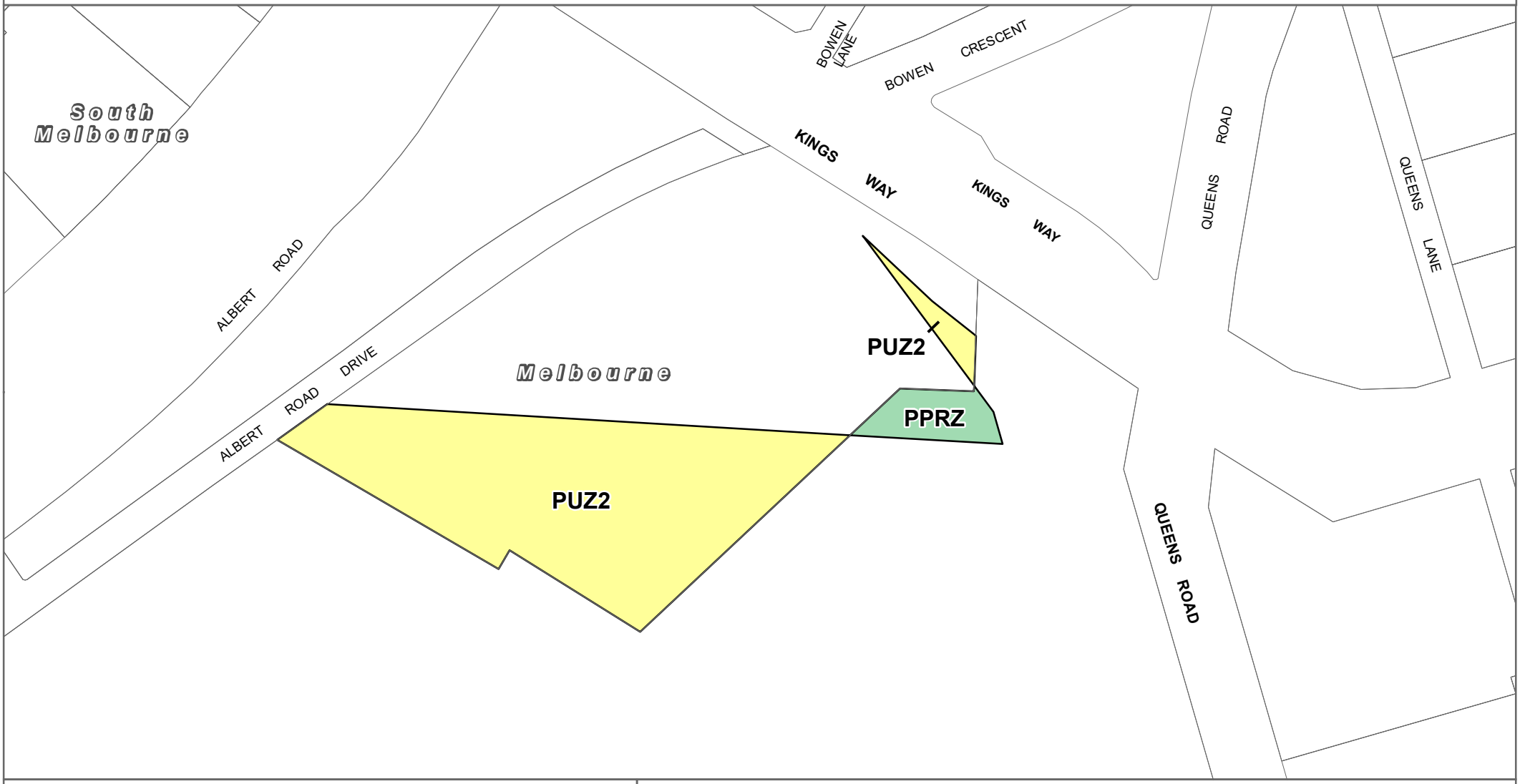
0 25 50
Metres

VICTORIA State Government | Environment, Land, Water and Planning

Part of Planning Scheme Map 3

PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C161 part 2port



LEGEND

- PPRZ - Public Park and Recreation Zone
- PUZ2 - Public Use Zone-Education
- Local Government Area

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2021

Planning Group
Print Date: 20/05/2021
Amendment Version: 1

NORTH

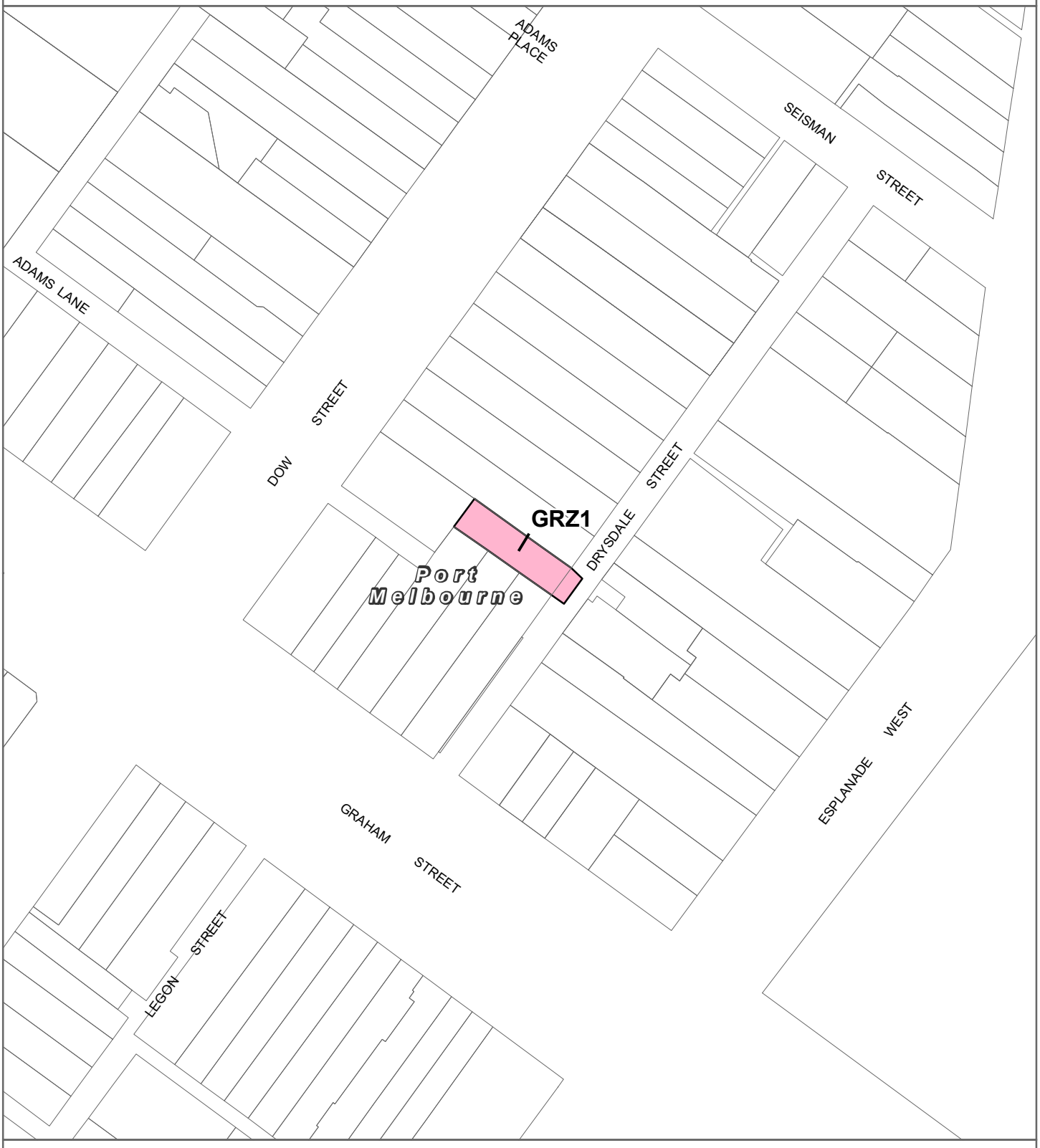
0 30 60
Metres

VICTORIA State Government | Environment, Land, Water and Planning

Part of Planning Scheme Map 4

PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C161 part 2port



LEGEND

GRZ - General Residential Zone

Local Government Area

Part of Planning Scheme Map 2

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2021

Planning Group
Print Date: 20/05/2021
Amendment Version: 1

NORTH

0 20 40
Metres

VICTORIA State Government | Environment, Land, Water and Planning

PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C161 part 2port

LEGEND

D-HO - Area to be deleted from a Heritage Overlay

Local Government Area

Part of Planning Scheme Maps 2HO & 3HO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2021

Planning Group
Print Date: 20/05/2021
Amendment Version: 1

NORTH

0 60 120
Metres

VICTORIA State Government | Environment, Land, Water and Planning

PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C161 part 2port

LEGEND

D-HO - Area to be deleted from a Heritage Overlay

Local Government Area

Part of Planning Scheme Maps 7HO & 9HO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2021

Planning Group
Print Date: 20/05/2021
Amendment Version: 1

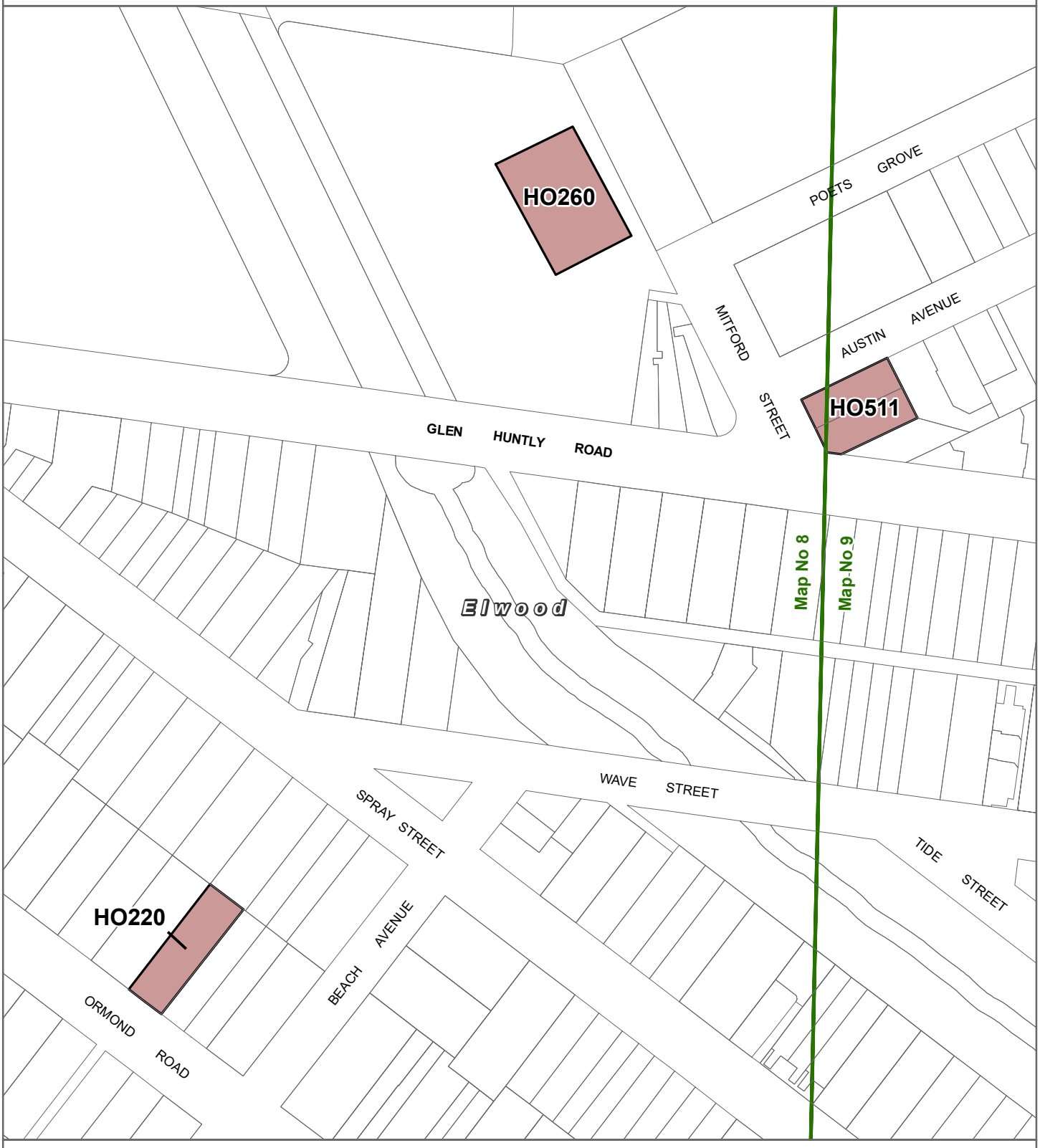
NORTH

0 70 140
Metres

VICTORIA State Government | Environment, Land, Water and Planning

PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C161 part 2port



LEGEND

HO - Heritage Overlay

Local Government Area

Part of Planning Scheme Maps 8HO & 9HO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2021

Planning Group
Print Date: 20/05/2021
Amendment Version: 1

NORTH

0 40 80
Metres

VICTORIA State Government | Environment, Land, Water and Planning

PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C161 part 2port

LEGEND

- HO - Heritage Overlay
- Local Government Area

Part of Planning Scheme Maps 7HO & 9HO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2021

Planning Group
Print Date: 20/05/2021
Amendment Version: 1

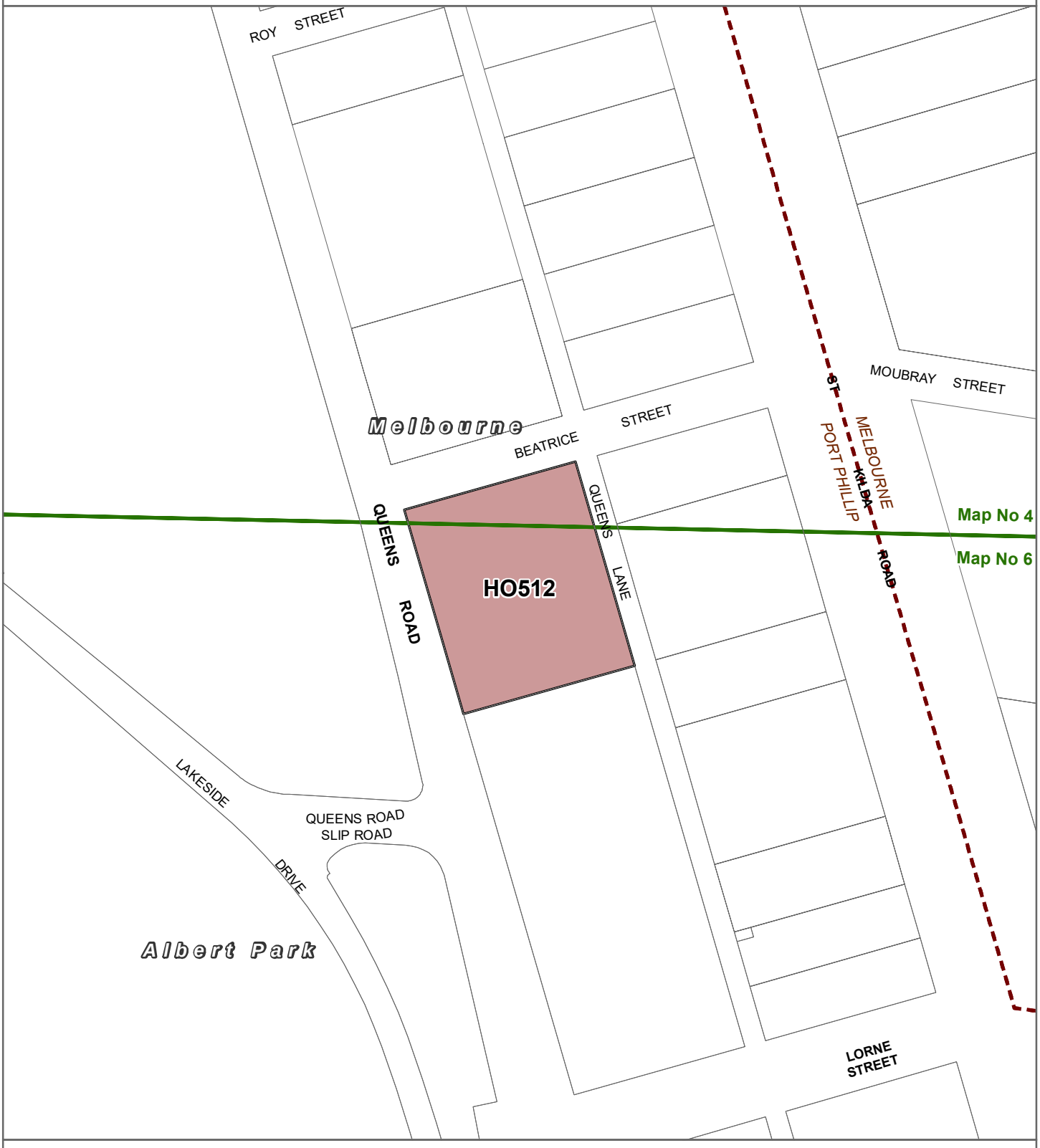
NORTH

0 70 140
Metres

VICTORIA State Government | Environment, Land, Water and Planning

PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C161 part 2port



LEGEND

HO - Heritage Overlay

Local Government Area

Part of Planning Scheme Maps 4HO & 6HO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2021

Planning Group
Print Date: 25/05/2021
Amendment Version: 1

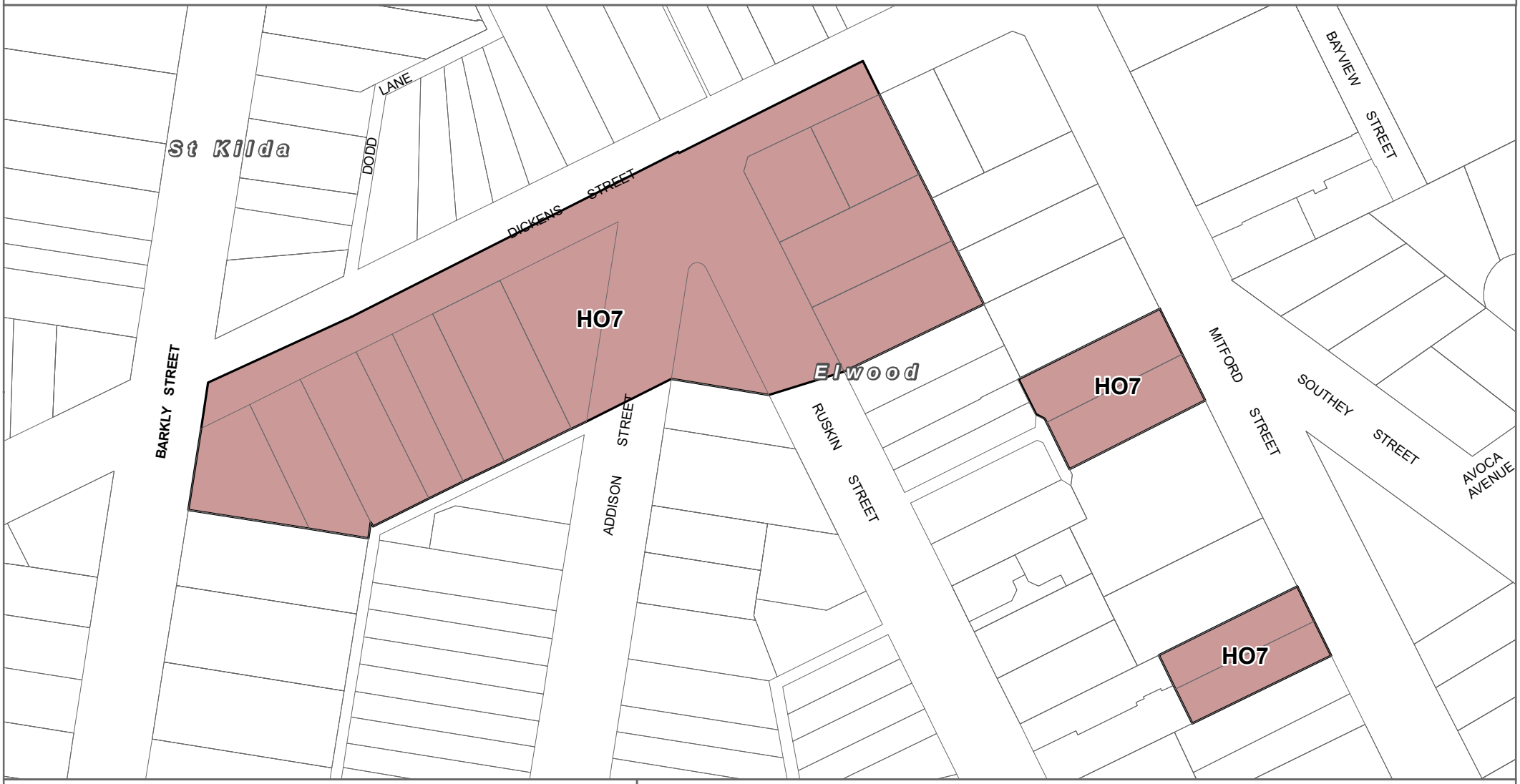
NORTH

0 50 100
Metres

VICTORIA State Government | Environment, Land, Water and Planning

PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C161 part 2port



LEGEND

HO - Heritage Overlay

Local Government Area

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2021

Planning Group

Print Date: 20/05/2021

Amendment Version: 1

NORTH

0 30 60

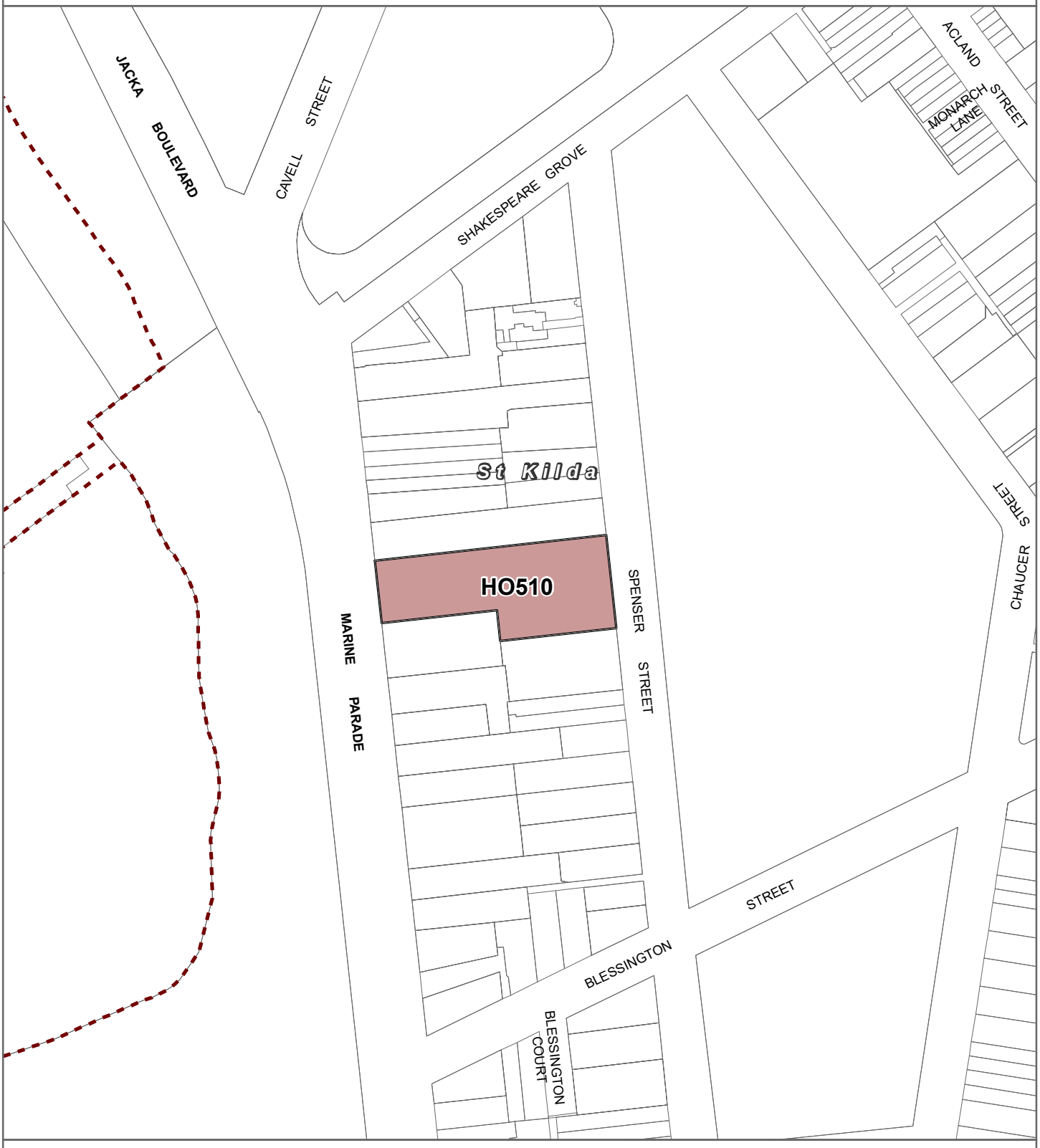
Metres

VICTORIA State Government | Environment, Land, Water and Planning

Part of Planning Scheme Map 8HO

PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C161 part 2port



LEGEND

HO - Heritage Overlay

Local Government Area

Part of Planning Scheme Map 6HO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2021

Planning Group
Print Date: 20/05/2021
Amendment Version: 1

NORTH

0 50 100
Metres

VICTORIA State Government | Environment, Land, Water and Planning

PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C161 part 2port

LEGEND

HO - Heritage Overlay

Local Government Area

Part of Planning Scheme Map 8HO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2021

Planning Group
Print Date: 20/05/2021
Amendment Version: 1

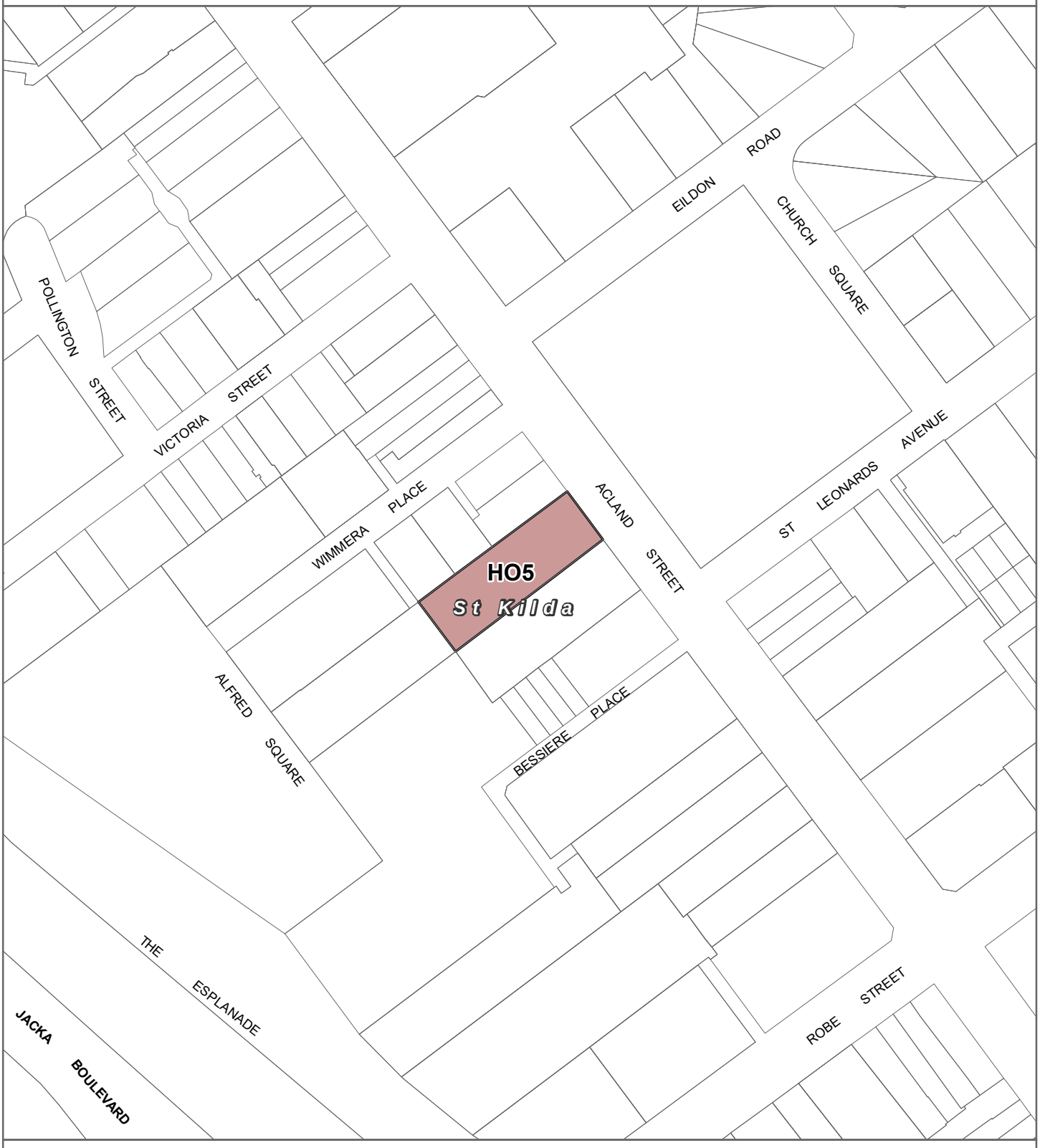
NORTH

0 30 60
Metres

VICTORIA State Government | Environment, Land, Water and Planning

PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C161 part 2port



LEGEND

HO - Heritage Overlay

Local Government Area

Part of Planning Scheme Map 6HO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2021

Planning Group
Print Date: 20/05/2021
Amendment Version: 1

NORTH

0 40 80
Metres

VICTORIA State Government | Environment, Land, Water and Planning

PORT PHILLIP PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C161 part 2port

LEGEND

HO - Heritage Overlay

Local Government Area

Part of Planning Scheme Map 6HO

Disclaimer
This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication.

© The State of Victoria Department of Environment, Land, Water and Planning 2021

Planning Group
Print Date: 20/05/2021
Amendment Version: 1

NORTH

0 50 100
Metres

VICTORIA State Government | Environment, Land, Water and Planning

21.07 INCORPORATED DOCUMENTS

~~23/04/2021~~ --/--/---- ~~C186port~~Proposed C161portPt2

St Kilda Foreshore Urban Design Framework (2002)

Port Phillip Heritage Review - Volumes 1-6 (~~Version 35, March~~ Adoption version Amendment C161port Part 2, June 2021) (Includes the City of Port Phillip Heritage Policy Map [Adoption version Amendment C161port Part 2, June 2021] and the City of Port Phillip Neighbourhood Character Policy Map [Adoption version Amendment C161port Part 2, June 2021]).

Reference documents

General

Community Plan (2007)

Council Plan 2009 - 2013

Health and Wellbeing Strategy (2007)

Environmental sustainability

Toward Zero Sustainable Environment Strategy (2007)

Sustainable Design Policy (2006)

Sustainable Transport Framework (2004)

Sustainable Transport Policy and Parking Rates (Ratio, 2007)

Land use

Port Phillip Housing Strategy (2007)

Port Phillip Activity Centres Implementation Plan (2007)

Port Phillip Activity Centres Strategy (2006)

Port Phillip Industry and Business Strategy (2003)

Open Space Strategy (2006, Revised 2009)

Open Space Strategy Implementation Plan Framework (2009)

Foreshore Management Plan (2004)

Built form

Port Phillip Housing Strategy (2007)

Port Phillip Design Manual (2000)

Neighbourhoods

South Melbourne Central Structure Plan (2007)

South Melbourne Central Urban Design Framework (2007)

Ormond Road Urban Design Guidelines (2007)

Beacon Cove Neighbourhood Character Guidelines 2010 (SJB Urban, 2010)

Carlisle Street Activity Centre Structure Plan (2009)

Carlisle Street Urban Design Framework (2009)

Design Guidelines 1-7 Waterfront Place, Port Melbourne (2014)

St Kilda Road North Precinct Plan (2013 – Updated 2015)

Bay Street Activity Centre Structure Plan – Parts 1 and 2 (2014)

St Kilda Road South Urban Design and Land Use Framework (2015)

22.04 HERITAGE POLICY

~~29/11/2018~~ --/--/----
~~C151~~Proposed C161portPt2

This policy applies to all land within a Heritage Overlay.

22.04-1 Policy Basis

~~27/06/2011~~ --/--/----
~~C62~~Proposed C161portPt2

This policy:

- builds on the SPPF heritage objective in Clause 15.03 to local circumstances;
- builds on the MSS objectives in Clause 21.05-1 relating to local heritage conservation, and
- applies the findings of the Port Phillip Heritage Review, Volumes 1-6.

22.04-2 Objectives

~~27/06/2011~~ --/--/----
~~C62~~Proposed C161portPt2

To retain and conserve all significant and contributory heritage places.

- To discourage the demolition of significant and contributory heritage places.
- To ensure all new development and redevelopment of significant and contributory places is respectfully and harmoniously integrated with the surrounding character.
- To promote design excellence (in terms of building siting, scale, massing, articulation and materials) which clearly and positively supports the heritage significance of all Heritage Overlay areas.
- To ensure that new development and any publicly visible additions and/or alterations in or to a heritage place maintains the significance of the heritage place and employs a contextual design approach.
- To encourage development, in particular use of materials, that responds to the historic character of laneways and to minimise elements that adversely impact on that character.
- To ensure that reconstruction and repair of significant heritage bluestone kerb and channelling, bluestone laneways and significant concrete kerb and channel is carried out in a way that reflects as closely as possible the original appearance.

22.04-3 Policy

~~08/12/2011~~ --/--/----
~~C72~~Proposed C161portPt2

General

It is policy to:

- Encourage the restoration and reconstruction of heritage places (including the accurate reconstruction of original streetscape elements such as verandahs) in all areas, and in particular, in intact or substantially consistent streetscapes in the South Melbourne, Albert Park, Middle Park and St Kilda West Heritage Overlay areas (HO440, HO441, HO442, HO443, HO444, HO445 or HO446).
- Encourage the removal of alterations and additions that detract from the heritage significance of a heritage place.
- Encourage new development to be respectful of the scale, form, siting and setbacks of nearby significant and contributory buildings.
- Disregard the impact of buildings that are obviously atypical to the character of the streetscape when determining the appropriate mass and scale for new buildings or extensions or upper storey additions.
- Encourage a contextual design approach for additions and/or alterations to a heritage place or for new development. A contextual approach is where the alteration, addition or new development incorporates an interpretive design approach, derived through comprehensive

research and analysis. New development should sit comfortably and harmoniously integrate with the site and within the streetscape and not diminish, detract from or compete with the significance of the heritage place or streetscape character. This approach can include

- Contemporary architecture and innovative design which is an important part of the contextual approach because it adds to the existing diversity and layering of styles through time. This layering is a defining feature in a number of areas and is therefore an important component of Port Phillip's heritage.
- Accurate reproduction architecture may be employed in limited instances where detailed evidence, such as photographic evidence, exists for that alteration, addition or new development. This approach may be more appropriate in the South Melbourne, Albert Park, Middle Park and St Kilda West Heritage Overlay areas (HO440, HO441, HO442, HO443, HO444, HO445 or HO446), but may have limited application elsewhere.

Additions and/or Alterations to Heritage Places

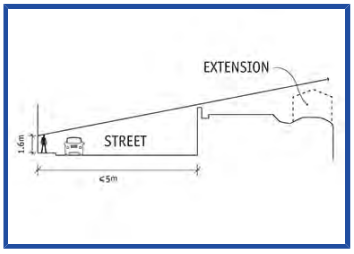
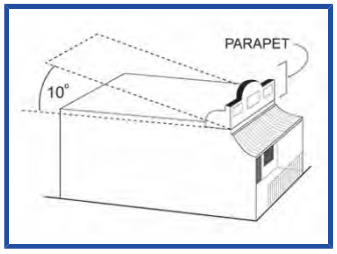
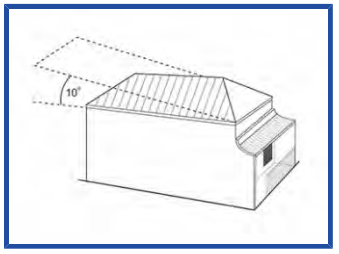
It is policy that:

- Additions and alterations:
  - Do not change the original principal facade(s) or roof.
  - Are distinguishable from the original parts of the heritage place to be conserved, if a contemporary architectural approach is used.
  - Are based on research that can identify the elements, detailing and finishes originally employed.
  - Do not obscure or alter an element that contributes to the significance of the heritage place.
  - Maintain an existing vista or viewlines to the principal facade(s) of a heritage place.
- An upper storey addition is sited and massed behind the principal facade so that it preferably is not visible, particularly in intact or consistent streetscapes (see Performance Measure 1).

Performance Measure 1

Upper storey additions may meet the above policy for siting and massing if the following measures, as appropriate, are achieved:

- They are sited within an "envelope" created by projecting a sight line from 1.6 metres above ground level (this being the eye level of an adult person of average height) to the front parapet or gutter on the main façade and taken from a point where the footpath meets the property line directly opposite the site, where the property has a frontage to a narrow street (5 metres or less) or laneway (illustration 1), or
- They are sited within an "envelope" created by projecting a line of 10 degrees from the height of the base of the front parapet or gutter line on the main façade and extending to the rear of the heritage place (illustration 2 or 3), or
- In exceptional cases where the heritage place is located in a diverse streetscape and the design of the proposed addition is considered to be an appropriate contextual response, they are sited within an "envelope" created by projecting a line of up to 18 degrees from the height of the base of the front parapet or gutter line on the main façade of the heritage place.

Illustration 1	Illustration 2	Illustration 3
		

- If visible from the front (principal) street, the roof of any addition is related to that of the heritage place in terms of form, pitch and materials.
- Where the property is located on a corner site, the upper storey addition is sited and massed so it is visually recessive from the front of the building, so that the scale of the heritage place is the dominant element in the front (principal) streetscape.
- In cases where the original heritage place has been altered, the previous alterations and additions are retained and conserved where they help to interpret the history of its development and they contribute to the significance of the heritage place.
- New openings in the principal facade(s) visible from the street are avoided, or if openings are visible, they are proportionally related to those of the heritage place.
- Walls, windows, roofs and fences are complementary to the heritage place in terms of materials, finishes, textures and paint colours and are appropriate to its architectural style.
- New development achieves environmentally sustainable outcomes, including upgrading existing fabric to reduce operational environmental impact of existing buildings, which is balanced with protecting the heritage significance of the site.

New Development in Heritage Overlay Areas

It is policy that:

- New development maintains and enhances an existing vista to the principal facade(s) of the heritage place, where a new development is adjacent to a heritage place (see Performance Measure 2).

Performance Measure 2

Buildings and works may meet the above policy for maintaining and enhancing an existing vista to the principal façade(s) of a heritage place if the following measures, as appropriate, are achieved:

- New development, with a significant or contributory heritage place on one adjacent site, has an equivalent frontage setback to the heritage place or a setback configuration that maintains a reasonable vista to the heritage place.
- New development, with a significant or contributory heritage place on both adjacent sites with differing setbacks, has a setback no greater than the largest setback and no less than the smaller setback.

- New development generally reflects the prevailing streetscape scale and does not dominate the streetscape or public realm (see Performance Measure 3).

Performance Measure 3

Buildings and works may meet the above policy for building scale if the following measures, as appropriate, are achieved:

- If located in a street which has a consistent building scale and adjacent to a significant or contributory heritage place, the height of the building is no higher than the roof ridgeline of the highest adjacent heritage place when viewed from the street, but may include a higher component to the rear; or
- If located in a street with a diverse building scale, and adjacent to a significant or contributory heritage place, the height of the new building is of a scale and mass that respects both the adjacent heritage place and the prevailing scale of the area.

- Front and side setbacks reflect those of the adjacent buildings and the streetscape, where this is an important element in the streetscape.
- Roofs respond to any predominant roof form characteristic of the streetscape.
- Door and window openings are complementary to the prevailing streetscape characteristics. Large expanses of glass or horizontal windows are generally avoided in principal front facades except where this is considered an appropriate design response.
- If it is a major development site containing a significant or contributory heritage place that is to be retained, the new development respects the scale and setting of the heritage place whilst responding to the prevailing building scale of the heritage overlay area.
- Visible wall elevations of the new building are articulated in a manner that is complementary to the streetscape through the use of different materials, massing and the inclusion of windows and doors where appropriate.
- Materials, textures and finishes complement those evident in the streetscape.
- Colour schemes complement the appearance and character of the streetscape.
- Front fences are appropriate to the architectural style of the building.
- For a contextual approach, front fencing interprets the prevailing character of fencing in the immediate environs and in particular responds to prevailing fence height, degree of transparency, form and materials.

Demolition

Where a permit is required for demolition of a significant or contributory building, it is policy to:

- Refuse the demolition of a significant building unless and only to the extent that:
  - the building is structurally unsound;
  - the replacement building and/or works displays design excellence which clearly and positively supports the ongoing heritage significance of the area.
- Refuse the demolition of a contributory building unless and only to the extent that:
  - the building is structurally unsound, and either
  - the replacement building and/or works displays design excellence which clearly and positively supports to the ongoing heritage significance of the area, or
  - in exceptional circumstances the streetscape is not considered intact or consistent in heritage terms.
- Require all applications for demolition of significant or contributory buildings to be accompanied by an application for new development.
- Allow the demolition of part of a heritage place if it will not affect the significance of the place and the proposed addition is sympathetic to the scale and form of the place.

Car Parking

It is policy to:

- Discourage new vehicle crossovers in the front of a property with a narrow street frontage or in streets with few or no crossovers.
- Encourage new on-site car spaces to be located at the rear of the property or in a side setback area.
- Encourage carports, garages and outbuildings, if visible from the main street frontage, to have wall openings, roof forms and materials that complement the main building and the streetscape.

Laneways, Kerbs and Channels

It is policy that:

- Reconstruction of existing bluestone kerb and channelling occurs only when it is at the end of its useful life.
- Where an upper floor is proposed, it is incorporated into the roof space or stepped back from the laneway to reduce its bulk.
- There is zero setback from the laneway frontage (e.g. buildings / fences are built on the boundary line abutting the laneway).
- External materials are limited to those utilitarian materials common in the early periods of development, typically red face brickwork for walls.

Street Furniture

It is policy that:

- Street furniture, including seats, litter bins, bicycle rails and drinking fountains, are designed and sited to ensure that they are not obtrusive in the streetscape, do not adversely affect the heritage significance of an area, and do not obstruct the views to a heritage place.

22.04-4 Application Requirements

~~27/06/2011~~ --/--/----
~~C62~~Proposed C161portPt2

It is policy to require all applications for development to be accompanied by:

A written report that explains:

- The design approach adopted and the reason why.
- How the proposed building and/or works will clearly and positively support the ongoing significance of the heritage place and promote design excellence.
- In the case of any proposed demolition:
- Why the building is considered to be structurally unsound with supporting information to Council's satisfaction.
- How the replacement building and/or works clearly and positively support the significance of the heritage place.
- In the case of any proposed addition/alteration, how the proposal is respectful to the scale, massing and form of the significant or contributory heritage place.
- In the case of new development, how the proposal will complement existing heritage characteristics and be respectful of and respond to the prevailing scale, form, siting and setbacks of existing significant or contributory heritage places in the vicinity.
- Whether the addition and /or alteration or new development has met the performance measure 1, 2 or 3, where relevant, and in the cases where these performance measures have not been met, how the proposal achieves the relevant policy.

Plans showing the following:

- Fully scaled and dimensioned elevations and floor plans.
- Where facade restoration forms part of the proposal, plans must be prepared at a 1:20 scale.
- Where demolition forms part of the proposal, demolition plans and elevations showing the extent of all buildings, fences, etc to be demolished.
- A three dimensional building envelope that shows the potential new building volume if all the opportunities and constraints have been considered.
- Fully scaled and dimensioned site plan showing existing and proposed circumstances including outbuildings, fences, significant vegetation, car parking, new cross overs, on-site parking space locations and any other noteworthy features.
- A photo montage of the streetscape.
- A streetscape elevation which shows the existing streetscape and how the proposal sits within the streetscape.
- Information which shows the form of the proposal from oblique views from neighbouring streetscapes where any part of the proposal will be visible.
- A landscape plan.

22.04-5 Definitions

~~27/06/2011~~ --/--/---- ~~C62~~Proposed C161portPt2

Heritage place is a place that has identified heritage value and could include a site, area, building, group of buildings, structure, archaeological site, tree, garden, geological formation, fossil site, habitat or other place of natural or cultural significance and its associated land.

Significant heritage places include buildings and surrounds that are individually important places of either State, regional or local heritage significance and are places that together within an identified area, are part of the significance of a Heritage Overlay. These places are included in a Heritage Overlay either as an area or as an individually listed heritage place and are coloured "red" on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6.

Contributory heritage places include buildings and surrounds that are representative heritage places of local significance which contribute to the significance of the Heritage Overlay area. They may have been considerably altered but have the potential to be conserved. They are included in a Heritage Overlay and are coloured "green" on the City of Port Phillip Heritage Policy Map, in the Port Phillip Heritage Review, Volume 1-6.

Non-contributory properties are buildings that are neither significant nor contributory. They are included in a Heritage Overlay and have no colour on the City of Port Phillip Heritage Policy Map in the Port Phillip Heritage Review, Volume 1-6. However any new development on these sites may impact on the significance of the Heritage Overlay, and should therefore consider the heritage characteristics of any adjoining heritage place and the streetscape as covered in this policy.

22.04-6 Incorporated Document

~~23/04/2021~~ --/--/---- ~~C186port~~Proposed C161portPt2

Port Phillip Heritage Review ~~-~~– Volumes 1~~-~~ – 6 (~~Version 35, March~~Adoption Version Amendment C161port Part 2, June 2021) (~~Includes~~includes the City of Port Phillip Heritage Policy Map [Adoption Version Amendment C161port Part 2, June 2021] and the City of Port Phillip Neighbourhood Character Policy Map [Adoption Version Amendment C161port Part 2, June 2021]).

22.04-7 Reference Documents

~~23/04/2021~~ --/--/---- ~~C186port~~Proposed C161portPt2

Port Phillip Design Manual, 2000 including:

- Fishermans Bend Guidelines (Updated 2010)
- Garden City Guidelines (Updated 2010)

- Dunstan Estate Guidelines (2007)
- Heritage Kerbs, Channels and Laneways Guideline (2006)

Review of Heritage Overlay 3, Heritage Alliance (2009) & Built Heritage (2010).

Review of Heritage Overlay 1 Port Melbourne – Outcomes and Recommendations (Lovell Chen, July 2011)

Review of Heritage Overlay 1 Port Melbourne – Stage 2 Review – Summary Report (Lovell Chen, December 2012)

Fishermans Bend Heritage Study (Biosis Pty Ltd, 2013)

Fishermans Bend additional heritage place assessments (Biosis Pty Ltd, 2015)

Review of Heritage Overlay 1 Port Melbourne – Stage 2 Review – Summary Report (Lovell Chen, December 2012)

Heritage Appraisal: 16-20A & 44 Wellington Street, St Kilda (Lovell Chen, May 2015)

Heritage Overlay 6 St Kilda East Precinct Review Final Report (David Helms Heritage Planning, January 2020)

Heritage Review – Wellington Street, St Kilda (Lovell Chen (Revised) March 2017)

Tiuna Grove Heritage Assessment (Barrett, 2019)

Heritage Assessment~~, 588-590 City Road, South Melbourne~~ 2-6 Blanche Street and 110-118 Barkly Street, St Kilda (Context Pty Ltd, ~~May~~December 2017)

Heritage Assessment 58-60 Queens Road, Melbourne (Peter Andrew Barrett, November 2017)

~~Fishermans Bend Heritage Review: Montague Commercial Precinct (RBA Architects and Conservation Consultants, October~~Port Phillip Heritage Review Update 2019 (David Helms Heritage Planning, February 2019)~~-~~

31/01/2019
C157port

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements

~~18/10/2018~~ --/--/----
~~C122~~Proposed C161portPt2

None specified.

2.0 Heritage places

~~23/04/2021~~ --/--/----
~~C186port~~Proposed C161portPt2

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	*Port Melbourne* Area generally bound by Clark Street to the north, Ingles and Boundary Streets to the east, Pickles Street to the south and Graham Street to the west	Yes	No	Yes – but limited to the Port Melbourne Light Rail Reserve, area zoned PPRZ.	No	No	No	No
HO2	*The Garden City Housing Estates* Port Melbourne	Yes	No	No	No	No	No	No
HO4	*City Rd Industrial Area* South Melbourne	Yes	No	No	No	No	No	No
HO5	*St Kilda Hill* Area generally bound by Fitzroy St to the North, Barkly St to the east, Carlisle St to the south and Port Phillip Bay to the west	Yes	No	No	No	No	No	No
HO6	*St Kilda East* Area generally bound by Wellington Rd and Dandenong Rd to the north, Inkerman Rd to the south, St Kilda Rd to the west and Orrong Rd to the east	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO7	*St Kilda, Elwood, Balaclava, Ripponlea* Area generally bound by Carlisle St to the north, Glenhuntly Rd to the south, Hotham St to the east and Mitford St and Broadway to the west	Yes	No	No	No	No	No	No
HO7 Interim Control Expiry date: 01/~~10~~04/2021	*St Kilda, Elwood, Balaclava, Ripponlea Precinct Extension* 41-57 Dickens Street, 1-3 Ruskin Street, 1 Addison Street, 49-51 and 59-61 Mitford Street, Elwood	Yes	No	No	No	No	No	No
HO8	*Elwood-Glen Huntly Rd, Ormond Rd* Area generally comprising Glen Huntly Rd as the east-west spine, extending north just beyond Shelley St between Marine Parade and the Elwood Canal, and south generally between Ormond Rd and Ormond Esplanade	Yes	No	No	No	No	No	No
HO318	*Brighton Rd (Elwood)* Brighton Rd, Burns St, Glenhuntly Rd, Heaton St	Yes	No	No	No	No	No	No
HO316	Carlisle St (East Carlisle St, Hawsleigh Ave	Yes	No	No	No	No	No	No
HO30	*Emerald Hill Estate* Bank, Clarendon, Park, Cecil, Dorcas, Marshall, Fishley, Layfield and Perrins Streets, South Melbourne	-	-	-	-	Yes Ref No H1136	Yes	No
HO317	*Hotham St (Balaclava)* Nos. 113-125 Hotham St	Yes	No	No	No	No	No	No
HO315	*Inkerman St (East)*	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Chapel St, Inkerman St							
HO258	*St Vincent Place Precinct* 1-99 St Vincent Place South and 2-94 St Vincent Place North and St Vincent Gardens East and St Vincent Gardens West and 10 Merton St and Montague St (Part), Albert Park	-	-	-	-	Yes Ref No H1291 (see also HO340/ H813)	Yes	No
HO382	*Swallow Street Precinct* 49-77 Swallow Street, Port Melbourne	Yes	No	No	No	No	No	No
HO385	*Chusan Street Precinct* 1-37 Chusan Street, East St Kilda	Yes	No	No	No	No	No	No
HO386	*Godfrey Av/Raglan Street Precinct* 1-41, 2-36 Godfrey Avenue and 9-23 Raglan Street, East St Kilda	Yes	No	No	No	No	No	No
HO387	*Hammerdale Av Precinct* 2-24, 28-32, 3-17 Hammerdale Avenue, 2-8 Jervois Street, East St Kilda	Yes	No	No	No	No	No	No
HO388	*Holroyd Court Precinct* 1-7 Holroyd Court, East St Kilda	Yes	No	Yes – 4 mature camphor laurel street treets (cinnamomum camphora)	No	No	No	No
HO389	*Kalymna Grove/Inkerman St Precinct* 1-35, 2-30 Kalymna Gr, 342-374 Inkerman Street, East St Kilda	Yes	No	No	No	No	No	No
HO390	*Mooltan Av Precinct* 10-16, 9-15 Mooltan Avenue, East St Kilda	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO391	*St Kilda East: Murchison Street & Wavenhoe Avenue Precinct* 1-29, 2-24 Murchison St, 20, 22, 26 Lansdowne Street, 160-188, 183-211 Alma Road, 57, 69, 71, 73, 75 and 77 Alexandra Street, 157, 159 and 161 Alma Road, 28, 30, 32, 34,36, 38, 40, 42 and 44 Hotham Street, 18 and 26A Lansdowne Road, 1-13, 15, 17, 19 and 21 Wavenhoe Avenue, 2 and 4 Mooltan Avenue (duplex at corner of Hotham Street only), St Kilda East	Yes	No	No	No	No	No	No
HO392	*Orange Grove Precinct* 4-30, 11-33 Orange Gr and 331 Inkerman Street, East St Kilda	Yes	No	No	No	No	No	No
HO402	*Elwood Canal Precinct* Area covered by Elwood Canal and riparian margins, from Port Phillip Bay foreshore to St Kilda Street municipal boundary.	No	No	Yes	Yes	No	No	No
HO403	*Addison Street /Milton Street Precinct (Elwood)* 2 – 74 & 11-75 Addison St; 296 – 350 & 323 - 377 Barkly St; 77 – 85 Dickens St; 7 Hood St, 1 – 7 & 2 - 10 Lawson St; 1 – 12 Lytton St; 52 – 54 Marine Pde; 6 – 56 & 9 – 37 Meredith St; 53 – 83 & 66 – 100 Milton St; 6 – 24, 29 & 46 - 84 Ruskin St; 1 – 23 & 2 - 8 Thackeray St; Elwood	Yes	No	No	No	No	No	No
HO404	*Byron Street / Mason Avenue Precinct (Elwood)* 2 – 24 & 9 -23 Byron St; 1 – 17 & 2 –18 Cyril St; 1 – 37 Mason St; 1 – 33 & 2 - 28 Moore St; Elwood	Yes	No	No	No	No	No	No
HO405	*McCrae Street Precinct (Elwood)*	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	31 – 33 John St; 1 – 13 & 2 – 14 McCrae St; Elwood							
HO439	*Nightingale Street Precinct (Balaclava)* 31 – 55 Marlborough St, 24 – 58 Rosamond St, 27 – 57 Rosamond St, 32 - 58 Nightingale St, 19 - 47 Nightingale St, 19 & 21 Woodstock St, 1 – 17 Gibbs St, 2 – 20 Gibbs St and 1 to 5 Railway Place, Balaclava.	Yes	No	No	No	No	No	No
HO440	*Emerald Hill Residential Precinct* Area generally bound by Pickles St, York St and Kings Way to the north, Queens Rd to the east, Albert Rd to the south and Nelson and Ferrars St to the west	Yes	No	No	No	No	No	No
HO441	*St Vincent Place East* South Melbourne Bound By Park St, Cecil St, Albert Rd and Ferrars St	Yes	No	No	No	No	No	No
HO442	*Albert Park Residential Precinct / Part Montague Precinct* Area generally bound by Pickles St to the North, Ferrars St to the east, Kerferd Rd to the south and Beaconsfield Parade to the west (including shops and dwellings along City Road / Montague Street)	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO442 Interim Control Expiry date: 30/04/2021	*Albert Park Residential Precinct / Part Montague Precinct Extension* 496, 498, 500-502, 506, 508-510, 530, 532, 534, 536, 540-542, 544-546 City Road and 151, 153, 155, 157-161, 163 Montague Street, South Melbourne	Yes	No	No	No	No	No	No
HO443	*Bridport Street / Victoria Avenue Commercial Precinct* Albert Park	Yes	No	No	No	No	No	No
HO444	*Middle Park and St Kilda West Precinct* Bound by Kerferd Rd, Canterbury Rd, Fitzroy St and Beaconsfield Parade	Yes	No	No	No	No	No	No
HO445	*Armstrong Street Commercial Precinct* Middle Park	Yes	No	No	No	No	No	No
HO446	*Albert Park Lake Precinct* Area generally bound by Fitzroy St to the south, Queens Road to the east, Albert Road to the North and Canterbury Road to the west **Incorporated plan** Albert Park Master plan	Yes	No	No	No	No	No	No
~~HO513~~	~~*Montague Commercial Precinct*~~ ~~Area including 496-546 City Road and 151-163 Montague Street, South Melbourne~~ ~~**Statement of Significance:** Montague Commercial Precinct, February 2021~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~
HO9	*Christ Church complex* 14 Acland St and 1 St Leonards Ave, St Kilda	-	-	-	-	Yes Ref No H996	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO10	*Linden* 26 Acland St, St Kilda	-	-	-	-	Yes Ref No H213	Yes	No
HO11	*Halcyon* 53 Acland St, St Kilda	-	-	-	-	Yes Ref No H775	Yes	No
HO12	*South African Soldiers Memorial* 29A Albert Rd, Melbourne	-	-	-	-	Yes Ref No H1374	Yes	No
HO319	*Former BP House* 1-29 Albert Rd, Melbourne	Yes	No	No	No	No	No	No
HO320	*Offices* 31-33 Albert Rd, Melbourne	Yes	No	No	No	No	No	No
HO334	*Former Residence* 42 Albert Rd, Melbourne	Yes	No	No	No	No	No	No
HO361	*Houses* 140-144 Albert Road, South Melbourne	Yes	No	No	No	No	No	No
HO312	*Flats* 194 Albert Rd, South Melbourne	Yes	No	No	No	No	No	No
HO13	*Dalkeith* 314 Albert Rd, South Melbourne	-	-	-	-	Yes Ref No H840	Yes	No
HO489	*Former Royal Australian Corps of Signals Drill Hall* Albert Road Drive, Albert Park	-	-	-	-	Yes Ref No H2362	Yes	No
HO14	*Ngargee Tree* Albert Park	No	No	Yes	No	No	No	Yes

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO15	*South Melbourne Cricket and Football Club grandstand* Albert Road Drive, Albert Park	Yes	Yes	No	No	No	No	No
HO393	*Houses* 31-35 Alexandra Street, East St Kilda	Yes	No	No	No	No	No	No
HO19	*Holmwood, including Canary Island date palm (6) jacaranda (2) Bhutan cypress (1)* 61 Alexandra St, Balaclava	Yes	Yes	Yes	No	No	No	No
HO18	*South African War Memorial* 9 Alfred Square, St Kilda	-	-	-	-	Yes Ref No H1375	Yes	No
HO16	*House* 1 Alfred Square, St Kilda	Yes	Yes	No	No	No	No	No
HO17	*House* 2 Alfred Square, St Kilda	Yes	Yes	No	No	No	No	No
HO31	*Presbyterian Church* 2 Alma Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO20	*Former Priory Ladies School* 61 Alma Rd, St Kilda	-	-	-	-	Yes Ref No H726	Yes	No
HO21	*Belmont Flats* 86 Alma Rd, St Kilda	-	-	-	-	Yes Ref No H805	Yes	No
HO350	*House* 127 Alma Rd, St Kilda East	Yes	No	No	No	No	No	No
HO23	*House*	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	200 Alma Rd, St Kilda East							
HO25	*House* 217 Alma Rd, St Kilda East	Yes	No	No	No	No	No	No
HO407	*House* 6 Austin St, Elwood	Yes	No	No	No	No	No	No
HO408	*Zone Substation* 36 Austin St, Elwood	Yes	No	No	No	No	No	No
HO313	*House* 13 Baker St, St Kilda	Yes	No	No	No	No	No	No
HO394	*Former Factory* 5-7A Balston Street, East St Kilda	Yes	No	No	No	No	No	No
HO395	*Cottage* 16 Balston Street, East St Kilda	Yes	No	No	No	No	No	No
HO396	*Substation* 52 Balston Street, East St Kilda	Yes	No	No	No	No	No	No
HO369	Terrace Row, houses and Algerian Oak (Quernac canariensis) at the rear of 145 Bank Street and land beneath the canopy for a distance of five metres from the canopy edge. 141-147 Bank Street, 1-5 Palmer Street and 2-4 Wilson Street, South Melbourne	Yes	No	Yes	No	No	No	No
HO27	*Former South Melbourne Post Office* 195-207 Bank St, South Melbourne	-	-	-	-	Yes Ref No H1771	No	No
HO28	*South Melbourne Town Hall*	-	-	-	-	Yes	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	208-220 Bank St, South Melbourne					Ref No H217		
HO29	*South Melbourne Court House and Police Station* 209-213 Bank St, South Melbourne	-	-	-H	-	Yes Ref No H1486	Yes	No
HO341	*Former Lauders Riding School (Emerald Hill)* 295 Bank St, South Melbourne	-	-	-	-	Yes Ref No H1749	Yes	No
HO32	*The Manse* 42 Barkly St, St Kilda	-	-	-	-	Yes Ref No H212	Yes	No
HO285	*House* 52 Barkly St, St Kilda	Yes	No	No	No	No	No	No
HO370	*Hampden, including two mature Canary Island Date Palms, scoria rock edging and tapered rough cast gate posts.* 74 Barkly Street, St Kilda	Yes	No	Yes	No	No	No	No
HO33	*Village Belle Hotel* 202 Barkly St, St Kilda	Yes	Yes	No	No	No	No	No
HO34	*House* 269 Barkly St, St Kilda	Yes	No	No	No	No	No	No
HO35	*Flats* 289 Barkly St, St Kilda	Yes	No	No	No	No	No	No
HO409	*Jerry's Milk Bar* 345 Barkly St, Elwood	Yes	No	No	No	No	No	No
HO38	*Former Morley's Coal Depot*	Yes	Yes	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	2-6 Bay St, Port Melbourne							
HO39	*Former Post Office and Naval drill hall* 40 Bay St, Port Melbourne	-	-	-	-	Yes Ref No H1378	Yes	No
HO452	*Former National Bank* 96 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO40	*Port Melbourne Court house, Police station and lock up* 111 and 113-119 Bay St and Graham St, Port Melbourne	-	-	-	-	Yes Ref No H1318	Yes	No
HO41	*Port Melbourne Town Hall* 333 Bay St, Port Melbourne	Yes	Yes	Yes	No	No	No	No
HO42	*Shop* 397 Bay St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO43	*Princes Pier* Beach St, Port Melbourne	-	-	-	-	Yes Ref No H981	Yes	No
HO465	*Station Pier* 110 Beach St, Port Melbourne	-	-	-	-	Yes Ref No H985	Yes	No
HO46	*Port Melbourne railway station* 101 Beach St, Port Melbourne	-	-	-	-	Yes Ref No H983	Yes	No
HO47	*Centenary bridge pillar* Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO48	Maskell and McNab Memorial Beach St, Port Melbourne	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO49	*Band Rotunda (opposite Stokes Street)* Beach St, Port Melbourne	-	-	-	-	Yes Ref No. H1735	No	No
HO50	*Public toilets* Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO51	*Bi-Centennial memorial* Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO362	*WW1 Memorial* Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO52	*Port Melbourne Yacht Club* Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO286	*Sandridge Hotel* 69 Beach St, Port Melbourne	Yes	No	No	No	No	No	No
HO44	*Leading lights* Beacon Vista and Hobsons Bay, Port Melbourne	-	-	-	-	Yes Ref No H982	Yes	No
HO53	*Cast iron lamp standards* Beaconsfield Pde, St. Kilda	Yes	No	No	No	No	No	No
HO348	*Catani Gardens* Beaconsfield Pde and Jacka Blvd, St Kilda	-	-	-	-	Yes Ref No H1805	No	No
HO54	*Open sea bathing house* Beaconsfield Pde, St. Kilda	Yes	Yes	Yes	No	No	No	No
HO450	*Sea Wall and Promenade*	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Beaconsfield Parade (south side), between Cowderoy Street and McGregor Street, St Kilda West and Middle Park **Incorporated plan** Sea Wall and Promenade - September 2008							
HO55	*Duart* 121 Beaconsfield Pde, Albert Park	Yes	Yes	No	No	No	No	No
HO56	*Hotel Victoria* 123 Beaconsfield Pde, Albert Park	-	-	-	-	Yes Ref No H820	Yes	No
HO57	*Hughenden* 177 Beaconsfield Pde, Middle Park	Yes	Yes	No	No	No	No	No
HO287	*Flats* 333 Beaconsfield Parade, St Kilda	Yes	No	No	No	No	No	No
HO58	*Shandon* 361 Beaconsfield Pde, St Kilda	-	-	-	-	Yes Ref No H669	Yes	No
HO59	*The Belford* 24 Belford St, St. Kilda	Yes	No	No	No	No	No	No
HO410	*Houses* 1 – 5 Bell St, Ripponlea	Yes	No	No	No	No	No	No
HO357	*Former Australian Natives Association Hall* 49A Blanche Street, St Kilda	Yes	No	No	No	No	No	No
HO344	*St Kilda Botanical Gardens* 55 Blessington St, St Kilda	-	-	-	-	Yes Ref No H1804	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO60	*House* 4 Blessington St, St Kilda	Yes	No	No	No	No	No	No
HO349	*Public Reserve* Bowen Cres, Melbourne	No	No	Yes	No	No	No	No
HO62	*Biltmore private hotel* 152 Bridport St, Albert Park	-	-	-	-	Yes Ref No H475	Yes	No
HO63	*St Kilda Town Hall* Brighton Rd, St Kilda	Yes	Yes – but limited to the interior of the original 1890 and 1939 Town Hall building only	Yes	No	No	No	No
HO64	*Primary School No. 1479* 2 Brighton Rd, St Kilda	-	-	-	-	Yes Ref No H1712	Yes	No
HO371	*Moreton Bay fig in the northwest corner of 43 Brighton Road and land beneath the canopy for a distance of five metres from the canopy edge.* 39-43 Brighton Road (part), 4 Dickens Street (part) and 1-5 Mozart Street (part), St Kilda	No	No	Yes	No	No	No	No
HO65	*Holy Trinity complex* 2 Brighton Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO355	*House* 148 Brighton Road, Ripponlea	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO66	*Fire Station complex* 201 Brighton Rd, Elwood	Yes	No	No	No	No	No	No
HO67	*Windermere Flats* 49 Broadway, Elwood	-	-	-	-	Yes Ref No H911	Yes	No
HO411	*Houses* 2, 4 & 6 Browning St, Elwood	Yes	No	No	No	No	No	No
HO68	*Wilgah* 6 Burnett St, St Kilda	-	-	-	-	Yes Ref Nos H760	Yes	No
HO453	*Wilgah* 8 Burnett St, St Kilda	-	-	-	-	Yes Ref No H761	Yes	No
HO69	*Fenagh Cottage* 7 Burnett St, St Kilda	-	-	-	-	Yes Ref No H629	Yes	No
HO343	*Marion Terrace* 14-24 Burnett St, St Kilda	-	-	-	-	Yes Ref No H1802	Yes	No
HO70	*Oberwyl* 33-35 Burnett St, St Kilda	-	-	-	-	Yes Ref No H214	Yes	No
HO71	*Fleurs* 48 Burnett St, St Kilda	-	-	-	-	Yes Ref No H753	Yes	No
HO412	*House* 32 Byron St, Elwood	Yes	No	No	No	-	No	No
HO413	*Ravensmead House* 38 Byron St, Elwood	Yes	No	No	No	-	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO72	*Former Salvation Army Citadel* 17 Camden St, Balaclava	Yes	No	No	No	No	No	No
HO378	*Pepper tree at the rear of 208 Canterbury Road and land beneath the canopy for a distance of five metres from the canopy edge.* 208-209 Canterbury Road, St Kilda West	No	No	Yes	No	No	No	No
HO73	*The Canterbury* 236 Canterbury Rd, St Kilda West	-	-	-	-	Yes Ref No H1836	No	No
HO74	*National Theatre* 20 Carlisle St, St Kilda	-	-	-	-	Yes Ref No H2092	Yes	No
HO75	*St. Colman's Church* 291 Carlisle St, Balaclava	Yes	Yes	No	No	No	No	No
HO76	*Luna Park* 18 Cavell St, St Kilda	-	-	-	-	Yes Ref No H938	Yes	No
HO454	*Luna Park- local significance* 18 Cavell St, St Kilda **Incorporated plan** Luna Park	Yes	No	No	No	No	No	No
HO289	*Southern Cross Hotel* 78 Cecil St, South Melbourne	Yes	No	No	No	No	No	No
HO77	*Port View House* 153 Cecil St, South Melbourne	-	-	-	-	Yes Ref No H702	Yes	No
HO78	*Finn Barr*	-	-	-	-	Yes	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	155 Cecil St, South Melbourne					Ref No H715		
HO79	*Former Mechanics Institute (Italian Club Cavour)* 170-172 Cecil St, South Melbourne	-	-	-	-	Yes Ref No H537	Yes	No
HO466	*Former St Vincent de Paul Boys Orphanage* 231-241 Cecil St and 199-201 Napier St and 34 Church St, South Melbourne	-	-	-	-	Yes Ref No H2170	Yes	No
HO80	*Former Free Presbyterian Church* Chapel St, St Kilda East	Yes	Yes	No	No	No	No	No
HO81	*All Saints Church, Hall and former Vicarage* *2 Chapel St, St Kilda East*	-	-	-	-	Yes Ref No H1364	Yes	No
HO82	*St Georges Uniting Church* 4 Chapel St, St Kilda	-	-	-	-	Yes Ref No H864	Yes	No
HO83	*The Astor Theatre* 1-9 Chapel St, St Kilda	-	-	-	-	Yes Ref No H1751	No	No
HO84	*Drill Hall* 10 Chapel St, St Kilda East	Yes	Yes	No	No	No	No	No
HO85	*Cloyne* 12 Chapel St, St Kilda	-	-	-	-	Yes Ref No H733	Yes	No
HO86	*Rondebosch and Elmwood* 25-27 Chapel St, St Kilda	-	-	-	-	Yes Ref No H754	Yes	No
HO351	*Flats* 45-47 Chapel Street, St Kilda	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO87	*Mahnud* 65 Chapel St, St Kilda	Yes	No	No	No	No	No	No
HO290	*Police Station* 92 Chapel St, St Kilda	Yes	No	No	No	No	No	No
HO88	*Charnwood Oaks* 4-8 Charnwood Cr, St Kilda	Yes	Yes	No	No	No	No	No
HO89	*St Kilda Hebrew Congregation Synagogue* 10-12 Charnwood Grove, St Kilda	-	-	-	-	Yes Ref No 1968	Yes	No
HO90	*Houses* 80-82 Chaucer St, St. Kilda	Yes	No	No	No	No	No	No
HO91	*House* 9 Church St, South Melbourne	Yes	Yes	No	No	No	No	No
HO92	*Ballarat* 51 Church St, South Melbourne	Yes	Yes	No	No	No	No	No
HO93	*Wayside Inn Hotel* 448 City Rd, South Melbourne	Yes	No	No	No	No	No	No
HO291	*Shop* 155 Clarendon St, South Melbourne	Yes	No	No	No	No	No	No
HO367	*Prefabricated Cottage* 17 Coventry Place, South Melbourne	-	-	-	-	Yes Ref No H1958	Yes	No
HO96	*House* 378 Coventry St, South Melbourne	Yes	Yes	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO97	*Bellhouse Iron House and Iron House* 399 Coventry St and 6 Patterson Place, South Melbourne	-	-	-	-	Yes Ref No H220 & Ref No H1888	Yes	No
HO98	*Beaconsfield Hotel* 20 Cowderoy St, St Kilda	Yes	Yes	No	No	No	No	No
HO99	*Fountain Inn* 1 Crockford St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO100	*Eden Terrace* 4-18 Dalgety St, St Kilda	-	-	-	-	Yes Ref No H847	Yes	No
HO414	*Electrical Substation* 13 Daley St, Elwood	Yes	No	No	No	-	No	No
HO101	*Ornamental Tramway Overhead Poles* Dandenong Rd, St Kilda	-	-	-	-	Yes Ref No H1023 (see also HO125)	Yes	No
HO102	*Park Keeper's Lodge* Alma Park, Dandenong Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO103	*St Mary's Church* 208 Dandenong Rd, St Kilda	-	-	-	-	Yes Ref No H750	Yes	No
HO104	*Former Ardoch Educational Centre* 216-238 Dandenong Rd and 1-9 Ardoch Ave and 2-8 Pilley St and 2-10 Ardoch Ave, St Kilda East	-	-	-	-	Yes Ref No H969	Yes	No
HO455	*St Kilda Cemetery*	-	-	-	-	Yes	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	260-288 Dandenong Rd, St Kilda East					Ref No H1081		
HO105	*House* 70 Dickens St Elwood	Yes	No	No	No	No	No	No
HO106	*Glenronald* 75 Dickens St, St. Kilda	Yes	No	No	No	No	No	No
HO415	*Antigone Flats* 34 Docker St, Elwood	Yes	No	No	No	No	No	No
HO107	*Monterey Flats* 35 Docker St, Elwood	Yes	No	No	No	No	No	No
HO108	*St Luke's Church* 210 Dorcas St, South Melbourne	-	-	-	-	Yes Ref No H218	Yes	No
HO109	*Former Salvation Army Citadel* 232 Dorcas St, South Melbourne	Yes	Yes	No	No	No	No	No
HO110	*Former Baptist Church* 250 Dorcas St, South Melbourne	Yes	Yes	No	No	No	No	No
HO111	*Primary School No 1253* 284 Dorcas St, South Melbourne	-	-	-	-	Yes Ref No H1346	Yes	No
HO112	*Former Presbyterian Church* 317-329 Dorcas St, South Melbourne	Yes	Yes	No	No	No	No	No
HO113	*Former Queens Arms Hotel* 330-334 Dorcas St, South Melbourne	-	-	-	-	Yes Ref No H1827	No	No
HO114	*House*	Yes	Yes	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	337 Dorcas St, South Melbourne							
HO115	*Former Morley and Carrick Warehouse* 93 Dow St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO116	*State School* 113 Eastern Rd, South Melbourne	Yes	Yes	No	No	No	No	No
HO347	*Biltmore* 36 Eildon St, St Kilda	-	-	-	-	Yes Ref No H1809	No	No
HO119	*Albert Park railway station complex* 365 Ferrars St, South Melbourne	-	-	-	-	Yes Ref No H1558	Yes	No
HO120	*South Melbourne railway station complex* 221 Ferrars St, South Melbourne	-	-	-	-	Yes Ref No H1593	Yes	No
HO121	*Balladonia* 40 Ferrars Pl, South Melbourne	-	-	-	-	Yes Ref No H772	Yes	No
HO122	*Former Freemasons Hall* 254-256 Ferrars St, South Melbourne	-	-	-	-	Yes Ref No H538	Yes	No
HO336	*Emerald Hill Estate Residences* 2 Fishley St, South Melbourne	-	-	-	-	Yes Ref No H1727	Yes	No
HO438	*Emerald Hill Estate Residences* 6 Fishley St, South Melbourne	-	-	-	-	Yes Ref No H1728	Yes	No
HO125	*Ornamental Tramway Overhead Poles* Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H1023 (see also HO101)	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO345	*Summerland Mansions* 17-27 Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H1808	Yes	No
HO126	*Tolarno Hotel* 42 Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H2207	Yes	No
HO123	*Former St Kilda railway station complex* 60 Fitzroy St and 352 Canterbury Rd, St Kilda	-	-	-	-	Yes Ref No H1719	Yes	No
HO366	*St Kilda Bowling Club* 66 Fitzroy Street, St Kilda	-	-	-	-	Yes Ref No H1913	Yes	No
HO124	*Primary School No 2460* 70 Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H1637	Yes	No
HO127	*George Hotel* 123-127 Fitzroy St and 2-10 Grey St, St Kilda	-	-	-	-	Yes Ref No H706	Yes	No
HO128	*Former Wesleyan Methodist Church* 167 Fitzroy St, St Kilda	-	-	-	-	Yes Ref No H818	Yes	No
HO129	*Ritz Mansions* 171 Fitzroy St, St Kilda	Yes	Yes, public foyers and lift only	No	No	No	No	No
HO416	*Duplex* 22 – 22A Foam St, Elwood	Yes	No	No	No	No	No	No
HO131	*House* 108 Gladstone St, Southbank	-	-	-	-	Yes Ref No H834	Yes	No
HO132	*House* 110 Gladstone St, Southbank	-	-	-	-	Yes Ref No H835	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO133	*House* 112 Gladstone St, Southbank	-	-	-	-	Yes Ref No H836	Yes	No
HO134	*House* 114 Gladstone St, Southbank	-	-	-	-	Yes Ref No H837	Yes	No
HO135	*House* 116 Gladstone St, Southbank	-	-	-	-	Yes Ref No H838	Yes	No
HO372	*Maisonettes, including the courtyard garden and the mature bull bay magnolia, privet and concrete pond.* 3 Glen Eira Road, Ripponlea	Yes	No	Yes	No	No	No	No
HO373	*House and Gleneira, including the black locust trees at the front and rear western boundary of 12 Glen Eira Road and land beneath the canopy of these trees for a distance of five metres from the canopy edge.* 10-12 Glen Eira Road and 3 Victoria Avenue, Ripponlea	Yes	No	Yes	No	No	No	No
HO137	*Ripponlea railway station complex* 11-13 Glen Eira Rd, Ripponlea	-	-	-	-	Yes Ref No H1588	Yes	No
HO136	*Brinsmeads Pharmacy* 71-73 Glen Eira Rd, Ripponlea	-	-	-	-	Yes Ref No H725	Yes	No
HO219	*St Columbas Church complex* 24 and 26 Glenhuntly Rd and 2 Normandy Rd, Elwood	Yes	Yes	No	No	No	No	No
HO354	*Flats* 60-66 Glenhuntly Road, Elwood	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO138	*House* 136 Glenhuntly Rd, Elwood	Yes	No	No	No	No	No	No
HO139	*Former Gasworks complex with wall* Graham St, South Melbourne	Yes	Yes	No	No	No	No	No
HO140	*Palmville* 240 Graham St, Port Melbourne	Yes	No	No	No	No	No	No
HO141	*Former shop and house* 249 Graham St, Port Melbourne	Yes	No	No	No	No	No	No
HO142	*State School* 415 Graham St, Port Melbourne	Yes	Yes	Yes	No	No	No	No
HO143	*Ripplemere* 34 Grey St, St Kilda	-	-	-	-	Yes Ref No H747	Yes	No
HO144	*Eildon* 51 Grey St, St Kilda	-	-	-	-	Yes Ref No H746	Yes	No
HO145	*Residences* 77-79 Grey St, St Kilda	-	-	-	-	Yes Ref No H796	Yes	No
HO146	*Sacred Heart Church, Hall and Presbytery* 83-87 Grey St, St Kilda	-	-	-	-	Yes Ref No H1765	No	No
HO147	*Rail ~~overbridge~~over Road Bridges Carlisle Street, Nightingale Street and* Grosvenor ~~St~~Street, Balaclava	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO374	*Stone pine (Pinu pinea) in rear garden and land beneath the canopy for a distance of five metres from the canopy edge.* 3, 5, 5A and 7 Hammerdale Ave, St Kilda East	No	No	Yes	No	No	No	No
HO375	*Hawsleigh Court and central courtyard garden, including two mature Liquidambers (Liquidamber styraciflua), and silver birch.* 2B Hawsleigh Court, Balaclava	Yes	No	Yes	No	No	No	No
HO417	*Hood's Court Flats* 2 Hood St, Elwood	Yes	No	No	No	No	No	No
HO418	*House* 2 Hotham Gve, Ripponlea	Yes	No	No	No	No	No	No
HO419	*Houses* 7 – 9 Hotham Gve, Ripponlea	Yes	No	No	No	No	No	No
HO149	*House* 23 Hotham Gve, Ripponlea	Yes	No	No	No	No	No	No
HO150	*Road ~~overbridge~~over Rail Bridge* Hotham ~~St, Elsternwick~~Street, Ripponlea	Yes	Yes	No	No	No	No	No
HO292	*House* 45 Hotham St, St Kilda East	Yes	No	No	No	No	No	No
HO293	*Flats* 50 Hotham St, St Kilda East	Yes	No	No	No	No	No	No
HO152	*Congregational Church* 72 Hotham St, St Kilda East	Yes	Yes	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO337	*B'nai B'rith House* 99 Hotham St, Balaclava	Yes	No	No	No	No	No	No
HO153	*Robert Russell House and former Congregational Church Hall* 30-33 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H574	Yes	No
HO154	*Former Congregational Church* 34-36 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H573	Yes	No
HO155	*Hazelwood Terrace* 46 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H221	Yes	No
HO156	*Hazelwood Terrace* 47 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H222	Yes	No
HO157	*Hazelwood Terrace* 48 Howe Cr, South Melbourne	-	-	-	-	Yes Ref No H223	Yes	No
HO158	*Experimental Concrete Houses* 324-326 Howe Pde, Port Melbourne	-	-	-	-	Yes Ref No H1863	Yes	No
HO164	*Former J. Kitchen and Sons Pty Ltd offices* ~~Ingles St~~164 Ingles Street and 14 Woodruff Street, Port Melbourne	Yes	Yes	No	No	No	No	No
HO165	*Former Australian Motor Industries Factory* 289 Ingles St, Port Melbourne	Yes	No	No	No	No	No	No
HO294	*Former St Kilda Council Depot Offices-Destructor Building* 33 Inkerman St, St Kilda	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO159	*House* 59 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO160	*Telephone exchange* 62 -78 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO161	*Shops* 77-79 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO162	*Shops* 268-276 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO163	*House* 290 Inkerman St, St Kilda	Yes	No	No	No	No	No	No
HO356	*Flats* 290A Inkerman St, St Kilda East	Yes	No	No	No	No	No	No
HO398	*Houses* 316-320 Inkerman Street, East St Kilda	Yes	No	No	No	No	No	No
HO168	*St Kilda Seabaths* Jacka Boulevard, St Kilda	Yes	Yes	No	No	No	No	No
HO169	*Catani arch* Jacka Boulevard, St. Kilda	Yes	No	No	No	No	No	No
HO170	*Obelisks* Jacka Boulevard, St. Kilda	Yes	No	No	No	No	No	No
HO172	*Dressing Pavilion* 40 Jacka Boulevard, St. Kilda	Yes	Yes	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO173	*Wattle House* 53 Jackson St, St Kilda	-	-	-	-	Yes Ref No H632	Yes	No
HO420	*Houses* 24 – 30 John St, Elwood	Yes	No	No	No	No	No	No
HO342	*Terrace* 27-35 Kerferd Rd, Albert Park	-	-	-	-	Yes Ref no H1831	Yes	No
HO176	*MacRobertson Girls' High School* 350-370 Kings Way, Melbourne	-	-	-	-	Yes Ref No H1641	Yes	No
HO177	*Houses* 328 Kings Way, South Melbourne	Yes	No	No	No	No	No	No
HO175	*Kingsley Court* 4-6 Kingsley St, Elwood	Yes	No	No	No	No	No	No
HO421	*Cromer Court* 22 – 24 Kingsley St, Elwood	Yes	No	No	No	No	No	No
HO295	*House* 40 Kingsley St, Elwood	Yes	No	No	No	No	No	No
HO178	*McAdam House* Lakeside Drive, Albert Park	Yes	Yes	No	No	No	No	No
HO296	*House* 40 Lansdowne Rd, St Kilda East	Yes	No	No	No	No	No	No
HO182	*Former Fire Station* 147 Liardet St, Port Melbourne	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO422	*House* 19 Lindsay Ave, Elwood	Yes	No	No	No	No	No	No
HO226	*St Kilda Pavilion* Off Lower Esplanade, St Kilda	-	-	-	-	Yes Ref No 1533	Yes	No
HO184	*Palais Theatre* 14 Lower Esplanade, St Kilda	-	-	-	-	Yes Ref No H947	Yes	No
HO186	*Tintara* 20 Lyndon St, Ripponlea	-	-	-	-	Yes Ref No H842	Yes	No
HO187	*Beacon* Marine Pde, Elwood	Yes	No	No	No	No	No	No
HO298	*Houses* 1-2 Marine Pde, Elwood	Yes	No	No	No	No	No	No
HO299	*House* 19 Marine Parade	Yes	No	No	No	No	No	No
HO300	*House* 29 Marine Parade, Elwood	Yes	No	No	No	No	No	No
HO188	*House* 32 Marine Pde, St Kilda	Yes	No	No	No	No	No	No
HO423	*Garden Court Flats* 73 Marine Pde, Elwood	Yes	No	No	No	No	No	No
HO301	~~*House*~~*Flats* 77 Marine Parade, Elwood	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO365	*Flats* 4 & 4A Meredith St, Elwood	Yes	No	No	No	No	No	No
HO191	*Hartpury* 9 Milton St, Elwood	Yes	Yes	No	No	No	No	No
HO190	*Hartpury Court complex* 9-11 Milton St, Elwood	-	-	-	-	Yes Ref No H767	Yes	No
HO192	*Birnam apartments* 15 Mitford St, Elwood	Yes	No	No	No	No	No	No
HO368	*Residence and Air Raid Shelter* 23 Mitford St, St Kilda	-	-	-	-	Yes Ref No H616	Yes	No
HO376	*Poets Corner, including Bhutan cypress and two Italian cypress.* 38 Mitford St, Elwood	Yes	No	Yes	No	No	No	No
HO194	*Houses* 86-88 Mitford St, Elwood	Yes	No	No	No	No	No	No
HO195	*House* 96 Mitford St, Elwood	Yes	No	No	No	No	No	No
HO196	*Rail overbridge* Montague St, South Melbourne	Yes	No	No	No	No	No	No
HO218	*Former Dunlop Pneumatic Tyre Co. mill* 66 Montague Street, South Melbourne (see also 223-229 Normanby Rd, South Melbourne)	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO197	*Residence* 83 Montague St, Southbank	-	-	-	-	Yes Ref No H830	Yes	No
HO198	*Residence* 85 Montague St, Southbank	-	-	-	-	Yes Ref No H831	Yes	No
HO199	*Residence* 87 Montague St, Southbank	-	-	-	-	Yes Ref No H832	Yes	No
HO200	*Residence* 89 Montague St, Southbank	-	-	-	-	Yes Ref No H833	Yes	No
HO201	*State School* 90 Montague St, South Melbourne	Yes	Yes	No	No	No	No	No
HO202	*Golden Fleece Hotel* 120 Montague St, South Melbourne	Yes	No	No	No	No	No	No
HO203	*Former Talbot Inn* 144 Montague St, South Melbourne	Yes	No	No	No	No	No	No
HO272	*Former residence and shop* 146 Montague St, South Melbourne	Yes	No	No	No	No	No	No
HO204	*St Peter and Paul Church and school complex* 217 Montague St, South Melbourne	Yes	Yes	No	No	No	No	No
HO302	*Flats* 8 Mooltan Ave, East St Kilda	Yes	No	No	No	No	No	No
HO205	*Maori Chief Hotel* 117-119 Moray St, South Melbourne	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO206	*Former Freer's Family Hotel* 147 Moray St, South Melbourne	Yes	No	No	No	No	No	No
HO207	*Temperance House* 175 Moray St, South Melbourne	Yes	No	No	No	No	No	No
HO208	*House* 347 Moray St, South Melbourne	Yes	Yes	No	No	No	No	No
HO209	*Park House* 352 Moray St, South Melbourne	-	-	-	-	Yes Ref No H224	Yes	No
HO210	*House* 1 Morris St, South Melbourne	Yes	Yes	No	No	No	No	No
HO377	*WA Flowering Gum at 27 Murchison Street and land beneath the canopy for a distance of five metres from the canopy edge.* 27 Murchison Street, East St Kilda	No	No	Yes	No	No	No	No
HO211	*House* 88 Napier St, South Melbourne	Yes	Yes	No	No	No	No	No
HO212	*Former St Vincent de Pauls Girls Orphanage* 179-197 Napier St, South Melbourne	-	-	-	-	Yes Ref No H1531	Yes	No
HO213	*Former Temperance Hall* 199-207 Napier St, South Melbourne	Yes	Yes	No	No	No	No	No
HO214	*Kindergarten, including Pepper tree at rear of property.* 23 Nelson St, St. Kilda East	Yes	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
~~HO215~~	~~*Rail overbridge*~~ ~~Nightingale St, Balaclava~~	~~Yes~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~	~~No~~
HO216	*House* 8 Nightingale St, Balaclava	Yes	No	No	No	No	No	No
HO217	*Former Laycock Son and Co. woollen mills* 179-185 Normanby Rd, South Melbourne	Yes	No	No	No	No	No	No
HO218	*Former Dunlop Pneumatic Tyre Co. mill* 223-229 Normanby Rd, South Melbourne (see also 66 Montague Street, South Melbourne)	Yes	No	No	No	No	No	No
HO338	*Jubilee Terrace* 118-130 Nott St, Port Melbourne	-	-	-	-	Yes Ref No H1829	Yes	No
HO339	*Queens Terrace* 132-144 Nott St, Port Melbourne	-	-	-	-	Yes Ref No H1830	Yes	No
HO358	*Houses* 14-18 Octavia Street, St Kilda	Yes	No	No	No	No	No	No
HO353	*Flats* 46 Ormond Esplanade, Elwood	Yes	No	No	No	No	No	No
HO424	*Flats* 51 Ormond Esplanade, Elwood	Yes	No	No	No	No	No	No
HO425	*House* 123 Ormond Esplanade, Elwood	Yes	No	No	No	No	No	No
HO426	*Beach Kiosk*	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Ormond Esplanade, Elwood Foreshore							
HO427	*Community Centre & Cafe* Ormond Esplanade, Elwood Foreshore	Yes	No	No	No	No	No	No
HO428	*Surf Lifesaving Club* Ormond Esplanade, Elwood Foreshore	Yes	No	No	No	No	No	No
HO220	~~*Surry*~~ *Surrey Court* 71 Ormond Rd, Elwood	Yes	No	No	No	No	No	No
HO303	*House* 77 Ormond Rd, Elwood	Yes	No	No	No	No	No	No
HO221	*Former Chemist shop* 90 Ormond Rd, Elwood	-	-	-	-	Yes Ref No H782	Yes	No
HO222	*Avalon* 285 Orrong Rd, St. Kilda East	Yes	No	No	No	No	No	No
HO223	*House* 311 Orrong Rd, St Kilda East	Yes	No	No	No	No	No	No
HO224	*Former Church of Christ* 96 Pakington St, St. Kilda	Yes	No	No	No	No	No	No
HO304	*Shops & Residence* 116 Park St, South Melbourne	Yes	No	No	No	No	No	No
HO225	*Royal Melbourne Yacht Squadron* Pier Rd, St. Kilda	Yes	No	No	No	No	No	No
HO458	*Abercrombie House*	-	-	-	-	Yes	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	8 Patterson Place, South Melbourne					Ref No H404		
HO429	*Flats* 33 Pine Ave, Elwood	Yes	No	No	No	No	No	No
HO227	*Point Ormond and Surrounding Landscape* Point Ormond Rd, Elwood	No	No	Yes	No	No	No	Yes
HO228	*House* 4 Pozieres Ave, St. Kilda	Yes	No	No	No	No	No	No
HO229	*Residence, also known as Berkeley Hall* 11 Princes St, St Kilda	-	-	-	-	Yes Ref No H491	Yes	No
HO230	*House* 24 Princes St, St Kilda	Yes	Yes	No	No	No	No	No
HO231	*Vacunce* 112 Princes St, Port Melbourne	Yes	No	No	No	No	No	No
HO232	*Former shop and residence* 14-16 Punt Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO463	*St Kilda Cricket Ground* Queens Road and Fitzroy Street and Lakeside Drive, St Kilda	-	-	-	-	Yes Ref No H2234	Yes	No
HO233	*Netherby* 8 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO330	*Clive Fairbairn Pavillion* 494-498 & 500-520 St Kilda Road, Melbourne	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO321	*Lancaster House* 18 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO234	*Former Bendigonia* 25 Queens Rd, Melbourne	-	-	-	-	Yes Ref No H909	Yes	No
HO235	*Newburn flats* 30 Queens Rd, Melbourne	-	-	-	-	Yes Ref No H578	Yes	No
HO335	*Former Brookwood Flats* 32 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO346	*Stanhill* *The heritage place includes Residential apartment building* 33-34 Queens Rd, Melbourne	-	-	-	-	Yes Ref No H1875	No	No
HO322	*Formerly Lanark* 55 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO323	*Former John Bateman Motor Inn* 69 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO324	*Avalon* 70 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO325	*Myer House (former)* 72 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO326	*Former Queenslodge Motor Inn* 81 Queens Rd, Melbourne	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO328	*The Mansion* 83 Queens Rd, Melbourne	Yes	No	No	No	No	No	No
HO236	*Chinese Temple* 76 Raglan St, South Melbourne	-	-	-	-	Yes Ref No H219	Yes	No
HO237	*House* 115 Raglan St, South Melbourne	Yes	Yes	No	No	No	No	No
HO238	*Our Lady of Mt Carmel complex* Richardson St, Middle Park	Yes	Yes	No	No	No	No	No
HO239	*Middle Park Primary School No 2815* 194 Richardson ~~St~~Street (part), Middle Park	-	-	-	-	Yes Ref No H1711	Yes	No
HO240	*House* 21 Ross St, Port Melbourne	Yes`	No	No	No	No	No	No
HO241	*Denmark Villa* 123 Ross St, Port Melbourne	Yes	No	No	No	No	No	No
HO242	*The Presbytery* 127 Ross St, Port Melbourne	Yes	No	No	No	No	No	No
HO305	*Shop* 207 Ross St, Port Melbourne	Yes	No	No	No	No	No	No
HO243	*St Joseph's Mission complex* 268-274 Rouse St, and 93-95 Stokes St, Port Melbourne	Yes	Yes	No	No	No	No	No
HO306	*House* 41 Ruskin St, Elwood	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO246	*Gunnersens Pty. Ltd.* 112 Salmon St, Port Melbourne	Yes	No	No	No	No	No	No
HO488	*St Kilda Road* Melbourne and *Tram shelter* St Kilda Rd and Lorne St Melbourne and *Tram shelter* St Kilda Rd and Dorcas St, Melbourne	-	-	-	-	Yes Ref No H2359 and Yes Ref No H1867 and Yes Ref No H1869	No	No
HO248	*Shops* 170-172 St Kilda Rd, St Kilda	Yes	No	No	No	No	No	No
HO249	*Shop* 228 St Kilda Rd, St Kilda	Yes	No	No	No	No	No	No
HO250	*Linton* 238 St. Kilda Rd, St. Kilda	Yes	No	No	No	No	No	No
HO251	*Post Office* 306A St Kilda Rd, St Kilda	Yes	Yes	No	No	No	No	No
HO252	*First Church of Christian Scientist, Melbourne* 336-340 St Kilda Rd, Melbourne	-	-	-	-	Yes Ref No H1766	Yes	No
HO253	*Airlie* 452 St Kilda Rd, Melbourne	-	-	-	-	Yes Ref No H722	Yes	No
HO254	*Rathgael – The Willows*	-	-	-	-	Yes	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	462 St Kilda Rd, Melbourne					Ref No H96		
HO307	*Offices* 464 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO329	*Charsfield* 478 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO331	*Landene* 490 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO332	*Warwilla* 572 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO255	~~*Former*~~ *Gas Valve House* *(Former)* ~~617~~615 St Kilda Rd, Melbourne	-	-	-	-	Yes Ref No H675	Yes	No
HO333	*Flats* 628 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO256	*Ulimaroa* 630 St Kilda Rd, Melbourne	-	-	-	-	Yes Ref No H658	Yes	No
HO257	*Luzmore Terrace* 645-649 St Kilda Rd, Melbourne	Yes	No	No	No	No	No	No
HO461	*St Kilda Street Bridge* St Kilda St, Elwood	-	-	-	-	Yes Ref No H2080	No	No
HO435	*Park Court Flat* 473 St Kilda St, Elwood	Yes	No	No	No	No	No	No
HO340	*Rochester Terrace*	-	-	-	-	Yes	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	33-51 St Vincent Place South, Albert Park					Ref No H813 and Yes Ref No H1291		
HO259	*House* 20 Scott St, Elwood	Yes	No	No	No	No	No	No
HO431	*Scots Church* 31a Scott St, Elwood	Yes	No	No	No	No	No	No
HO432	*Elwood Children's Centre* 31a Scott St, Elwood	Yes	No	No	No	No	No	No
HO260	~~*State School*~~*Elwood Central School No. 3942* ~~201 Scott St~~49 Scott Street and 161 Mitford Street (part), Elwood	Yes	No	No	No	No	No	No
HO399	*Shirley Court* 20 Shirley Grove, East St Kilda	Yes	No	No	No	No	No	No
HO400	*House, including iron gateway* 22 Shirley Grove, East St Kilda	Yes	No	Yes - Canary Island (2) date palm (Phoenix canariensis)	No	No	No	No
HO433	*House* 54 Southey St, Elwood	Yes	No	No	No	No	No	No
HO261	*Elenora* 51 Spenser St, St. Kilda	Yes	No	No	No	No	No	No
HO262	*Los Angeles Court flats* 81A Spenser St, St Kilda	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO352	*House* 2A Spray Street, Elwood	Yes	No	No	No	No	No	No
HO434	*House* 54 & 56 Spray St, Elwood	Yes	No	No	No	No	No	No
HO244	*Former Swallow & Ariell Biscuit Factory* 1 Stokes St and 241-265 Rouse St and 40-44 Princes St and 29-53 Stokes St and 2-14 Capistrano Pl and 2-10 Murtons Way, Port Melbourne	-	-	-	-	Yes Ref No H567	Yes	No
HO263	*Former Masonic Hall* 18 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO264	*Laywell Terrace* 20-24 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO497	*Edith* 26 Stokes Street, Port Melbourne	Yes	No	No	No	No	No	No
HO265	*Former Swallow and Ariell offices* 60 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO308	*Thelma* 106 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO309	*Carmel* 108 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO266	*Former St. Osyth Hotel* 135 Stokes St, Port Melbourne	Yes	Yes	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO267	*Woodlands* 168 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO310	*House* 169 Stokes St, Port Melbourne	Yes	No	No	No	No	No	No
HO268	*Former shop and residence* 175 Stokes St, Port Melbourne	-	-	-	-	Yes Ref No H1789	No	No
HO269	*Bundalohn* 6 Tennyson St, St Kilda	Yes	Yes	No	No	No	No	No
HO436	*Flats* 63 - 69 Tennyson St, St Kilda	Yes	Yes	No	No	No	No	No
HO270	*Glanfell* 87 Tennyson St, Elwood	Yes	No	No	No	No	No	No
HO437	*Flats* 104 - 108 Tennyson St, St Kilda	Yes	Yes	No	No	No	No	No
HO271	*House* 109 Tennyson St, Elwood	Yes	No	No	No	No	No	No
HO117	*The Esplanade Hotel* 11 The Esplanade, St Kilda	Yes	Yes	No	No	No	No	No
HO118	*Belvedere* 22 The Esplanade, St Kilda	-	-	-	-	Yes Ref No H812	Yes	No
HO272	*Factory* 79 Thistlethwaite St, South Melbourne	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO273	*House* 28 Vale St, St Kilda	Yes	No	No	No	No	No	No
HO274	*House* 30/30A Vautier St, Elwood	Yes	Yes	No	No	No	No	No
HO61	*Primary School No 1181 (and former Wesleyan Methodist Church)* 2-38 Victoria Avenue, Albert Park	-	-	-	-	Yes Ref No H1629	Yes	No
HO275	*Mona* 12 Waterloo Cr, St Kilda	Yes	No	No	No	No	No	No
HO276	*Residence* 34 Waterloo Cr, St Kilda	-	-	-	-	Yes Ref No H780	Yes	No
HO363	*Flats* 22 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO364	*House* 67 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO359	*House* 99 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO360	*Former Tramway Engine House* 105 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO277	*House* 48 Westbury St, St. Kilda East	Yes	No	No	No	No	No	No
HO278	*Frenchay* 89 Westbury St, St Kilda East	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO279	*Flats* 54-56 Wilgah St, St. Kilda East	Yes	No	No	No	No	No	No
HO282	*Former BALM Paints offices* ~~339 Williamstown Rd~~2 Salmon Street, Port Melbourne	Yes	No	No	No	No	No	No
HO280	*Fire Station complex* 425 Williamstown Rd, Port Melbourne	Yes	No	No	No	No	No	No
HO281	*Former Disco Manufacturing corporation P.L. factory* 477 Williamstown Rd, Port Melbourne	Yes	No	No	No	No	No	No
HO283	*Petrol filling station complex* north-west cnr, Williamstown Rd and Salmon St, Port Melbourne	Yes	No	No	No	No	No	No
HO284	*House* 33 Wordsworth St, St. Kilda	Yes	No	No	No	No	No	No
HO401	*House* 34 Young Street, East St Kilda	Yes	No	No	No	No	No	No
HO311	*Former Albion Hotel* 172 York St, South Melbourne	Yes	No	No	No	No	No	No
HO447	*Port Melbourne Cricket Ground* 525 Williamstown Road, Port Melbourne	Yes	No	No	No	No	No	No
HO448	*Edwards Park* 219 Esplanade East, Port Melbourne	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO470	*Substation* 98 Johnson Street (corner of Johnson and Munro Streets)	Yes	No	No	No	No	No	No
HO471	*Horse Trough* Ingles Street, near intersection of Ingles Street and Williamstown Road	Yes	No	No	No	No	No	No
HO472	*Former Commonwealth WWII Facility and Rootes Factory* 19 Salmon Street, Port Melbourne	Yes	Yes – tower component only	No	No	No	No	No
HO449	*Former WJ Carr Warehouse* 95 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO451	*Exchange Hotel* 39 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO456	*Former Australasian Sugar Refining Company complex* Land bounded by Beach, Rouse, Dow Streets and Esplanade West except the north western corner	Yes (10 Beach Street only)	No	No	No	No	No	No
HO457	*Former Army and Navy Hotel, 95 Dow Street* Part 100-128 Bay Street, Port Melbourne - fronting Dow Street	Yes	No	No	No	No	No	No
HO459	*Four shops* 79-85 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO462	*Pier Hotel* 1 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO464	*Former Mission to Seamen* 49 Beach Street, Port Melbourne	Yes	No	No	No	No	No	No
HO485	*Local Hotel* 22 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO486	*Shop* Part 100-128 Bay Street, Port Melbourne	Yes	No	No	No	No	No	No
HO487	*Three houses* 183-187 Rouse Street, Port Melbourne	Yes	No	No	No	No	No	No
HO488	*Tecoma Court* 16-20a Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO489	*Earls Court* 44 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO491	*Duplex* 38-40 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO492	*Terraces* 56-58 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO493	*Shops with residences* 81-81a Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO494	*Residence* 129 Wellington Street, St Kilda	Yes	No	No	No	No	No	No
HO503	*Maisonettes* 21 Redan Street, St Kilda	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: 21 Redan Street, St Kilda, "Maisonettes", February 2020							
HO504	*Former church* 77 Park Street, South Melbourne	Yes	No	No	No	No	No	No
HO505	*Concrete House* 226 Alma Road, St Kilda East **Statement of Significance:** 226 Alma Road, St Kilda East. "House (Concrete House)", February 2020	Yes	No	No	No	No	No	No
HO506	*Shop and Residence* 264-266 St Kilda Road, St Kilda **Statement of Significance:** 264-266 St Kilda Road, St Kilda "Shops & Residence", February 2020	Yes	No	No	No	No	No	No
~~HO509~~HO507	~~*Shops and Residence*~~ Houses ~~588 and 590 City Road, South Melbourne~~ ~~**Statement of Significance:** 588 and 590 City Road, South Melbourne, "Shops and Residences", February 2021~~110, 112, 114, 116 and 118 Barkly Street, St Kilda and 2, 2A, 4 and 6 Blanche Street, St Kilda	No	No	No	No	No	No	No
HO510	Edgewater Towers 12 Marine Parade, St Kilda	No	No	No	No	No	No	No
HO511	Duplex Houses 152-154 Mitford Street, Elwood	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO512	Flats 58-60 Queens Road, Melbourne	No	No	No	No	No	No	No

31/03/2021
C177port

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

~~20/05/2021~~ ~~--/--/----~~
~~C175port~~Proposed C161portPt2

Name of document	Introduced by:
~~2-14 Thistlethwaite Street, South Melbourne, Incorporated Document, March 2021~~	~~C175port~~
10, 11, 12 / 339 Williamstown Road, Port Melbourne, Transitional Arrangements, January 2017	C136
~~11-41 Buckhurst Street, South Melbourne, Incorporated Document, February 2021~~	~~C190port~~
114-124 Albert Road, South Melbourne	NPS1
12 Acland Street, St Kilda	NPS1
12B Chapel Street, St Kilda, September 2013	C96
1-29 Albert Road, South Melbourne	NPS1
2-28 Montague Street and 80 Munro Street, Incorporated Document, South Melbourne	C176port
118 Bertie Street, Port Melbourne, Incorporated Document, July 2020	C172port
132-134 Bank Street and 223-227 Moray Street, South Melbourne	NPS1
14-16 The Esplanade, St Kilda	NPS1
167 Fitzroy Street, St Kilda	NPS1
29 Fitzroy Street, St Kilda	NPS1
203-205 Normanby Road, Southbank, Incorporated Document, July 2020	C163port
256-262 Normanby Road, South Melbourne, Incorporated Document, August 2020	C166port
~~272-280 Normanby Road, South Melbourne, Incorporated Document, March 2021~~	~~C177port~~
315-317 Beaconsfield Parade and 109-111 Park Street, St Kilda	NPS1
360-370 St Kilda Road, Melbourne, Revised November 2001	C33
400 - 430 City Road, Southbank, December 2010	C85
400-410 City Road, 2-48 Cecil Street and 127-135 Whiteman Street, South Melbourne	NPS1
414-416 and 418 St Kilda Road, Melbourne	NPS1
477-481 Plummer Street, Port Melbourne (part), Incorporated Document, June 2020	C168port
582-584 St Kilda Road, Melbourne	NPS1
89 Fitzroy Street, St Kilda	NPS1
Acland Courtyard Development Plan	NPS1
Acland Street Upgrade Project Incorporated Document, December 2015	C124
Albert Park Master Plan	NPS1
Beacon Cove Development, Port Melbourne (revised) 2013	C104

Name of document	Introduced by:
(including Beacon Cove Concept Plan No.1, Beacon Cove Precinct Plan No. 1, Beacon Cove Residential Component Guidelines No.1 and Plan named Beacon Cove Port Melbourne showing areas subject to an environmental audit)	
Becton, Port Melbourne Development Concept Plan and Building Envelope Plan	NPS1
City of Port Phillip Heritage Policy Map (~~Version 35, March~~Adoption Version Amendment C161port Part 2, June 2021) (Part of Port Phillip Heritage Review)	~~C186port~~C161port Part 2
City of Port Phillip Neighbourhood Character Map (~~Version 35, March~~ Adoption Version Amendment C161port Part 2, June 2021) (Part of Port Phillip Heritage Review)	~~C186port~~C161port Part 2
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, June 2017	GC49
Incorporated Plan - Sea Wall and Promenade - September 2008	C70
Luna Park	NPS1
M1 Redevelopment Project, October 2006	C58
Major Promotion Signs – Permit Provisions December 2008	C100
Melbourne CityLink Project – Advertising Sign Locations, November 2003	VC20
Melbourne Convention Centre Development, Southbank and North Wharf redevelopment, Docklands, April 2006, Amended May 2016	GC44
Melbourne Metro Rail Project Incorporated Document, May 2018	GC82
Melbourne Metro Rail Project – Infrastructure Protection Areas Incorporated Document, May 2016	GC67
Melbourne Sports & Aquatic Centre, Albert Park	NPS1
Montague Community Park and associated Streetscape Works, August 2017	C135
Part 61 Bertie Street, Port Melbourne, November 2001	C33
Port Melbourne Mixed Use Area Development Contributions Plan (Streetscape Works) July 1999	C13
Port Phillip Heritage Review - Volumes 1-6 (~~Version 35, March~~Adoption Version Amendment C161port Part 2, June 2021)	~~C186port~~C161port Part 2
Prince Apartments Stage 2 Development Plans – 29 Fitzroy Street, St Kilda (December 2013)	C94
Shrine of Remembrance Vista Controls, April 2014	C140
St Kilda Foreshore Urban Design Framework, 2002	C36
St Kilda Seabaths	NPS1
St Kilda Station Redevelopment plans prepared by Billard Leece Partnership dated July 1999	C9
State Sports Facilities Project Albert Park, September 2009 (amended May 2012)	C120
~~Statement of Significance: Montague Commercial Precinct, February 2021~~	~~C186port~~
Statement of Significance: 21 Redan Street, St Kilda, "Maisonettes", February 2020	C142port
Statement of Significance: 226 Alma Road, St Kilda East, "House (Concrete House)", February 2020	C142port
Statement of Significance: 264-266 St Kilda Road, St Kilda, "Shops & Residence", February 2020	C142port

Name of document	Introduced by:
~~Statement of Significance: 588-590 City Road, South Melbourne, "Shops and Residences", February 2021~~	~~C161portPt1~~
Stokehouse – 30 Jacka Boulevard, St Kilda, July 2014	C110
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68
Victorian Cricket and Community Centre, St Kilda Cricket Ground, May 2016	C119
Victorian Pride Centre Incorporated Document, September 2018	C149port
West Beach Pavilion Precinct Incorporated Plan, 2004	C36
Statement of Significance, 'Houses', 110, 112, 114, 116 and 118 Barkly Street, St Kilda, and 2, 2A, 4 and 6 Blanche Street, St Kilda	C161port Part 2
Statement of Significance, 'Duplex Houses', 152 and 154 Mitford Street, Elwood	C161port Part 2
Statement of Significance, 'Flats', 58-60 Queens Road, Melbourne	C161port Part 2

Adoption Version – Extract only. Showing the proposed changes to the Port Phillip Heritage Review Incorporated Document.

Port Phillip Heritage Review

Volume 1 – ~~Version 32, July 2020~~C161port – Part 2 Adoption Version

~~July 2020~~June 2021

Contents

1. Introduction 4
   - 1.1 Port Phillip Heritage Review 4
   - 1.2 Updating the Port Phillip Heritage Review 5
2. Brief 6
3. Study Method 7
   - 3.1 Thematic Environmental History 7
   - 3.2 Field Survey 7
   - 3.3 Heritage Overlay Areas 8
   - 3.4 Data Sheets 8
   - 3.5 Schedule to the Heritage Overlay Table 8
4. Recommendations 10
   - 4.1 Port Phillip Heritage Review 10
   - 4.2 Heritage Place 10
   - 4.3 Conservation Principles and Guidelines 11
   - 4.4 Heritage Register Nominations 11
5. Environmental History 12
   - 5.1 Introduction 12
   - 5.2 Migration 12
   - 5.3 Transport 14
   - 5.4 Industry 19
   - 5.5 Settlement: Growth and Change 23
   - 5.6 Education 36
   - 5.7 Government Services 39
   - 5.8 Ways of Life 43
6. Heritage Overlay Areas 50
   - 6.1 Introduction 50
   - 6.2 Port Melbourne – HO1 51
   - 6.3 Port Melbourne HO1 - Port Melbourne West Sub-Precinct 60
   - 6.4 Port Melbourne HO1 - Port Melbourne East Sub-Precinct 70
   - 6.5 Port Melbourne HO1 - Bay Street Commercial Sub-Precinct 75
   - 6.6 Port Melbourne HO1 - Port Melbourne Railway Reserves Sub-Precinct 80
   - 6.7 Port Melbourne - the Garden City Housing Estates - Ho2 89
   - 6.8 South Melbourne City Road Industrial Area - HO4 98
   - 6.9 St Kilda Hill – Ho5 106
   - 6.10 St. Kilda East - HO6 116
   - 6.11 Elwood, St Kilda, Balaclava, Ripponlea - Ho7 154
   - 6.12 Elwood:Glenhuntly and Ormond Roads - HO8 167
   - 6.13 Inkerman Street (East) - HO315 179
   - 6.14 Carlisle Street (East) - HO316 187
   - 6.15 Hotham Street (Balaclava) - Ho317 194

6.16 Brighton Road (Elwood) - Ho318 199
6.17 Swallow Street (Port Melbourne) - Ho382 206
6.18 Chusan Street (East St Kilda) - Ho385 212
6.19 Godfrey Avenue/Raglan Street (East St Kilda) - Ho386 218
6.20 Hammerdale Avenue (East St Kilda) - Ho387 224
6.21 Holroyd Court (East St Kilda) - Ho388 232
6.22 Kalymna Grove/Inkerman Street (East St Kilda) - Ho389 238
6.23 Mooltan Avenue (East St Kilda) - Ho390 244
6.24 St Kilda East: Murchison Street & Wavenhoe Avenue - HO391 249
6.25 Orange Grove (East St Kilda) - Ho392 262
6.26 Elwood Canal - Ho 402 269
6.27 Addison Street/Milton Street (Elwood) - Ho 403 279
6.28 Byron Stree/Mason Avenue (Elwood) - Ho 404 290
6.29 Mccrae Street (Elwood) - HO 405 300
6.30 Nightingale Street Precinct– Ho439 305
6.31 Emerald Hill Residential Precinct – Ho440 317
6.32 St Vincent Place East (South Melbourne) – H0441 330
6.33 Albert Park Residential Precinct – Ho442 339
6.34 Bridport Street/Victoria Avenue Commercial Precinct (Albert Park) – Ho443 362
6.35 Middle Park & St Kilda West Precinct – Ho444 370
6.36 Armstrong Street Commercial Precinct (Middle Park) – Ho445 386
6.37 Albert Park Lake Precinct – H0446 394
6.38 Port Melbourne Cricket Ground – H0447 405
6.39 Edwards Park – H0448 417

7. Horticultural Assessment 422

Prepared for the City of Port Phillip by Andrew Ward, Architectural Historian

1. Introduction

1.1 Port Phillip Heritage Review[1]

The initial Review of the cultural heritage of the City of Port Phillip was commissioned in October, 1996. The consultant team was lead by Andrew Ward, architectural historian and supported by Francine Gilfedder, horticulturalist and garden historian. Data base management and map generation was undertaken by Ian Perry of Big Picture Software Pty. Ltd. and research assistance was provided by Jenny Dalrymple of Andrew Ward's office. The project was directed by Jim Holdsworth, manager, Urban Design and Strategic Planning at the City of Port Phillip and he was assisted during the early stages of the Study by Peter Boyle, architect, as project officer.

The project was undertaken simultaneously with the City of Port Phillip Urban Character Study and a joint project steering committee was established to give support to the consultant teams. The membership of the committee was as follows:

- Councillor Dick Gross (chair),
- Councillor Pat Browne,
- Councillor Liz Johnstone
- Jim Holdsworth, manager Urban Design and Strategic Planning,
- David Spokes, general manager, Community Planning,
- Steve Dunn, manager Business and Industry,
- Geoff Austin, Department of Infrastructure,
- Dale Wardlaw, Department of Infrastructure,
- Kim Dovey, University of Melbourne,
- Lyn Harrison, community representative,
- Adair Bunnett, community representative,
- Andrew Heslop, community representative, and
- David Brand, community representative.

The support of the members of this committee throughout the course of the Study is acknowledged with thanks, their knowledge of the Municipality, their expertise and commitment to the task being highly valued.

[1] The Port Phillip Heritage Review (Version 2) was gazetted as a part of Amendment C5 to the Port Phillip Planning Scheme in December 2000.

The City of Port Phillip, having been formed by the amalgamation of the Cities of Port Melbourne, South Melbourne and St. Kilda, had inherited several urban conservation studies. They had been prepared at different times, commencing in 1975 and using different criteria for the evaluation of the significance of places. Furthermore, the municipal boundaries represented discontinuities in the identified urban conservation areas, placing the integrity of the new City's conservation strategy at risk. The studies were as follows:

- Yuncken Freeman Ashton Wilson: South Melbourne Conservation Study (1975),
- Jacobs Lewis Vines: Port Melbourne Conservation Study (1979),
- Allom Lovell Sanderson Pty. Ltd.: South Melbourne Conservation Study (1987),
- Nigel Lewis and Associates: St. Kilda Conservation Study Area 1 (1982),
- David Bick: St. Kilda Conservation Study Area 2 (1985),
- Robert Peck von Hartel Trethowan with Henshall Hansen Associates: City of St. Kilda Twentieth Century Architectural Study (1992), and
- Allom Lovell and Associates: Port Melbourne Conservation Study Review (1995).

1.2 Updating the Port Phillip Heritage Review

Since the gazettal of the original Port Phillip Heritage Review in 2000, additional assessments of places and areas of heritage significance have been completed. The following heritage studies were commissioned:

- Graeme Butler and Associates: *Swallow Street (2004)*
- Heritage Alliance: *East St Kida Heritage Study (2004)*
- Heritage Alliance: *Elwood Heritage Review (2005)*
- Heritage Alliance: *Nightingale Street Heritage Study (2008)*
- Heritage Alliance & Built Heritage: *Review of Heritage Overlay 3 (2009 / 2010)*
- Lovell Chen: *Review of Heritage Overlay 1 (2011).*
- Lovell Chen: *Review of Heritage Overlay 1 Port Melbourne – Stage 2 Review (2012)*
- Peter Andrew Barrett: *Tiuna Grove, Elwood (2019)*
- RBA Architects and Conservation Consultants: *Fishermans Bend Heritage Review: Montague Commercial Precinct (2019)*
- David Helms: *HO6 St Kilda East Precinct Review (2020)*
- Context: *Heritage Assessment 2-6 Blanche Street and 110-118 Barkly Street, St Kilda* (December 2017)
- Peter Andrew Barrett: *Heritage Assessment: 58, 59 & 60 Queens Road, Melbourne* (November 2017)
- David Helms Heritage Planning: *Port Phillip Heritage Review Update (2019)*

The resultant findings have been included in the Port Phillip Heritage Review through the Planning Scheme Amendment process.[2]

The assessment framework used in each of the above heritage assessments is based upon the framework developed by Andrew Ward as outlined in the following chapters.

[2] The Port Phillip Heritage Review is an incorporated document in the Port Phillip Planning Scheme. Planning Scheme Amendments C24, C29, C32, C46, C52, C54, C70, C72, C74, C89 and C103 enabled new information on heritage places and heritage areas within the municipality to be included in the Port Phillip Heritage Review.

2. Brief

The project brief was designed to address the inconsistencies inherent in the previous studies when viewed together. The objectives were stated in the brief as follows:

- *"to provide a consistent approach to building grading and the recording of building significance across the municipality, for all architectural/historical periods including the twentieth century;*
- *to identify and fill gaps in building records, e.g., to ensure that significant 20th century buildings across the municipality are identified;*
- *to ensure that building gradings are updated, e.g., some buildings have been demolished;*
- *to identify historically significant streetscapes, other public spaces, parks or elements within them worthy of protection;*
- *to provide the strategic basis for any future statutory heritage controls in the Planning Scheme using the new Heritage Place Control."*

The project tasks were to:

- Review the building gradings and assessments from the earlier studies.
- Assess 20th century buildings across the whole of the municipality to complement the work previously undertaken in the former City of St. Kilda.
- Investigate and complete building identification forms and citations for the commercial and industrial areas of Port Melbourne that were not included in the 1995 review.
- Review the Port Melbourne recommendations for area controls based on the new Model Heritage Place control.
- Prepare plans identifying the location of all graded buildings and existing and proposed urban conservation area boundaries.
- List those buildings recommended for inclusion in the Register of the National Estate and the Victorian Historic Buildings Register.
- Identify and assess the public spaces and parks within the City of Port Phillip and their contents including significant trees, monuments and sculptures.

3. Study Method

3.1 Thematic Environmental History

A working paper was prepared (no.1) summarising the findings of the environmental histories prepared by earlier consultants so as to establish an historical context for the forthcoming field work. It was, however, agreed at an early stage, that the Review should be founded in a new thematic history of the whole of the Municipality using the trial framework of themes contained in the report entitled "Principal Australian Historic Themes: A Guide for heritage agencies" (draft), being a document prepared under the Australian Heritage Commission's National Heritage Co-ordination Strategy. This work was carried out and constitutes section 4 of the Report. The work previously undertaken by the consultants in the reports noted above was used as a source of information in the thematic history which also drew on available published histories of the former Cities of Port Melbourne, South Melbourne and St. Kilda. This work was undertaken by Andrew Ward.

3.2 Field Survey

The Thematic Environmental History provided a basis for the identification and evaluation of the significance of places in the field. The criteria for the assessment of cultural heritage significance adopted by the Australian Heritage Commission in April, 1990 were used in conjunction with the history and the field inspections to provide preliminary assessments of significance for all properties in the Municipality. A working paper (no.4) was prepared to explain how these criteria would be applied and used in the generation of computerised maps. These maps recorded information according to a system of ranking which can be explained in the following terms:

> Levels of importance were simplified along traditional lines, assigning the letter A to places considered to be of national importance, B to those of regional importance and C to those of local importance. These levels of importance had implications for the introduction or confirmation of existing statutory control provisions in the Planning Scheme. Where a place was considered to have lesser importance than level C, it was ranked D, meaning that it was likely to be substantially intact but merely representative of an era. Places of lesser cultural value were ranked E, usually implying that the place had been defaced, but not irretrievably, or that it was aesthetically undistinguished. Finally, a place was ranked F if it was considered to have been important in the past but as a result of intervention now so compromised that it was likely to be of interest only. Places having for planning purposes no cultural value were ranked N.

It is important to note when interpreting the maps produced in this way that they represent a "picture" of the Municipality that is in many instances based upon imperfect data. A quick visual inspection of the exterior of a building, after all, cannot be said to constitute a thorough appraisal. By the same token, however, if a data sheet has been prepared for a place, then the recommendations arising from the review of this data sheet have been incorporated in the maps and may therefore be counted as a firm basis for future planning decisions. The maps are therefore of greatest value for their capacity to graphically present an overview of the Municipality, not only in terms of its evolution but also in terms of the cultural value of neighbourhoods. They have been used to assist the consultant to identify potential heritage overlay areas.

The maps themselves used a digital base supplied to Council by the State Government. One of the layers of this base consists of a series of polygons representing the boundaries of properties. The mapping software allows data fields to be attached to each property with the result that the map becomes a front end to a data base table. Data generated during this Review, however, was included on the map by adding a separate data base table, linked to the map table by a unique identifying number. In this way, one can work on the data in the heritage table independently of the map. In its final form, the Review consists of data sheets for individual places linked to the map by the appropriate identifying

numbers. The mapping software was Mapinfo, having the capability of linking with Microsoft Access97 for the storage of linked data.

3.3 Heritage Overlay Areas

These areas were identified using the maps in conjunction with the work of the previous consultants. Further inspection was then undertaken in the field to verify this Consultant's findings. There are important changes between the work of the earlier consultants and this Review that can be accounted for in the following ways:

- in some instances, places have been altered since the earlier surveys. In extreme circumstances, contributory buildings have been demolished. This was, not surprisingly, most evident in the areas that had not been protected by planning scheme control.
- given the new planning scheme provisions and more particularly the urban character provisions, it was determined that heritage controls should only apply to those areas where the fabric of the place was considered to be so important that it should not be demolished. In other words, the areas of lesser cultural value could not unreasonably be managed by the urban character provisions of the Scheme. It is for this reason that the proposed heritage overlay areas have been drawn with precision and form highly irregular patterns. Their focus, after all, is on the conservation of fabric as well as character. It is argued in this Review that discrete areas, bounded more or less neatly by streets and natural boundaries are best managed by the urban character controls with heritage overlay controls applying only to those areas within the urban character areas where demolition control is required. It is partly as a consequence, therefore, of the new planning provisions, that the approach to the identification of the heritage overlay areas has changed.
- finally, and as a consequence of the computerised mapping process, changes were made on the basis of data that had been prepared consistently over the whole of the Municipality, irrespective of past municipal boundaries. Consistency carries with it the fact that comparative evaluations were made for places in this Review over a much larger area than had previously been subject to consideration. In other words, some areas, which when assessed in terms of the former municipal boundaries, were arguably the most important of their respective types, were of much lesser importance when assessed comparatively over the wider municipality of Port Phillip.

Once identified, the areas were documented in terms of their present circumstances and the elements which give them distinction. Their history was then summarised and their position in the thematic framework identified prior to preparing statements of significance with consequent recommendations.

3.4 Data Sheets

Data sheets have been prepared for several additional places previously undocumented. They include the heritage overlay areas themselves, individually significant places situated outside of the areas and a number of additional places. A standard format has been used that is similar to the heritage overlay area data sheets. Big Picture Software Pty. Ltd. was engaged during the course of the Study period to prepare a data base incorporating the data sheets for the individual places undertaken as a part of this Study as well as the work of all previous consultants. The findings of the past consultants have been reviewed as a part of this Study using the same criteria, thereby introducing consistency to the assessments. This data base forms an additional four volumes of this report.

3.5 Schedule to the Heritage Overlay Table

This schedule was prepared using the assessments arising from the field survey and checking them wherever possible against the assessments of the earlier consultants. It includes the identified heritage overlay areas and all places of individual significance outside of those areas. Within the areas, only those

places considered to be of regional or state importance have been listed. It follows that there are many places of individual significance at the local level within the identified heritage overlay areas that have not been separately listed.

Generally speaking, paint colour scheme controls have been proposed only in the retail streets of the heritage overlay areas. These controls are not proposed in the residential areas except where a place is individually listed. Interior controls for individually listed places have only been proposed where elements of the interior of a place are known to contribute to its significance in an important way. This may be on account of their architectural or aesthetic value or simply because a building of a certain type is expected to have rooms of a certain type, the absence of defacement of which would impact on its significance. By way of example, a post office would be expected to have a public space; a railway station, waiting rooms, and so on. Planning decisions impacting on the significance of the building should respect the integrity of these spaces, irrespective of their aesthetic values.

4. Recommendations

It is recommended that the findings of the Port Phillip Heritage Review Version 3, February 2005 be adopted by Council for application in the following ways:

4.1 Port Phillip Heritage Review

List the Heritage Review document as an Incorporated Document in Clause 81 of the Port Phillip Planning Scheme. This will have the effect of incorporating the Statements of Significance for the 8 heritage areas and the citations for individually significant heritage buildings into the Planning Scheme.

4.2 Heritage Place

(including heritage overlay areas and individually significant heritage buildings, structures, gardens and trees)

Inclusion of the recommendations of the Heritage Review in the schedule and maps to Clause 43.01 of the Port Phillip Planning Scheme. This would include the nominated heritage areas and the list of individual heritage places that have been identified and substantiated.

Organisation of all preliminary heritage gradings into the following categories:

- all places given a preliminary grading of A, B, C or D within a Heritage Overlay or A, B or C outside a Heritage Overlay should be collectively termed "Significant Heritage Places" and
- all places given a preliminary grading of E or F inside a Heritage Overlay or D, E or F outside a Heritage Overlay should be collectively termed "Contributory Heritage Places",

for the purpose of developing policy and administering the recommendations of the Heritage Review.

A map identifying significant, contributory and non-contributory buildings in Heritage Overlays is provided as a Heritage Policy map to assist the Council in interpreting how to apply Clause 22.04 'Port Phillip Heritage Policy' of the Port Phillip Planning Scheme. A Neighbourhood Character Policy Map is provided which identifies contributory buildings outside the Heritage Overlays.

Where a permit is required for demolition of a significant or contributory building, it should be policy to:

- Require all applications of significant or contributory buildings to be accompanied by an application for new development.
- Allow the demolition of part of a heritage place if it will not affect the significance of the place and the proposed addition is sympathetic to the scale and form of the place.
- Not support the demolition of a significant building unless and only to the extent that;
  - The building is structurally unsound or cannot be feasibly reused.
  - The replacement building and / or works displays design excellence which clearly and positively supports the ongoing heritage significance of the area.
- Not support the demolition of a contributory building unless and only to the extent that:
  - The buildings is structurally unsound or cannot be feasibly reused, and either
  - The replacement building and / or works displays design excellence which clearly and positively supports to the ongoing heritage significance of the area, or

- In exceptional circumstances the streetscape is not considered intact or consistent in heritage terms.

4.3 Conservation Principles and Guidelines

Integration of conservation principles and guidelines into the Port Phillip Heritage Policy, at Clause 22.04 of the Port Phillip Planning Scheme and the Port Phillip Design Manual, Version 3 August 2000, which will be a referenced document in the Port Phillip Planning Scheme.

4.4 Heritage Register Nominations

Nominate all 'A' graded heritage places (that have not previously been nominated) for inclusion by Heritage Victoria on the Victorian Heritage Register.

City of Port Phillip Heritage Review

Place name: Houses
Other names: -

Citation No: 2409

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

Category: Residential: Houses

Style: Federation/Edwardian

Constructed: 1910-1912

Designer: James Downie

Amendment: C161

Comment: New citation

Heritage Precinct: None

Heritage Overlay: HO507

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

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

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

How is it significant?

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

Why is it significant?

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

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

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

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.4 Depression and recovery: the inter-war years.

History

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

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

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

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

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

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

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

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

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

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

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

References

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

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

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

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

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

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

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

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

Description

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

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

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

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

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

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

Comparative analysis

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

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

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

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

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

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

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

Assessment

No information.

Recommendations

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

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

Primary source

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

Other studies

-

Other images

-

City of Port Phillip Heritage Review

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

Citation No: **2411**

Address: **324 Esplanade East, Port Melbourne**

Category: **Residential: House**

Style: **Early Victorian**

Constructed: **1876**

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **New citation**

Heritage Precinct: **Port Melbourne**

Heritage Overlay: **HO1**

Graded as: **Significant**

Victorian Heritage Register: **No**

Significance

What is significant?

The house, constructed by 1876 for William Knight, at 324 Esplanade East, Port Melbourne is significant. This is a simple gable-fronted timber cottage with a timber sash window centrally placed at one side of the entrance door. The most notable feature is the ornamental bargeboard and finial. The timber verandah with a cast iron frieze is not original, but reasonably sympathetic.

Non-original alterations and additions and the front fence are not significant.

How is it significant?

The house at 324 Esplanade East, Port Melbourne of local historic and representative significance to the City of Port Phillip.

Why is it significant?

It is significant as one of the earliest houses in this part of Port Melbourne, being built soon after the infilling of the north end of the Lagoon. The simple, gable-fronted form with the original decorative bargeboard is typical of timber cottages of the 1870s. (Criteria A & D)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

Sandridge (Port Melbourne), St. Kilda and Emerald Hill were geographically discrete townships during the 1860s, each with its own character and purpose and interlinked by the railway system of the Melbourne and Hobsons Bay United Railway Co. Whereas Sandridge was the port town and St. Kilda the resort, Emerald Hill was the suburban retreat for what the Victorians called the commercial classes. The 1861 census vividly demonstrated this circumstance. 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 before beginning a long and steady decline (PPHR 2018:27-29).

House, 324 Esplanade East

The development of Port Melbourne in the nineteenth century was constrained by a body of shallow water known as the lagoon that extended inland from the shoreline as far as present-day 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. Filling of the northern end of the lagoon, beyond Bridge Street, commenced in 1876. Though the progress of the works was slow, development of the reclaimed land began soon after (Turnbull & U'Ren 1983:276).

The land on the east side of Esplanade East north of Spring Street was offered for sale in 1875. J. Hennessy purchased Allotment 10 in February 1875 and subdivided it into three lots.

This house appears to have been built by a shipwright, William Knight, in 1876 on the southernmost of the three lots created by Hennessy. When first rated, the humble cottage was described as a three-roomed wood dwelling, and was valued at £16 (RB). Knight lived in the house for several years, but by 1892 it was owned and occupied by Peter Hansen, a guard, and the number of rooms had increased to four (RB). By that time, it was numbered as 9.

References

Port Phillip Heritage Review (PPHR), Exhibition Version Amendment C161port, June 2020

Port Melbourne Rate Books (RB) 1876-77, no. in rate 1752, 22 March 1892 (2207)

Radcliffe, David, Research report in relation to Citation 640 – 331 Esplanade East, 23 January 2019

Turnbull, N. and U'Ren, N., *A History of Port Melbourne*, 1983

Description

This is a simple gable-fronted timber cottage with a timber sash window centrally placed at one side of the entrance door. The most notable feature is the ornamental bargeboard and finial. The timber verandah with a cast iron frieze is not original, but reasonably sympathetic. A two storey addition has been made at the rear and there is a (non-original) high bluestone fence at the front.

Comparative analysis

While many houses were constructed in Port Melbourne in the 1860s and 1870s relatively few survive today. Although front-facing gables were common in smaller residences of the mid-nineteenth century, they were later supplanted by virtually universal use of transverse gabled or hipped roofs. In later nineteenth century houses, front-facing gables were more unusual and were most commonly found in working class suburbs such as Port Melbourne or Collingwood where blocks tended to be narrow (Allom Lovell). While simple in form, this cottage is notable for the ornamental bargeboard and finial, which is a typical detail of the period. It compares with 51 Bridge Street, Port Melbourne, which was constructed in 1874 and similarly retains an ornamental bargeboard.

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 HO1 Port Melbourne 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

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

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, C161**

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

TORAGE

SELF STORAGE
9681 9991
339 THE BASE

City of Port Phillip Heritage Review

Place name: **Victoria Hotel (former)**
Other names: **Shop**

Citation No: **26**

Address: **113 Cecil Street, South Melbourne**

Category: **Hotel**

Style: **Victorian**

Constructed: **1873, c.2007**

Designer: **Unknown**

Amendment: **C161**

Comment: **Revised citation**

Heritage Precinct: Emerald Hill Residential

Heritage Overlay: HO440

Graded as: Contributory

Victorian Heritage Register: No

Significance

The 1998 statement of significance for the former Victoria Hotel is:

> *The former "Victoria" hotel at the corner of York and Cecil Streets, South Melbourne, was built in 1873 and is historically important along with other examples of its type for its capacity to demonstrate a past way of life wherein the corner pub was a meeting place within its neighbourhood accessible by foot with the houses and centres of employment that it was built to serve (Criterion A). It is aesthetically important as a prominent hotel characteristic of the mid Victorian period (Criterion E), comparing with former hotels elsewhere in South Melbourne and including nos. 328 and 330 Dorcas Street.*

As a reconstructed building, the former Victoria Hotel no longer meets the threshold of local significance. It remains, however, Contributory to the HO440 precinct, as the overall accuracy of the reconstructed building including the form and detailing means that it can still be interpreted as a simple corner hotel of the 1870s.

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: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill

8. Ways of life: 8.2 South Melbourne

History

At the Crown land sales, lot 1 of Section 2 was purchased by W.J. London. It had frontages to Cecil and York streets. The corner portion of lot 1 remained undeveloped until 1873 when Henry Foreman built a brick "bar" with ten rooms. He leased it to Mary Ann Aird, a licensed victualler who continued to operate the business in 1876. At the time the property was rated to York Street and had an NAV of 108 pounds (RB).

In the 1880s, Henry Foreman, described as a wheelwright, or Mrs Catherine Foreman, was listed as "owner". During that time, the turn over of tenants was high and included William Stabb, James Gill, Maria Whitford, William Leihy and Johanna Hill (RB).

By 1881, the hotel was described as "brick, 11 rooms, N.A.V. 120 pounds". In 1890, Catherine Foreman leased the property to William Scullion and in 1900, to Lena Tomlinson. In 1900, the hotel was described as having 14 rooms (RB). It continued to operate until 31 December 1920, when it closed. The building was subsequently used as a shop.

In 2007 the building was demolished and rebuilt to resemble the original building.

References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan

South Melbourne Rate Books (RB) 1868-77, 1880-87, 1890-91, 1900-01 (Public Records Office of Victoria VPRS 2332)

MMBW litho plan no.19, c.1894

Parish plan South Melbourne, Sheet 2. Port Melbourne Historical Society

Cox, "Hobson Bay and River Yarra", 1866. State Library Victoria, Map Section

"Hotels" Vol. 2. Port Phillip Library, Local History Collection, LH 647.949 4 SOU

Ward, Andrew, *Port Phillip Heritage Review*, Version 16, 2014

Description

When this former hotel was assessed in 1998 it was described as follows:

> *A representative mid Victorian hotel characteristically located on a street corner with a corner splay but of utilitarian appearance, the plain stuccoed walls being relieved solely by a string course and bracketed eaves. The upper level windows have architraves and the lower level windows chamfered reveals.*

The condition was described as 'Sound' and the integrity as 'High' despite some alterations to the street level window openings.

The former hotel, as reconstructed, closely matches the building as it was in 1998. Details such as the architraves to the first floor windows, the sills and chamfered reveals to the ground floor windows, stringcourse and bracketed eaves and the overall form of the building closely match the original. The key differences are:

- The eaves, rather than being almost flush, project from the wall.

- In the splayed corner, a window has been added to the first door and a door to the ground floor (possibly, this is deliberate reconstruction based on historic evidence)
- New windows and door openings have been created in the ground floor walls (again, this is possibly based on historic evidence).

It is also understood that the building has been constructed of pre-cast concrete panels, rather than the presumed rendered brick.

Comparative analysis

Prior to its reconstruction, the former Victoria Hotel was a typical or representative example of its type (a mid-Victorian hotel), but was not an outstanding example in terms of its historic use, design or function. Its decorative features were typical of hotels of this period, and it is not a particularly early or unique example. While its corner siting lends it some prominence, this is the same of almost all hotels that were, with few exceptions, located on corners.

It compares with other examples in Port Philip constructed c.1875 and included in the HO such as the Prince Alfred Hotel at 355 Bay Street, Port Melbourne (HO1), the Southern Cross Hotel at 78 Cecil Street, South Melbourne (HO289), the Cricketer's Arms Hotel, 69 Cruikshank Street, Port Melbourne (HO1), the former Queens Arms Hotel, 330-34 Dorcas Street, South Melbourne (c.1877), the Cassidy Family Hotel at 97 Graham Street, Port Melbourne (HO1) and the former Talbot Inn at 144 Montague Street, South Melbourne (HO203).

The other examples cited are all relatively intact. The loss of the original fabric of the former Victoria Hotel as a result of the demolition and reconstruction means that it has low intactness when compared to these other examples and consequently no longer meets the threshold of local significance. However, given the relative accurate reconstruction it retains good integrity and remains Contributory to the HO440 precinct.

Assessment

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

Recommendations

Retain in heritage overlay. Change status on Heritage Policy Map to Contributory.

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name: **J. Kitchen & Sons Pty Ltd (former)**

Citation No: **48**

Other names: -

Address: **164 Ingles Street and 14 Woodruff Street, Port Melbourne**

Category: **Industrial: office and factory**

Style: **Interwar Stripped Classical**

Constructed: **1925, c.1945**

Designer: **Unknown**

Amendment: **C29, C161port Part 2**

Comment: **Revised citation**

Heritage Precinct: None

Heritage Overlay: HO164

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The former J. Kitchen & Sons Pty Ltd complex comprising the administrative offices, constructed in 1925, at 164 Ingles Street, and the remnant factory at 14 Woodruff Street, Port Melbourne, is significant. The former office is an imposing stuccoed three storeyed office building in the inter-war Classical revival manner with rusticated corners, bracketed cornice and plain parapet. Visual emphasis is given to the central entrance by means of a stepped reveal in buff coloured cement with a polished granite architrave. Windows to the main facade are metal framed and include continuous vertical strip windows that pierce the rusticated corners and pairs of multi-pane windows arranged symmetrically above and beside the entrance. The east elevation has similar detailing to the facade and contains large metal or timber framed windows. Internally, the building retains some original fabric and spaces including timber partitions, doors and architraves etc., terrazzo and mosaic tile to floors and to dado height in the entrance foyer and the front stairwell, the front door and timber panelling and revolving doors, as well as original cornices and capitals to the ceilings and columns in the foyer. A notable feature is the surviving section of the original terrazzo/mosaic foyer floor, which includes the monogram of J. Kitchen and Sons. The other surviving building is the two-storey brick factory at the corner of Woodruff Street. This has a row of multi-pane metal framed horizontal windows at ground floor and a row of single-paned aluminium framed windows at first floor level, each set within thin rendered bands extending across the façade that serve as the sills and lintels for the windows. Another rendered band forms the parapet capping. The most northerly bay comprises full height pilasters and a square pediment.

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

How is it significant?

The buildings associated with the former J. Kitchen & Sons Pty Ltd complex at 164 Ingles Street & 14 Woodruff Street, Port Melbourne are of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

The former J. Kitchen buildings are historically significant for the capacity to demonstrate the scale of the company's undertaking in Port Melbourne as well as its long standing presence at this site, commencing c.1858 when it was seen to be sufficiently remote from settled areas for a noxious industry. The office is important also for its capacity to demonstrate the company's enlightened attitude to workers' conditions, accommodating a social hall for their enjoyment. The complex is important for its capacity to recall the products manufactured at this site which became in many instances household words throughout the nation. Together with the former premises of Felton Grimwade and Co. these two buildings survive as evidence of the principal industrialists in Ingles Street during the nineteenth century. (Criterion A)

The office has architectural significance as an exceptionally imposing commercial building in the Classical Revival manner of the inter-war period outside of the City centre. The architectural and aesthetic significance of the place is also enhanced by the survival of some of the original interior layout and details particularly the entrance foyer, the stairwell and the remnant section of the double height central office space. (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: 4.1 Sandridge; 4.5 Growth and prosperity

History

John Kitchen arrived in Australia in 1856 and together with his three sons established the firm of J. Kitchen and Sons, which within thirty years had become the largest soap making firm in Australia. By 1890 it had premises in Victoria, New South Wales and Queensland and New Zealand with its principal works at Ingles Street, Port Melbourne and at Alexandria, near Sydney. Products manufactured included "Velvet", "Witch" and "Anchor" laundry soaps; "Persil", "Solvol" and "Electrine" candles. An important by-product was glycerine used for explosives, medicinal purposes and in the tobacco industry.

The Kitchen family began making tallow candles from butcher's scraps in the backyard of their Emerald Hill (South Melbourne) house, but were soon ordered out as a noxious trade (Raworth 2016:2). The company moved operations to Sandridge (Port Melbourne) by 1859, first to a site at the corner of Crockford and Ingles streets and then to the present site in Ingles Street by 1860. The company expanded considerably over the next few decades and by 1884 had acquired the whole of the land bounded by Inglis, Boundary and Woodruff streets. When the company merged with the Apollo Stearine Candle Co. in February 1895 it became the pre-eminent candle manufacturer in eastern Australia, and by the time of its merger with the British firm Lever Bros. in 1914, it employed over 1000 workers (Raworth 2016:3).

With the expansion of the company more office space was required. In 1908 the offices were relocated to 10 Queen Street, Melbourne but soon outgrew those premises and so a decision was made to construct a

new purpose-built Administrative Offices building on part of the Ingles Street site. The new offices, constructed in 1925, were described in 'Advance' (the J. Kitchen & Sons company journal) as 'one of the most up-to-date blocks of offices in the Commonwealth, combining loftiness, dignity and stability' (cited in Raworth 2016:3-4). The architect of the offices has not been identified, but Raworth (2016:3) identifies H.W. & F.B. Tompkins as a potential candidate as they designed the former Yorkshire Fire & Life Insurance Building, which shares many architectural similarities with this building. The Yorkshire Fire & Life Building was constructed c.1922 on an adjoining site to the former Queen Street offices of J. Kitchen & Sons.

The interiors featured a mosaic tiled floor in the foyer having the monogram of J. Kitchen & Son worked into the centre, while mosaics and terrazzo covered the lower walls to the staircases, and doors and timberwork were of polished maple. The main office spaces were situated around the perimeter of the first floor, opening onto a balcony that overlooked the ground floor. At second floor level there was a spacious hall for social purposes designed to accommodate 700 people with a kauri dance floor. The social club organised dances, smoke nights, table tennis competitions and picnics, and there was a tennis club, a cricket club and a football club (Raworth 2016:5).

The construction of the offices was the beginning of a major period of expansion and by the early 1930s the complex had expanded significantly to cover 15 acres, manufacturing a range of products ranging from cleaning products to margarine (Pratt). A series of aerial photographs dating from 1939 show a series of factory buildings occupying the whole of the area between the offices and Woodruff Street to the north (SLV). Further expansion occurred in the early post-war period (Lovell Chen).

By 1924, Lever had fully acquired the business and the company was later known as Kitchen & Lever, then Unilever and, by 1976, Unichema. The company remained at this site until the 1990s and after they relocated the office building remained vacant for almost two decades, while the associated factory buildings surrounding it were demolished. The exception is the building at the corner of Woodruff Street. This appears to have been constructed c.1945 to replace earlier buildings as it is not shown in the 1939 images, but appears in a 1945 aerial.

In 2016 the office building was in the process of being converted into apartments, and the remnant factory was vacant and awaiting redevelopment, while townhouses were being constructed on the surrounding land.

References

'Advance', 7/25, v.2, no.7

Bryce Raworth Pty Ltd, 'Analysis of proposed works at 164 Ingles Street, Port Melbourne with respect to heritage issues. Assessment of heritage impacts', March 2016

Lovell Chen, 'Heritage Impact statement. Former J. Kitchen & Sons Pty Ltd factory site, 14 Woodruff Street, Port Melbourne', August 2017

Melbourne & Metropolitan Board of Works (MMBW) litho plan no.18

Pratt, Ambrose (ed.), 'The National Handbook of Australia's Industries', The Specialty Press Pty. Ltd., 1934, pp. 280-82

State Library of Victoria (SLV) 'Factories of J. Kitchen & Sons, manufacturers, in area bounded by Ingles, Munro and Boundary Streets, Port Melbourne', Charles Daniel Pratt (Airspy), February 1939

Description

The former J. Kitchen & Sons Pty Ltd offices is an imposing stuccoed three storeyed office building in the inter-war Classical revival manner with rusticated corners, bracketed cornice and plain parapet. Visual emphasis is given to the central entrance by means of a stepped reveal in buff coloured cement with a polished granite architrave. Windows to the main facade are metal framed and include continuous vertical

strip windows that pierce the rusticated corners and pairs of multi-pane windows arranged symmetrically above and beside the entrance.

The east elevation, which once faced toward a side street that no longer exists, has similar detailing to the facade and contains large metal or timber framed windows. This contrasts with less architecturally resolved western elevation, which would have originally been concealed by adjoining factory buildings, where the facade detailing only partially returns around the corner.

The interior of the building remained very intact until recently. Of note was the double height central space surrounded by a continuous balcony at first floor level, with partitioned offices around the perimeter. Original fabric included timber partitions, architraves etc., use of terrazzo and mosaic tile to floors and as dados to the front stairwell and in some of the ground floor offices, and the front door and entrance vestibule including revolving doors. Recent works have uncovered surviving sections of the original terrazzo/mosaic foyer floor, which includes the monogram of J. Kitchen and Sons, as well as original cornices and capitals to the foyer and ceilings and columns that had been hidden by a false ceiling.

However, works to convert the building to apartments will result in the loss or modification of much of the original interior fittings and spatial layout. The major change has been the loss of the central double height space of which only a small section will remain, including part of the original balcony, at the south end and the reconfiguration of other spaces including the former social club hall to create seven apartments. The main foyer will remain largely intact, although the ceiling will be lowered, and remaining details including terrazzo and mosaics to the walls and floors have been preserved. The front stairwell will also remain largely intact, including the terrazzo floors and dado, and brass and metal balustrades (The second stair case in the north east corner has been removed). Timber architraves and skirtings were salvaged during demolition and have been re-used in the new apartments. Externally, windows have been sympathetically restored to the main elevations and the render has been repair and replaced. On the roof top a garden has replaced the gabled roof of the social hall.

The other surviving building is the two-storey brick factory, constructed c.1945, at the corner of Woodruff Street (14 Woodruff Street). It has a row of multi-pane metal framed horizontal windows at ground floor and a row of single-paned aluminium framed windows at first floor level, each set within thin rendered bands extending across the façade that serve as the sills and lintels for the windows. Another rendered band forms the parapet capping. The most northerly bay comprises full height pilasters and a square pediment. Alterations to this building include the replacement of the first floor windows (the original ground floor windows were extant in 2015 and in 2017 had been boarded up), and there are later additions to rear facing Woodruff Street.

Other buildings associated with the operations of Kitchen and Sons Pty. Ltd. that once surrounded this building have been demolished and townhouses have been constructed on the land. This includes the building immediately to the south of the remaining factory, constructed c.1935, which was demolished in 2016. The 1998 heritage study described this building as follows:

... the two and three storeyed red brick premises at the Ingles Street/Woodruff Street intersection. They exhibit a range of architectural treatments including a stripped Classical facade to Ingles Street having raised pavilions in stucco and red brick with stepped parapets and steel framed windows.

Comparative analysis

No information.

Assessment

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

Recommendations

Retain in the heritage overlay. Reduce HO164 to apply only to the former J. Kitchen & Sons Office building at 164 Ingles St and the remnant factory building at 14 Woodruff St and associated land as defined by the title boundaries.

Primary source

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

Other studies

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

Other images

Former J. Kitchen building at 14 Woodruff Street

City of Port Phillip Heritage Review

Place name: Halcyon
Other names: House

Citation No: 57

Address: 53 Acland Street, St Kilda

Category: Residential: detached

Style: Victorian Italianate

Constructed: 1886, 1929, 1939

Designer: Frederick De Garis & Sons

Amendment: C29, C161

Comment: Revised citation

Heritage Precinct: St Kilda Hill

Heritage Overlay: HO11

Graded as: Significant

Victorian Heritage Register: Yes, H0775

Significance

What is significant?

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

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

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

How is it significant?

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

Why is it significant?

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

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

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

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

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

References

Heritage Victoria (HV) – VHR H0775 citation

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

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

St Kilda Rate Books (RB)

Description

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

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

Comparative analysis

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

Assessment

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

Recommendations

Retain in heritage overlay.

Primary heritage study

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

Other heritage studies

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

Other images

Top: Mansion looking from corner of Acland and Robe streets

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

City of Port Phillip Heritage Review

Place name: **State Savings Bank of Victoria (former)**
Other names: **Commonwealth Bank**

Citation No: **95**

Address: **133-35 Acland Street, St Kilda**

Category: **Commercial: Bank**

Style: **Postwar**

Constructed: **1969**

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **Revised citation**

Heritage Precinct: Elwood St Kilda Balaclava Ripponlea

Heritage Overlay: HO7

Graded as: Significant

Victorian Heritage Register: No

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

No information

References

No information.

Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

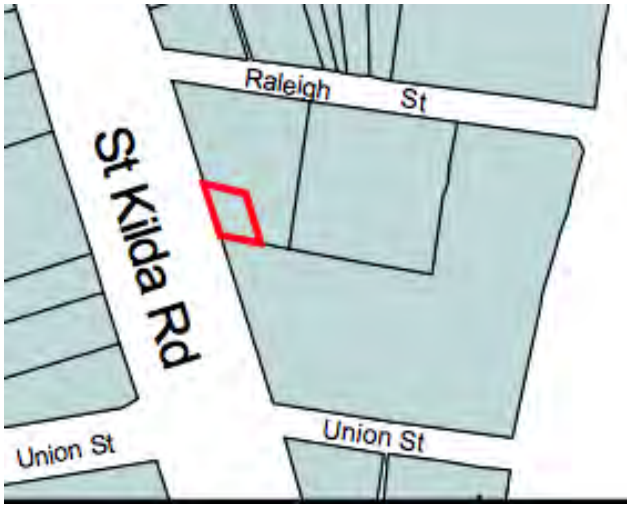
Other images

-

City of Port Phillip Heritage Review

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

Citation No: **219**



Address: **615 St Kilda Road, Melbourne**
Category: **Valve House**
Style: **Victorian Free Classical**
Constructed: **c.1876**
Designer: **Unknown**
Amendment: **C29, C161**
Comment: **Revised citation**

Heritage Precinct: None
Heritage Overlay: HO255
Graded as: Significant
Victorian Heritage Register: Yes, H0675

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 1, 1982

Other studies

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

City of Port Phillip Heritage Review

Place name: **Ripponlea Railway Station**
Other names: -

Citation No: **329**

Address: **11-13 Glen Eira Road & 3 Glen Eira Avenue, Ripponlea**

Category: **Railway Station**

Style: **Edwardian: Arts & Crafts**

Constructed: **1913, c.1925**

Designer: **Victorian Railways (John Hardy)**

Amendment: **C29, C161**

Comment: **Revised citation**

Heritage Precinct: St Kilda, Elwood, Balaclava, Ripponlea

Heritage Overlay: HO137

Graded as: Significant

Victorian Heritage Register: Yes, H1588

Significance

The Ripponlea Railway Complex is of State significance (H1588). Please refer to the Victorian Heritage Register for the statement of significance. The local statement of significance is as follows:

What is significant?

The Ripponlea Railway Station complex, constructed c.1913, at 11-13 Glen Eira Road, Ripponlea is significant. The Up and Down station buildings, brick and bluestone platform retaining walls to each side and connecting timber and steel footbridge, interwar shops on the east side, all set within associated parklands with mature landscaping, which includes mature Canary Island Palms and other palm species, all contribute to the significance of the place.

Both station buildings are timber framed, single storied structures with cantilevered platform verandahs. Cladding is weatherboard with roughcast render above door head height and 'half-timbered' gables. Main roofs are diagonal asbestos cement shingles with corrugated iron sheet verandahs faced with small pitch sheet valences. Lining internally is tongue and groove timber board walls with pressed metal sheet ceilings.

How is it significant?

The Ripponlea Railway Station complex is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant for its ability to demonstrate the expansion of the suburban railway network and settlement of Ripponlea and Elwood after the turn of the century. The area around Glen Eira Road, east of the railway was mostly developed from around the First World War and this was the reason for construction of a station. The surrounding gardens are also significant as one of the few examples of railway reserves that have been used to provide public gardens. The shops on the east side also demonstrate the practice of developing station land to provide commercial returns. (Criterion A)

It has architectural significance as a rare example of an Edwardian era station complex comprising both up and down station buildings and a connecting footbridge. The complex is notable for its high degree of intactness. (Criterion D)

It has aesthetic significance for the Arts & Crafts details to the station buildings and the picturesque setting created by the surrounding public parklands, and timber footbridge. (Criterion E)

Thematic context

Victoria's framework of historical themes

3. Connecting Victorians by transport and communications: 3.3 Linking Victorians by rail

Port Phillip thematic environmental history

3. Transport: 3.1 The first railways

History

The railway running to Brighton and later extended to Sandringham was opened as far as North Brighton in 1859. The line was reconstructed after the government acquired it from the Melbourne and Hobson Bay United Railway Co. in 1878. A station at Ripponlea had been mooted as early as 1888, when an estate agent's subdivision plan indicated a 'railway station site' on Glen Eira Road. The following year, the Shire of Caulfield invited with City of St Kilda to join its deputation to the Railway Commissioner for the establishment of the station. The department deferred the project indefinitely in 1891, stating that it might be reconsidered if land was made available. This evidently did not occur for over a decade, and it was not until 1911 that drawings were prepared for the new station, which opened two years later (PPHR 2015:16-17).

The area around Glen Eira Road, east of the railway, was mostly developed from around the First World War and this was the reason for construction of a station. The Quat Quatta and Erindale Estates were subdivided in 1911.

The area on the west side of the railway station was developed to provide public gardens, now known as the Burnett Grey Gardens. In 1923 the St Kilda Council obtained permission from the Victorian Railway Commissioners for 'beautification' of the land. Council's Parks and Gardens committee prepared a scheme and by 1929 the area was described as 'certainly very beautiful' (*The Prahran Telegraph*, 5 October 1923 p.6, 11 October 1929, p.3).

However, land on the east side adjacent to Glen Eira Avenue remained vacant, as it was the intention of the Victorian Railways to construct shops on the land. In June, 1923 St Kilda Council, acting on behalf of the Ripponlea Progress Association, presented a deputation to the chairman of the Railways Commissioners, Mr. Clapp, protesting against the proposal to lease land on both sides of the station for the building of lock up shops (*The Argus*, 7 June 1923, p.6); despite this, and later pleas for the area to be developed as parkland like the west side, the land had been leased and one shop built by 1929 (*The Prahran Telegraph*, 11 October 1929, p.3).

References

Original drawings: no. 1 'New Station Buildings at Glen Eira Road'. Plans, elevations and so on. Scale 8 ft to 1 in. Dated 21/12/1911; No. 2 Sections, details and so on. Scale 2 ft to 1 in. dated 21/12/1911. Both no. 436, bin 11341

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

Ward, A. and A. Donnelly, in association with the Australian Railway Historical Society, *Victoria's Railway Stations, An Architectural Survey*, unpublished, 1982

Description

The Ripponlea Railway Station is an Edwardian-era station complex that includes the Up (i.e., towards Melbourne, west side) and Down (toward Sandringham, east side) station buildings, platforms and a connecting timber and steel footbridge. The station buildings are timber framed, single storied structures with cantilevered platform verandahs. Cladding is weatherboard with roughcast render above door head height and 'half-timbered' gables. Main roofs are diagonal asbestos cement shingles with corrugated iron sheet verandahs faced with small pitch sheet valences. Lining internally is tongue and groove timber board walls with pressed metal sheet ceilings. The platforms have brick walls with bluestone coping.

The station is set within the Burnett Grey gardens, which contain mature plantings of Canary Island Palms and other palms, which were popular during the interwar period and provide a related setting. Another typical interwar planting is the privet hedge that lines both sides the path leading from Morres Street to the Up station building. Within the gardens on the east side are interwar shops, which are rendered and parapetted in the inter war Stripped Classical style. Also on the east side is a retaining wall along Glen Eira Avenue, which is constructed of brick with bluestone coping.

Comparative analysis

Ward and Donnelly have identified Edwardian timber stations under the overall heading Gisborne Group. Within that group are five sub-groups covering design variations; Macedon (7 stations), Ripponlea (4), Donald (4), Mansfield (5) and Yarra Glen (3). Ripponlea Station is the only 'very important' station in the sub-group and with Mentone, the only station in Melbourne regarded as very important in the Gisborne group.

The Ripponlea Railway Complex is included on the Victorian Heritage Register.

Assessment

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

Recommendations

Retain in heritage overlay HO7. Change to Significant on the Port Phillip Heritage Policy Map.

Primary source

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

Other studies

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

Other images

City of Port Phillip Heritage Review

Place name: **Surrey Court**
Other names: **Flats**

Citation No: **362**

Address: **71 Ormond Road, Elwood**
Category: **Residential: Flats**
Style: **Interwar Old English**
Constructed: **1933**
Designer: **J.H. Esmond Dorney**
Amendment: **C29, C161**
Comment: **Revised citation**

Heritage Precinct: None
Heritage Overlay: HO220
Graded as: Significant
Victorian Heritage Register: No

Significance

What is significant?

Surrey Court flats, designed by J.H. Esmond Dorney and constructed in 1933, at 71 Ormond Road, Elwood are significant. This is a large two storey flat development in the Old English style based around a central courtyard: a central driveway passes through it on axis, entering from Ormond Road through a Tudor-arched undercroft and exiting at the far end through a similar undercroft to garages at the rear. Apart from the tunnel-like access points, the courtyard is completely enclosed on all four sides. Notable features include the half-timbered first floor gabled sections above the arched carriageways, the cantilevering of the first floor several inches beyond the ground floor walls, the contrasting materials of the wall surfaces (clinker brick for the ground floor, rendered upper floors, and occasional sandstone accents), and the picturesquely stepped brick chimneys. Other thematic elements in the ensemble include corbelled oriel windows, diamond paned glazing, the jerkinhead gables of the southwest corner, the heavy timber barges of many of the gables, and a plethora of small, tiled awnings, porches and roof fragments. There are several chimneys either face brick or painted. The landscaping, which so enhances the building's architecture with its neatly clipped privet hedges in the courtyard and behind the low brick front fence, also contributes to the significance of the place.

How is it significant?

Surrey Court flats at 71 Ormond Road, Elwood are of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

Surrey Court is significant as a large, picturesque Old English style block of flats by the architect J. Esmond Dorney, who designed several of Elwood's most interesting blocks of flats in the 1930s. Its fully enclosed courtyard plan (entered through tunnel-like carriageways at front and rear) is an extremely rare format, and unique in Port Phillip. Surrey Court features a profusion of Old English architectural elements and decorative treatments, applied in a relatively unco-ordinated manner. Together with the courtyard and carriageway format, though, they combine to make a building of great visual appeal. The almost theatrical application of its medieval motifs is illustrative of the historical imagery that was still demanded of fashionably respectable flats in the 1930s, and is thus also indicative of Elwood's respectability as a residential suburb at this stage of its development. The building is still highly intact, and its immaculate courtyard and small front gardens contribute to its style and character. (Criteria A, D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 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.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

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

The building of flats accelerated during the 1920s:

> *In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl*

with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas (PPHR, Vol. 1, pp.34-5).

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).

Surrey Court Flats

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).

The electric tram along Ormond Road encouraged development along its length, and there was a flurry of building in the decade from 1915 to 1925 and by the late 1920s most of the street was developed. After a pause in development during the Great Depression of the early 1930s the remaining sites were built on. One of these was at 71 Ormond Road where 'Surrey Court' flats were built in the latter half of 1933 for Surrey Court Pty. Ltd. to the design of architect J.H. Esmond Dorney.

References

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

St Kilda Council Building Permit No. 8290 issued 23 June 1933 (includes working drawing). Permit No. 8362 issued 2 October 1933 for extra flat.

Description

'Surrey Court' is a large two storey flat development in the Old English style based around a central courtyard: a central driveway passes through it on axis, entering from Ormond Road through a Tudor-arched undercroft and exiting at the far end through a similar undercroft to garages at the rear. Apart from the tunnel-like access points, the courtyard is completely enclosed on all four sides.

There is a remarkable degree of variance between the architect's drawings as submitted to the St Kilda Council and the building design as built, which suggests certain arbitrariness in the final arrangement of its Old English motifs. While the basic planning appears to have remained fixed, important elements, such as the roof form, were re-designed quite radically (the original design had no gables). The building's most prominent feature, the half-timbered first floor gabled sections above the arched carriageways, does not appear on the drawings, and was apparently an inspired afterthought. Indeed the drawings show only the western half of the block (with the arched connections awaiting the eastern half) indicating that perhaps the building was completed in stages. The "Tudor" themes established from the start include the cantilevering of the first floor several inches beyond the ground floor walls, the contrasting materials of the wall surfaces (clinker brick for the ground floor, rendered upper floors, and occasional sandstone accents), and the picturesquely stepped brick chimneys. Other thematic elements in the ensemble include corbelled oriel windows, diamond paned glazing, the jerkinhead gables of the southwest corner, the heavy timber barges of many of the gables, and a plethora of small, tiled awnings, porches and roof fragments.

The most deeply embedded medieval allusion in the design is, of course, the enclosed courtyard format. In the original plans, all but the two upstairs front flats are accessed from the courtyard, reminiscent of the balconied compounds of the inns of Tudor England. (The downstairs front flats now have entries to the street too.) The drawings show one two bedroom and two one bedroom flats on each floor, making twelve in all when duplicated in the eastern half. A slightly later plan shows a small one bedroom flat inserted into the roof space at the rear.

Assessment of the overall intactness of the building is difficult to make, due to the discrepancy between the plans and the existing building. For example, the drawings show window boxes fitted on corbelled brackets under the triple-bayed windows. The brackets were built, but whether the boxes were subsequently removed or simply never installed is not known: the window openings look rather too small and bare without them.

The two front chimneys raise a similar question: above the eaves line one is painted and the other not; below, both chimney backs are painted. A more detailed inspection is needed to establish their original state. In general appearance, though, the building seems to be highly intact. The landscaping, which so enhances the building's architecture with its neatly clipped hedges in the courtyard and behind the low brick front fence, seems very much as originally intended.

Comparative analysis

The work of architect, J.H. Esmond Dorney, in the Elwood area through the 1930s displays an extraordinary spectrum of fashionable styles, from Surrey Court's Old English pastiche through to the stark Modernist geometry of 51 Ormond Esplanade and 'Windermere' at 49 Broadway.

'Surrey Court' is notable for its fully enclosed courtyard planning, which is reminiscent of the balconied compounds of the inns of Tudor England. This arrangement is unique in Port Phillip and perhaps Melbourne. For example, none of the Old English flats designed by Robert Hamilton (all situated within the City of Stonnington), who is considered one of the foremost practitioners of the Old English style, have a fully enclosed plan. In Port Phillip, 'Tudor Court' at 9-11 Eildon Road is based on a U-shaped plan, while 'Hartpury Court' at 11 Milton Street forms a L-shape, and 'Clovelly' at 136 Alma Road is rectangular building with projecting bays.

Apart from the courtyard the planning and massing at 'Surrey Court' is relatively ordinary and relies mainly on the superficial application of motifs for its Old English effect rather than a more deeply integrated design approach. To be fair, however, this is true of many interwar Old English style flats. The motifs themselves are accordingly somewhat disparate and uncoordinated when compared to the far stronger, and earlier, Old English style flats by the architect Arthur W. Plaisted: 'Hampden', 74 Barkly Street (1919), and 'Hartpury Court' (1923).

Nevertheless, as an elaborate piece of almost theatrical flat design, it is of considerable historical interest, local prominence and visual appeal. Its orchestrated Old World charm, evidently aimed at a niche towards the prestigious end of the rental market, is an exemplary illustration of the historical imagery still demanded for fashionable flat developments of the time, and reflects Elwood's continuing status as a respectable dormitory suburb. It is one of Elwood's best known buildings: set close to the front property line, its multi-gabled facade commands a strong and evocative presence on Ormond Road, and its archway offers every passer-by an irresistible peep into its charming and immaculately kept courtyard garden.

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

Amend Map 8HO by extending HO220 to include the whole of 71 Ormond Road.

Primary source

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

Other studies

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

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

Other images

City of Port Phillip Heritage Review

Place name: **Duplex**
Other names: **Flats**

Citation No: **441**

Address: **150-152 Brighton Road, Ripponlea**

Category: **Residential: Duplex, Flats**

Style: **Interwar: Arts & Crafts**

Constructed: **1923**

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **Revised citation**

Heritage Precinct: None

Heritage Overlay: None

Graded as: Nil

Victorian Heritage Register: No

Significance

A review of this place in 2018 found that it does not meet the threshold of local significance, as there are better comparative examples already within the heritage overlay in the City of Port Phillip.

The statement of significance in the 1992 heritage study is:

An intact example of a relatively rare two storey duplex building type, later converted into flats with a bold, exposed stair. The building is designed with a great degree of originality within the Arts and Crafts idiom, distinctive features being the jagged stepped projection of the party wall bisecting a bold gable, and the powerful expression of the porch structure using a double arched motif and massive corner piers. The contrasting clinker and red brick, render and timber shingles are characteristic of the style and contribute to the building's significance.

Since the 1992 assessment the place has been altered and is no longer intact. Changes include a visible rear addition and modifications to the front stairs and because of this it does not meet the threshold of local significance.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

This duplex was constructed in 1923 by builder H. Real for the owner G. Kitchener. A later building approval suggests the front stairs may have been added or altered in 1926.

References

St Kilda Building Permit (BP) Nos. 5485 issued 10/10/23, and No 6475

Description

-

Comparative analysis

No information.

Assessment

-

Recommendations

2016: Change grading to Nil.

Primary source

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

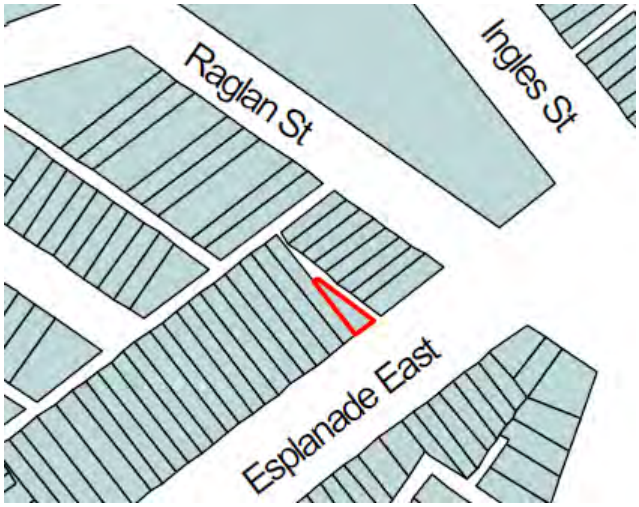
Other studies

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

City of Port Phillip Heritage Review

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

Citation No: **640**



Address: **331 Esplanade East, Port Melbourne**

Category: **Residential: House**

Style: **Victorian Italianate**

Constructed: **1884**

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **Revised citation**

Heritage Precinct: Port Melbourne

Heritage Overlay: HO1

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The house, constructed by 1887 at 331 Esplanade East, Port Melbourne is significant. This small single-storey timber-framed residence is weatherboarded to the sides and rear and has a more formal timber block front in imitation of Ashlar rising to a parapet above the corrugated iron roof. The asymmetric front elevation is built up to the property line, and comprises a projecting wing framed by panelled pilasters to the north, and verandahed recessed bay to the south. A moulded timber cornice supported on paired shaped brackets extends the full width of the elevation, and is terminated at each end by console brackets. The single sash window to the projecting wing and the verandah, and the front door, have moulded timber architraves. The verandah has Edwardian style turned timber posts and fretwork valence, with closely spaced wide and narrow balusters to the fence and gate

Non-original alterations and additions and the front fence are not significant.

How is it significant?

The house at 331 Esplanade East, Port Melbourne of local representative and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and well detailed example of a late Victorian Italianate house constructed of timber. The asymmetric front elevation is characteristic and this house is notable for degree of architectural elaboration, external intactness, and construction on the property line. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

Sandridge (Port Melbourne), St. Kilda and Emerald Hill were geographically discrete townships during the 1860s, each with its own character and purpose and interlinked by the railway system of the Melbourne and Hobsons Bay United Railway Co. Whereas Sandridge was the port town and St. Kilda the resort, Emerald Hill was the suburban retreat for what the Victorians called the commercial classes. The 1861 census vividly demonstrated this circumstance. 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 before beginning a long and steady decline (PPHR 2018:27-29).

House, 331 Esplanade East

The development of Port Melbourne in the nineteenth century was constrained by a body of shallow water known as the lagoon that extended inland from the shoreline as far as present-day 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. Filling of the northern end of the lagoon, beyond Bridge Street, commenced in 1876. Though the progress of the works was slow, development of the reclaimed land began soon after (Turnbull & U'Ren 1983:276).

The land on the west side of Esplanade East north of Spring Street was offered for sale in 1884. Thomas Smith purchased Allotment 5 in February 1884. Subsequently, this property was combined with lots 5 and 6 and re-subdivided to create a series of properties facing Raglan Street, as well as a rear right-of-way and the narrow triangular lot that is now 331 Esplanade West (Radcliffe).

It appears that this house was constructed by 1887 for Warren Thomas, a labourer of Port Melbourne. In the rate book for that year it is described as a five-roomed wooden house, which was vacant (RB). By 1897, when it was owned by Irwin W. Brinton and occupied by John Mackay, it was numbered as 331 (RB).

References

Port Phillip Heritage Review (PPHR), Volume 1, Version 27 2018

Port Melbourne Rate Books (RB) 1887, no. in rate 2159, 24 January 1891 (2328), 22 January 1895 (2318), 9 February 1897 (161)

Radcliffe, David, Research report in relation to Citation 640 – 331 Esplanade East, 23 January 2019

Turnbull, N. and U'Ren, N., *A History of Port Melbourne*, 1983

Description

This small single-storey timber-framed residence is weatherboarded to the sides and rear and has a more formal timber block front in imitation of Ashlar rising to a parapet above the corrugated iron roof. The asymmetric front elevation is built up to the property line, and comprises a projecting wing framed by panelled pilasters to the north, and verandahed recessed bay to the south. A moulded timber cornice supported on paired shaped brackets extends the full width of the elevation, and is terminated at each end by console brackets. The single sash window to the projecting wing and the verandah, and the front door, have moulded timber architraves. The verandah has Edwardian style turned timber posts and fretwork valence, with closely spaced wide and narrow balusters to the fence and gate.

Comparative analysis

This small house is unusual for its asymmetric front elevation and its relatively elaborate treatment. It is comparable in form to the house at 222 Moray Street, South Melbourne (c. 1860), which has a mock timber block front in imitation of ashlar, with projecting wings to each side of a recessed front verandah. Unlike 331 Esplanade East, the projecting wings are gabled. The degree of elaboration of the front elevation of this house, with pilasters and bracketed cornice, appears to be unequalled among small timber houses in Port Melbourne.

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 HO1 Port Melbourne 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

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

City of Port Phillip Heritage Review

Place name: **Free Kindergarten of St Kilda and Balaclava**

Citation No: **746**

Other names: -

Address: **23 Nelson Street, St Kilda**

Heritage Precinct: **None**

Category: **Free Kindergarten**

Heritage Overlay: **HO214**

Style: **Interwar Stripped Classical**

Graded as: **Significant**

Constructed: **1925**

Victorian Heritage Register: **No**

Designer: **Alec S. Eggleston & Best Overend**

Amendment: **C32, C161**

Comment: **Revised citation**

Significance

What is significant?

The Free Kindergarten of St Kilda and Balaclava, designed by Alec S. Eggleston and Best Overend and opened in 1925, at 23 Nelson Street, St Kilda is significant. It is a gabled hall with a brick front, built up the footpath. The brick front has a cement parapet with a triangular pediment with 'Free Kindergarten of St Kilda and Balaclava' in raised letters. The main façade is symmetrically arranged and contains four tall double hung sash windows with six pane upper sashes. To the right of the windows is the deeply recessed entrance, which retains its original timber door with toplight, and the window at the opposite end is slightly recessed to reinforce the symmetry. Beneath one of the windows is the foundation stone. On the right side and set back from the main façade is a projecting room with the same window as in the main façade. There is one tall brick chimney. Other original details include the metal vent covers.

Within the side yard is a very large Pepper Tree (*Schinus molle var. areira*).

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

How is it significant?

The Free Kindergarten of St Kilda and Balaclava and the Pepper Tree are of local historic, social and architectural significance to the City of Port Phillip.

Why is it significant?

The building is of historic and social significance as the oldest example in the City of Port Phillip and is associated with the significant growth of the free kindergarten movement during the interwar period. (Criteria A & B)

The building is of architectural significance as a fine and intact example of an early Free Kindergarten. (Criteria D)

The Pepper Tree is significant as a very early specimen, which is associated with the early residential development of this area. (Criterion A)

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.2 Educating people, 8.4 Forming community organisations

Port Phillip thematic environmental history

6. Education: 6.3 Other schools

History

The modern system of pre-school education in Victoria is essentially a twentieth century phenomenon, which traces its origins back to the Free Kindergarten movement of the early 1900s. The movement was driven by philanthropic women who recognized the need for free early childhood education, particularly for the poor. Victoria's first free kindergarten opened at Burnley in 1906 and the formation of the Free Kindergarten Union (FKU) in 1909 led to the establishment of several new centres across Melbourne. In 1910, alone, four new centres opened at Fitzroy, central Melbourne, South Melbourne and Prahran (Built Heritage 2010:15).

The first free kindergartens occupied existing buildings, as few communities could afford to erect their own premises and this established a tradition of temporary accommodation in church halls and other buildings. Victoria's first purpose-built kindergarten was the Lady Northcote Free Kindergarten, opened in 1912, but it was not until the 1920s that other purpose-built centres were established in Melbourne. From 1922 to 1925 at least six new purpose-built kindergartens opened in Melbourne and by the mid-1920s there were more than twenty across the metropolitan area. By 1939 this number had increased to thirty (Built Heritage 2010:15).

In the City of Port Phillip the Lady Northcote Free Kindergarten was the first to be established. The kindergarten commenced in a hall in Port Melbourne, before moving to a purpose-built centre in Buckhurst Street, South Melbourne. Opened in February 1912, this was, as noted above, the first free kindergarten constructed in Victoria. The land for the building was donated by the vestry of St Barnabas Church, and the kindergarten was supported by 'ladies of Toorak' who, upon finding there was no need of one in their own district, 'turned their attention to a less prosperous suburb' (*The Australasian*, 23 September 1911, p50; *The Argus* 10 February 1912, p.20).

The St Kilda Free Kindergarten was established in 1911 following a meeting of local citizens, including the clergy of all denominations, held at 'Monkstadt', the residence of Mrs. Frank Grey Smith. It was intended that the kindergarten would serve the 'poor and crowded parts of St Kilda' in which Balaclava was included (*Malvern Standard*, 1 July 1911, p.3). The chairman at the meeting described St Kilda as being a 'composite city':

> *On the side it had perhaps more advantages than many of the suburbs, and the same time one could find squalid byways close to its fine highways. It was for the residents of these overcrowded and congested parts that the kindergarten was specially needed.*

After the initial meeting a committee of 27 women was set up to oversee the foundation of a kindergarten, which opened in September 1911 in the Australian Natives Association (ANA) Hall in Blanche Street, St Kilda. It was affiliated with the FKU, which provided grants for maintenance and toward the purchase of a piano. In February 1912 the centre moved to four rooms in a building in Inkerman Street, a position that was considered more central and in a 'poorer district'. It also provided additional space and a large garden (*The Prahran Telegraph*, 29 June 1912, p.3).

In 1916 the committee purchased a building on the present site in Nelson Street and a Bazaar was held at the new premises in October of that year to raise funds and attract interest from parents of children who might attend (T*he Australasian*, 21 October 1916, p.36). The building, however, was too small and planning soon began to expand the premises. A building fund was commenced and eventually sufficient funds were raised to commence building in January 1925.

The new kindergarten building was opened in December 1925 in the presence of a large crowd. The Mayor of St Kilda, Cr. George Cummings, performed the opening ceremony in lieu of Countess of Stradbroke. Others in attendance included Mrs. T. a'Beckett (president of the FKU), Mr. Levey (representing the Felton Bequest), Mr. F.W. Eggleston and Miss N.C. Weigall (hon. secretary of the kindergarten). Alec S. Eggleston and Best Overend were the honorary architects. The building cost was £4,000 (*Prahran Telegraph*, 4 December 1925, p.6).

The kindergarten comprised a main hall, two classrooms, a director's room, kitchen, cloakroom and a babies room, whilst at the rear there was a staircase leading to a second storey where a room was set aside for voluntary helpers and there was a flat for the caretaker. At the time of opening, 80 children attended the kindergarten and this was expected to increase to 100 in the following year. The kindergarten was under the supervision of a Miss Harcourt with two assistants and 23 voluntary helpers (*Prahran Telegraph*, 4 December 1925, p.6).

References

Built Heritage, *Survey of post-war built heritage in Victoria. Stage Two: Assessment of community and administrative facilities*, 2010

Description

This is a gabled hall with a brick front, built up the footpath. The brick front has a cement parapet with a triangular pediment with 'Free Kindergarten of St Kilda and Balaclava' in raised letters. The main façade is symmetrically arranged and contains four tall double hung sash windows with six pane upper sashes. To the right of the windows is the deeply recessed entrance, which retains its original timber door with toplight, and the window at the opposite end is slightly recessed to reinforce the symmetry. Beneath one of the windows is the foundation stone. On the right side and set back from the main façade is a projecting room with the same window. There is one tall brick chimney. Other original details include the metal vent covers.

Within the former playground is a very large Pepper Tree (*Schinus molle var. areira*). This appears to be over 100 years old and so pre-dates the building of the kindergarten. Other trees including a Lemon-scented Gum, a Casuarina and Blue Gum are more recent (c.1970s-2000s) plantings.

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 heritage overlay.

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

City of Port Phillip Heritage Review

Place name: **Broadway Theatre (former)**
Other names: **Broadway Cinema**

Citation No: **768**

Address: **143-149 Ormond Road, Elwood**

Category: **Recreation and entertainment: Cinema**

Style: **Federation/Edwardian: Free Classical**

Constructed: **1919, 1930**

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **Revised citation**

Heritage Precinct: Elwood: Glen Huntly Road & Ormond Road

Heritage Overlay: HO8

Graded as: Significant

Victorian Heritage Register: No

Significance

Formerly the Broadway Theatre this hall has been a prominent social venue since it was opened in 1919. Architecturally it is most notable for its exquisite and elaborately detailed neo-classical plaster work on its first floor facade.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

The Broadway Theatre was opened in 1919. It was constructed by R.G. McCartney, who was also the owner of the property. Additions including a new roof structure and ceiling were made in 1930.

The cinema was originally leased by Westgarth Theatre and later owned by Consolidated Theatres who also operated the Kinema, Albert Park and the Victoria, Richmond. From 1961 to 1995 the building was used for receptions and as a nightclub. It was converted to residential apartments in 1996.

References

St Kilda Council building permit records Nos. 3881 dated 16 May 1919, No. 7704 dated 27 February 1930

Description

-.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

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

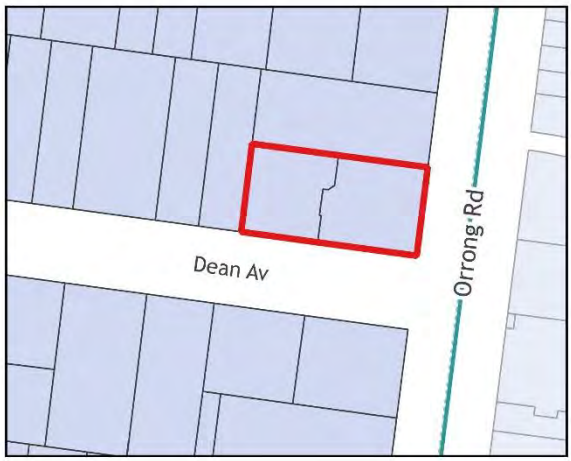
Other images

-

City of Port Phillip Heritage Review

Place name: **House**
Other names:

Citation No:
775



Address: **1/315 & 2/315 Orrong Road, St Kilda East**

Category: **Residential: House/duplex**

Style: **Interwar Arts & Crafts**

Constructed: **c.1919 & 1935**

Designer: **M. Sherlock**

Amendment: **C161**

Comment: **Revised citation**

Heritage Precinct: None

Heritage Overlay: None

Graded as: Contributory outside HO

Victorian Heritage Register: No

Significance

A review of this place in 2016 found that it does not meet the threshold of local significance, as there are better comparative examples already within the heritage overlay in the City of Port Phillip.

The statement of significance in the 1992 heritage study is:

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

This house is a typical, but not outstanding example of an interwar house of which there are many already in the HO either individually or as part of precincts (nearby examples include 285 Orrong Road, HO222 and 311 Orrong Road, HO223). While some elements such as the flat side porch are unusual, they do not elevate the house to the threshold of local significance. The added flat is not a particularly distinctive element and doesn't substantially add to the significance of the place.

Thematic context

-

History

This house with attached flat was built in two stages by local builder/designer Matthew Sherlock. The front section comprising the house was constructed in 1919 for the original owner, Mrs Wroat, with the rear attached flat added in 1935 for then owner, F. Booth (BP).

References

St Kilda Building Permit (BP) No.9116

Description

No information.

Comparative analysis

No information.

Assessment

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

Recommendations

No action required.

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: **Flats**
Other names: **House**

Citation No: **791**

Address: **15 Robe Street, St Kilda**

Category: **Residential: Duplex, House**

Style: **Interwar: Stripped Classical**

Constructed: **c.1880, c.1924**

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **Revised citation**

Heritage Precinct: St Kilda Hill

Heritage Overlay: HO5

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The house (former duplex) at 15 Robe Street, St Kilda is significant. This building was constructed in the 19th Century as a single storey house and was altered and extended in the 1920s to create a two storey duplex with an external staircase at the corner. At the same time a detached garage was built at the rear. The building has a hipped tile roof and plain rendered walls. The walls at the ground floor are divided into bays by pilasters with abstracted capitals and there are niches in the stairway balustrade, the parapets above the bay window and the garage and in each side of the rendered chimneys. Otherwise the building is devoid of decoration giving it an austere box-life appearance and this effect can be heightened by the external louvered timber shutters that slide across closing off the windows. Traces of the Victorian house can be seen in arched windows in the three-sided bay and on the Acland Street side, the bluestone plinth and the recessed entrance with a Victorian front door with arched toplight. It is remarkably intact, and retains the original unpainted render finish and what appears to be an early colour scheme to the windows.

Post-1945 alterations and additions and the front fence are not significant.

How is it significant?

The house and former duplex at 15 Robe 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 representative example of the conversion of a Victorian villa into a two storey duplex, which is a distinctive St Kilda building type. It is distinguished by the high degree of intactness, most notably the facades, which retain the original unpainted render and the plain appearance with minimal decoration. The sliding shutter system providing shade to the windows on the main facades is an unusual feature and, when closed, these shutters enhance the building's austere box-like form. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Higher density living in St Kilda

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

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

The building of flats accelerated during the 1920s:

> *In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas.* (PPHR, Vol. 1, pp.34-5)

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164

blocks, the numbers boosted by large complexes such as 43-flat 'Ardoch Mansions' complex in Dandenong Road. The numbers of flats then almost doubled to 1,679 in over 300 blocks between 1925 and 1930 and by 1935, despite the slowing down of development during the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (O'Hanlon 1999:182, 196-198).

15 Robe Street

The 1873 Vardy Plan of this area shows that this property was vacant and it appears a house was first constructed c.1880 for Joshua Cushing (SM). The 1897 MMBW plans shows that it was an asymmetrical villa that faced toward Robe Street with a three sided bay window and return verandah. By this time the occupant was Henry Jarrett (MMBW, SM).

It appears that this remained a single residence until about 1924 when the owner L.L. Davies obtained a permit for 'B. Add' (BP). L.L. Davies was still the only resident listed in the 1930 Directory, but by 1935 there were two occupants: Roy Michaelis in 15 and L.L. Davies in 15A (SM).

Around 2008 the property was sold and the building was converted to a single residence.

References

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1369, dated 1897

O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University

'Plan of the Borough of St Kilda Surveyed and Complied under the direction of the Borough Council by J.E.S. Vardy', 1873 (West Ward, Map 8)

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

Sands & McDougall Directory (SM), 1925-1940

St Kilda Building Permit (BP) No.5767, issued 25 June 1924

Sawyer, Terry, (1982) 'Residential flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne

Description

This building was constructed in the 19th Century as a single storey house and was altered and extended in the 1920s to create a two storey duplex with an external staircase at the corner. At the same time a detached garage was built at the rear. The building has a hipped tile roof and plain rendered walls. The walls at the ground floor are divided into bays by pilasters with abstracted capitals and there are niches in the stairway balustrade, the parapets above the bay window and the garage and in each side of the rendered chimneys. Otherwise the building is devoid of decoration giving it an austere box-life appearance and this effect can be heightened by the external louvered timber shutters that slide across closing off the windows. Traces of the Victorian house can be seen in arched windows in the three-sided bay and on the Acland Street side, the bluestone plinth and the recessed entrance with a Victorian front door and arched toplight. It is remarkably intact, and retains the original unpainted render finish and what appears to be an early colour scheme to the windows. Changes include the glazing in of the ground floor sunroom and part of the first floor balcony.

The c.2008 renovation did not dramatically change the external appearance of the house or garage, apart from the modification/removal of the lower part of the external staircase and the removal of some of the non-original glazing to the first floor balcony. A sympathetic metal front fence was installed along the boundaries to Acland and Robe streets.

Comparative analysis

As a nineteenth century house converted to a duplex in the early twentieth century, 15 Robe Street is representative of a distinctive St Kilda building type. 'Conversions' were among the earliest flat types to emerge in Port Phillip and according to Sawyer (1982:61) the poor quality of some brought flats 'into disrepute'. Sawyer cites a 1923 *Australian Home Builder* article that was highly critical of the practice:

> *Take any old house, dress up the front with a coat of roughcast and an outside staircase; insert a bathroom and lavatory somewhere on the upper floors, also a stove and a sink. If there is room at the back, add a back verandah – platform rather – to the upper floor…*

However, at the other end of the scale there were also a number of conversions of exceptional quality such as the 1911 transformation of the former *Cliveden* in East Melbourne into *Cliveden Mansion Flats*. Many of these transformative conversions were designed by architects.

Port Phillip has examples of both types of conversions. One of the earliest examples of a terrace row conversion is 'Marli Place', 3-7 The Esplanade, St Kilda, which was converted to flats around 1911 (Significant within HO5). This is an example of a basic conversion with prominent external staircases being the most visible change. Otherwise the terrace largely retains its mid-Victorian character.

Examples of more sophisticated architect-designed conversions include 'Grosvenor Mansions' (1919, plans prepared by Howard R. Lawson) at 74-88 William Street, Balaclava (Individually Significant within HO7) and the nearby 'Carnong Courts' (1926, plans prepared by A & K Henderson) at 29-33 Robe Street, St Kilda (Individually Significant within HO5). Both have Arts & Crafts detailing, and 'Carnong Court' is notable for the arrangement of semi-enclosed stairwell towers at the front of the building as an integral and distinctive part of the design.

The former duplex at 15 Robe Street is a representative example of the conversion type where the original structure has been almost completely enveloped. It is distinguished by the high degree of intactness, most notably the facades, which retain the original unpainted render and the plain appearance with minimal decoration. The sliding shutter system providing shade to the windows on the main facades is an unusual feature and, when closed, these shutters enhance the building's austere box-like form.

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 in the HO5 St Kilda Hill Heritage Precinct.

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: **Elwood Central School No.3942**
Other names: **Elwood Primary School**

Citation No: **801**

Address: **49 Scott Street & 161 Mitford Street, Elwood**

Category: **School (State)**

Style: **Interwar Free Classical**

Constructed: **1916-17 & 1926**

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

Amendment: **C29, C161port Part 2**

Comment: **Revised citation**

Heritage Precinct: None

Heritage Overlay: HO260

Graded as: Significant

Victorian Heritage Register: No

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, the pairs of Italian Cypresses (*Cupressus sempervirens*) that flank the front entrances in the east wing 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 form 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 he 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 1, 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 grounds contain some timber, skillion roof shelter sheds that probably date from the mid-twentieth century.

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 in1926, 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

City of Port Phillip Heritage Review

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

Citation No: **881**

Address: **2 Crimea Street, St Kilda**

Category: **Residential: Flats**

Style: **Postwar: Brutalist**

Constructed: **1977-78**

Designer: **Michol Design**

Amendment: **C29, C161**

Comment: **Revised citation**

Heritage Precinct: St Kilda East

Heritage Overlay: HO6

Graded as: Significant

Significance

What is significant?

The maisonettes, designed by Michol Design and constructed in 1976-77, at 2 Crimea Street, St Kilda are significant. The front fence and mature landscaping comprising predominantly native species, laid out in accordance with a plan by Harry Lucy & Associates also contributes to the significance of the place.

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

How is it significant?

The maisonettes, front fence and landscaping at 2 Crimea Street, St Kilda are of local aesthetic significance to the City of Port Phillip.

Why is it significant?

It is of aesthetic significance as a distinctive block of townhouses that show the influence of the Brutalist style. This is demonstrated by the distinctive first floor composition consisting of jutting battered walls cantilevered in bays over the ground floor garages to the south, which creates a bold sculptural composition. The setting of the townhouses is complemented by the original front fence and landscaping scheme. (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

History

Higher density living in St Kilda

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

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

The building of flats accelerated during the 1920s:

> *In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas.* (PPHR, Vol. 1, pp.34-5)

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.

Place history

Crimea Street was created c.1870 and by the end of the nineteenth century was almost fully developed. The 1897 MMBW plan shows this property contained a typical Victorian villa.

The Victorian house on this property was demolished in 1976 and in 1977-78 Riv Nominees constructed this complex of seven maisonettes for Breski Constructions. Michol Design of 442 Springvale Road, Glen Waverley, prepared the plans and consulting engineers were Beauchamp & Huggard. Harry Lucy & Associates, 158 Powlett Street, East Melbourne, designed the landscaping scheme, which included the front fence.

In the 1980s, permits were issued to install garage doors to the open car spaces.

References

Heritage Victoria, 'Assessment of Cultural Heritage Significance & Executive Director recommendation to the Heritage Council. Former Hoyts Cinema Centre', 17 January 2014

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no.1360, dated 1897

St Kilda Council building permit no.6272 issued 22 December 1976; 9762, issued 4 May 1983

Description

This is block of seven two storey maisonettes that show the influence of the Brutalist style. Distinctive aspects of the design include the first floor composition consisting of jutting battered walls cantilevered in bays over the ground floor garages to the south, and the painted surfaces that contrast with the pale grey rendered surfaces of the first floor battered walls.

Internally, each maisonette on the ground floor has a garage (originally, these were open car ports and the garage doors were added later) with an adjacent open plan living and kitchen area that opens on to a small courtyard. Above, there are two bedrooms (except for the unit at the west end, which has one), each with built-in robes that are expressed externally as the jutting battered walls.

Pedestrian access to the flats is via a path along the north boundary, and car access is via driveway along the south.

The front brick and timber paling fence is original and some of the mature trees and shrubs were planted as part of the approved landscaping scheme. This includes the mature Lemon-scented gum in the north-east corner of the property, as well as Grevilleas, Callistemons and Boronia species.

Comparative analysis

Heritage Victoria (2014) provides the following history of the Brutalist style and its introduction into Victoria:

Architecture of the 1950s and 1960s
A reaction to the abstraction and apparent simplicity of International Modernism emerged in the post-war period, with architects exploring alternative modes. In Australia architects in the early 1960s explored the humanist works of Frank Lloyd Wright and the ideas of Brutalism in different ways. From the early 1960s there was a change in aesthetic preferences, and the slick glass curtain walled buildings of the 1950s, such as the former ICI House at 1 Nicholson Street, East Melbourne by Bates Smart & McCutcheon (1955-58, VHR H786), lost favour. Concrete became the favoured material and the skeletal appearance of 1950s buildings began to give way to solid more modelled forms. This can be seen in a number of city office buildings including the Former BP House (1962-64), Victorian State Offices (1962-68, VHR H1526), National Mutual Life Centre (1965), Former BHP House (1969-72, VHR H1699) and Eagle House (1970-1-71, VHR H1807).

The uniformity of pre-war Modernism was challenged in the 1950s by New Brutalism, a term coined by London architects Peter and Alison Smithson. Built on the work of modern architecture pioneer Le Corbusier, and largely inspired by his design for the Unité d'Habitation in Marseilles (1952), this robust architecture became widely accepted around the world. Brutalism incorporated ideas of integrity in expression of materials (especially brick and off-form concrete), structure and function, and often gave rise to dramatic sculptural forms. The term is also closely associated with Le Corbusier's beton brut, or concrete in the raw, where the natural state of the material remains when the formwork is removed. The imprint of the construction boards in the final finish was considered an honest use of such a material.

Although the movement was originally European the influence in Australia came more from built works in North America and Japan. The Brutalist movement dominated construction in post-war Japan and the new western thinking led to such innovative architectural designs as the Hiroshima Peace Centre, designed in the 1950s by Kenzo Tange, and combining the Le Corbusier style of modernist architecture with the forms of the traditional tombs of the rulers of old Japan. Kenzo Tange's mature works are built of concrete left as rough as possible and used for dramatic effect.

From the 1950s western architects began to realise that traditional Japanese construction had the simplicity, lightness and openness that western architects had been advocating, and began to take an interest in the work of contemporary Japanese architects. The architect and critic Robin Boyd became fascinated by Japanese architecture in the 1960s and was an advocate for an appreciation of the striking concrete buildings of post-war Japan. In 1962 he published a book on the work of Kenzo Tange (and in 1968 New Directions in Japanese Architecture). Tange's later works, such as the Kagawa prefectural office (1955–58), are notable for restraint of design and the employment of the traditional Japanese aesthetic in modern technical terms.

Brutalism in Australia and Victoria
In the early 1960s in Australia architects tended to draw primarily on the visual attributes of Brutalism. Evidence of the style was at first mainly found in brick buildings (for example the so-called 'Sydney School' houses). Concrete was used but not yet in the form of the beton brut with the dramatic forms that characterised much Japanese, European and American architecture of the 1950s. The first example of the use of beton brut in Australia was at the Hale School Memorial Hall in Perth by Marshall Clifton with Anthony Brand, completed in 1961, which displayed a strong Japanese influence. In Melbourne among the earliest and most well-known Brutalist buildings are the Plumbers and Gas Fitters Union Building by Graeme Gunn (1967-71, VHR H2307) and the 1969-79 work from the office of Daryl Jackson, such as Harold Holt Swim Centre by Kevin Borland and Daryl Jackson (1969, VHR H69).

There are few examples of the Brutalist style in Port Phillip. The St Kilda Library, designed by Enrico Taglietti and constructed in 1972-73, is the finest example of the Brutalist style in the municipality. This block of maisonettes is a rare example of the style applied to a residential building. The most distinctive aspect of the design is the first floor composition consisting of jutting battered walls cantilevered in bays over the ground floor garages to the south, which creates a bold sculptural composition in the Brutalist manner.

Assessment

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

Recommendations

Retain in heritage overlay HO6, and change the heritage status on the Port Phillip Heritage Policy Map to Significant.

Primary source

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

Other studies

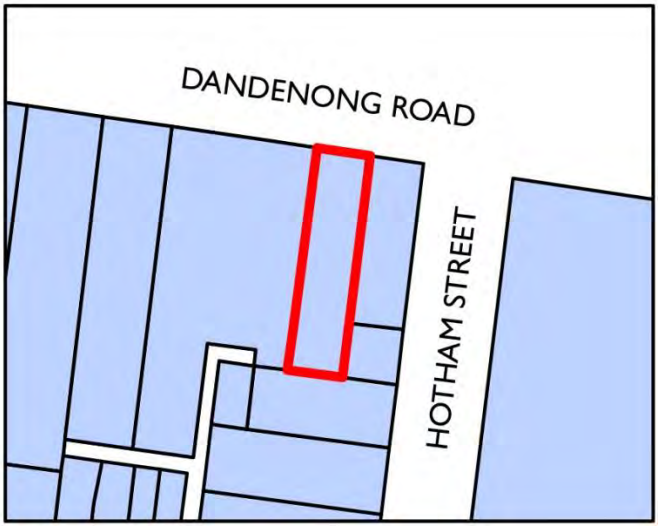
Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Other images

City of Port Phillip Heritage Review

Place name: **Shops and Flats**
Other names: -

Citation No: **888**



Address: **254-256 Dandenong Road, St Kilda East**

Category: **Residential: Flats**

Style: **Interwar Moderne**

Constructed: **c.1870, c.1920**

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **Revised citation**

Heritage Precinct: St Kilda East

Heritage Overlay: HO6

Graded as: Significant

Victorian Heritage Register: No

Significance

This building was assessed for the St Kilda 20th century architectural study 1992, which includes the following statement of significance:

A notable 1920s conversion of a three storey Victorian residence into apartments. The juxtaposition of sharply defined volumes forms creating a stepped composition to Dandenong Road, the crowning of these by a strong, reeded Art Deco derived cornice and the inclusion of shops in the ground floor of the complex together create one of St Kilda's most distinctive and bizarre compositions. Recent alterations, including the painting of the render finish and the addition in red brick of an additional shop have down graded the appearance of the buildings, nevertheless they are an unusual example of the distinctive St Kilda building type involving the conversion of an earlier building.

The 1992 Study did not include a comparative analysis in support of this assessment. A desktop review carried out for the 2016 study has found that, although this building is of interest as an early example of a flat development in Dandenong Road, it does not meet the threshold of local significance. However, it remains a Significant place within the HO6 St Kilda East heritage precinct.

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

No information.

References

No information.

Description

This building comprises a Victorian residence converted during the interwar period into a three-storey apartment block. The building comprises rectilinear forms creating a stepped composition to Dandenong Road, on either side of the stairwell, which is surmounted by a strong, reeded Art Deco derived cornice. There are shops in the ground floor of the complex.

Alterations include the painting of the render finish and the addition in red brick of an additional shop.

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 Heritage Overlay as a Significant place.

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

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

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, C161**

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.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

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

The building of flats accelerated during the 1920s:

> *In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas* (PPHR, Vol. 1, pp.34-5).
>
> *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

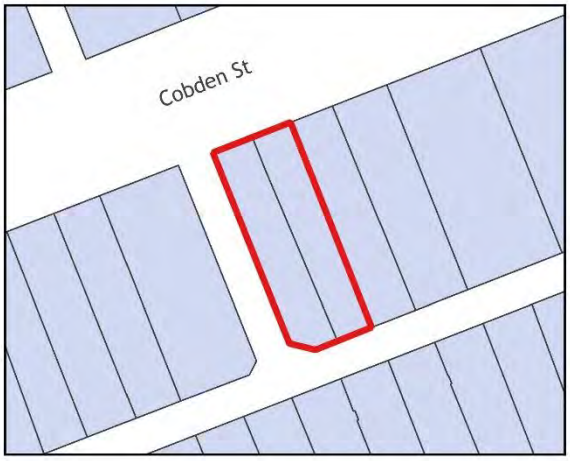
Other studies

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

City of Port Phillip Heritage Review

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

Citation No: **976**



Address: **131 & 133 Cobden Street, South Melbourne**

Heritage Precinct: Emerald Hill Residential

Category: **Residential: Terrace**

Heritage Overlay: HO440

Style: **Early Victorian**

Graded as: Significant

Constructed: **c.1860**

Victorian Heritage Register: No

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **Revised citation**

Significance

What is significant?

The attached houses, constructed by 1860 for George McKelvey, at 131 & 133 Cobden Street, South Melbourne are significant. This attached pair of rendered two storeyed terrace houses have a shared transverse gable roof (originally slate, now clad in corrugated iron) with double hung two pane sash windows. The front doors and rear windows have been altered and so too the decoration to the verandah, however the stop chamfered frame appears to be intact. The houses are very plain and devoid of decoration. The eaves line has been altered.

How is it significant?

The attached houses at 131 & 133 Cobden Street, South Melbourne are of local historic and representative significance to the City of Port Phillip.

Why is it significant?

They are significant as rare surviving examples of houses built within the first decade after the beginning of development of the Emerald Hill area. The early date of construction is reflected in the simple form and unadorned walls of the houses. (Criteria A & D)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

Sandridge, St. Kilda and Emerald Hill were geographically discrete townships during the 1860s, each with its own character and purpose and interlinked by the railway system of the Melbourne and Hobsons Bay United Railway Co. Whereas Sandridge was the port town and St. Kilda the resort, Emerald Hill was the suburban retreat for what the Victorians called the commercial classes. The 1861 census vividly demonstrated this circumstance (PPHR 2018:27-28).

Whereas settlement at the Port commenced at an early date as a function of the formation of Melbourne town itself and whilst St. Kilda was an attractive suburban resort, there was no such catalyst to prompt the early growth of Emerald Hill. Indeed, the natural barriers combined with the comparative distance of the locality from the nearby activity centres to delay development until August, 1852. Again, the impact of the gold discoveries doubtless put pressure on the government to make more residential land available. The first stage of a fifty lots sale of land took place at this time and was bounded approximately by present day Eastern Road, Park Street, Montague Street and the Sandridge (now City) Road. Included in this area, which had been laid out on a grid pattern, was the Orphanage Asylum reserve, on the top of the hill where the South Melbourne town hall now stands. Police, town hall, church and National School reserves were also included. Just prior to August 1854, the subdivided lands were extended to the "Three Chain" road, later Albert Road in the south and to Nelson Place in the west. This plan, attributed to Clement Hodgkinson by Priestley, included St. Vincents Place and the semi-circular streets which enclose it. Recalling the formally planned residential squares of nineteenth century English cities, this locality remains highly distinguished within metropolitan Melbourne, though the idea of semi-circular street layouts was not without precedent, Henry Foot's plan of the Brighton Estate, pre-dating St. Vincents Place by some eight years (PPHR 2018:27-28).

The north-western quarter of the area was both closest to Melbourne and the most commercially oriented, supporting ten of the fourteen hotels listed in the 1856 municipal valuation. James Watson was a resident of Emerald Hill in the 1860's. He wrote:

There was no continuity of houses connecting with the city, the houses did not reach down from the upper part of Clarendon-street to the Sandridge-road, and there was none between that road and the river. The river-bank was higher than the adjoining land, which was a marsh right back beyond the Sandridge-road, which had been constructed on it, and higher up to behind the barracks to the three chain road which connected the Hill with St. Kilda-road. As many people walked to their occupation or business in the city every day a plank road had been erected across this swampy land. This footway was about 4 feet wide, built about the same height above the ground, with a handrail on one side. One of these was a continuation of Clarendon-street, and another of Moray-street joined up with one which was parallel with the river-bank that led up to the Falls Bridge.

The section bounded by Montague, Park, Moray and York Streets was the most intensely settled. The main street was already Clarendon Street although the principal public buildings were around Cecil Street and included the mechanics' institute, court house and municipal offices. St. Vincents Place was at that time unoccupied. Road surfaces were rough and there were constant arguments about where the levels should be set. The correct decision had important implications for drainage and at times involved lowering

roadways by several feet, leaving the original buildings literally high and dry. Evidence of this can still be seen at St. Lukes church where a bluestone wall in Dorcas Street marks the difference between the original and new street level. The street grid included accommodation for a market whilst the impact of the St. Kilda railway was softened by its situation in a cutting with bluestone overbridges linking both sides of the township. Nevertheless, development on the west side lagged behind that on the east (PPHR 2018:27-28).

Houses, 131 & 133 Cobden Street

This section of Cobden Street between Clarendon and Moray streets was subdivided and offered for sale as early as 1854. A plan of subdivision shows the northern side divided into regular building allotments served by a rear laneway, while the southern side was comprised of larger allotments that extended through to Raglan Street (SLV). Further subdivision of the southern side occurred during the late 1850s and 1860s.

It appears this pair of houses was built in 1859 for George P. McKelvey (or McKilvey). The 1859-60 rate books list McKelvey as the owner of two four-room brick and slate houses in Cobden Street, valued at 42 pounds. The occupants were Alkin Thistlethwaite and Robert More (RB). Cobden Street was substantially developed by that time and rate book records list many houses, mostly of two or three rooms and constructed of timber, with a smaller number of brick, iron and 'zinc'.

The houses remained in the ownership of the McKelvey family for many years. By the 1860s they were numbered as 26 & 28 (RB) and by 1893 they were renumbered as 30 & 32 (RB), the numbering that is shown on the Melbourne & Metropolitan Board of Works plan prepared in 1895. The MMBW plan shows the houses with verandahs at front and rear, and small 'closets' (outdoor toilets) in the rear yards. The description of the houses remained constant all this time (RB).

References

Melbourne & Metropolitan Board of Works Detail Plan Nos. 533 & 534, dated 1895

Port Phillip Heritage Review (PPHR), Volume 1, Version 27 2018

South Melbourne Rate Books (RB) 1859-60, nos. in rate 1394 & 1395, 1866 (1452 & 1453), 1885 (6511, 6512), 1893 (5999, 6000)

State Library of Victoria (SLV), *Plan of subdivision of sections 30, 31, 32, 33 and 35, Emerald Hill [cartographic material].* (Victoria Suburban & Country Plans). (1854). Melbourne: Campbell & Fergusson, lithographers

Description

This attached pair of rendered two storeyed terrace houses have a shared transverse gable roof (originally slate, now clad in corrugated iron) with double hung two pane sash windows. The front doors and rear windows have been altered and so too the decoration to the verandah, however the stop chamfered frame appears to be intact. The houses are very plain and devoid of decoration. The eaves line has been altered.

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 HO440 Emerald Hill Residential 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

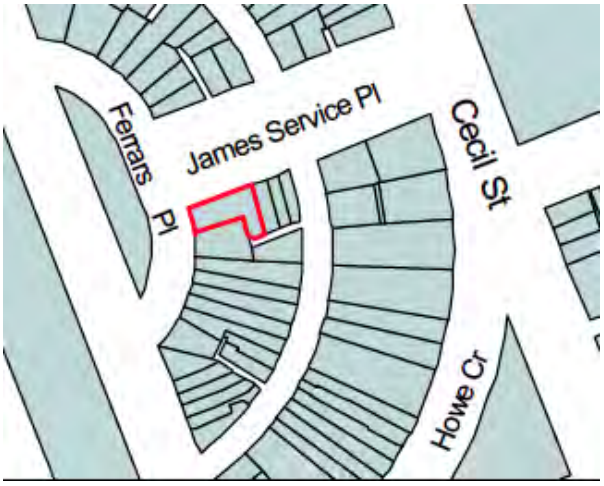
Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

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

City of Port Phillip Heritage Review

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

Citation No: **987**



Address: **15 Ferrars Place, South Melbourne**

Category: **Residential: House**

Style: **Victorian**

Constructed: **c.1866**

Designer: **Unknown**

Amendment: **C161**

Comment: **Revised citation**

Heritage Precinct: St Vincent Place East

Heritage Overlay: HO441

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The house, constructed by 1866, at 15 Ferrars Place, South Melbourne is significant. The house is two storeyed and built with a terrace form. In a manner typical to the 1860s, the walls are in render and are generally undecorated, the only relief being the ruling in the render to represent ashlar blocks. The main source of decoration to the house is applied to the two storeyed verandah, with the ground floor having a stop-chamfered timber frame within which are set diagonal timbers in the manner of the cross of St Andrew. These are combined with an elegant cast iron frieze and balcony balustrading at first floor level. The cast iron front fence is partially intact and so too the corrugated iron fence with timber capping that extends down the north boundary.

How is it significant?

The house at 15 Ferrars Place, South Melbourne is of local historic and architectural significance to the City of Port Phillip.

Why is it significant?

The house is of historic significance as a rare example of a 1860s house in South Melbourne and as one of the first houses built on the St Vincent Place subdivision. (Criteria A & B)

The house is of architectural significance as early terrace house, which is notable for retaining its original verandah decoration. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Prior to 1865, block 38 Ferrars Place (originally Service Crescent) does not appear in the South Melbourne Rate Books and the St Vincent Place subdivision of which this was a part had not begun to be built upon. However by 1866 a George Wharton was listed as the owner of an 'unfinished' six-roomed brick and slate house given an initial N.A.V. of £50 (RB, 1865-66). Wharton was a master tailor and occupied this house until the early 1870s (RB, 1869-70) when he sold to George Anthoness, a commercial traveller (RB, 1873-74).

By 1882 the property was listed as having ten rooms with an N.A.V. of £58 and was occupied by Walter Rayson, a draper (RB, 1881-82). Immediately prior to the turn of the century and during the economic depression of the 1890s, the building had decreased its N.A.V. to £31. At that time, it was occupied by Patrick Corrigan, a police constable (RB, 1888-89).

References

South Melbourne Rate Books (RB)

Ward, Andrew, *Port Phillip Heritage Review*, Version 16, 2014

Description

The house is two storeyed and built with a terrace form. In a manner typical to the 1860s, the walls are in render and are generally undecorated, the only relief being the ruling in the render to represent ashlar blocks. The main source of decoration to the house is applied to the two storeyed verandah, with the ground floor having a stop-chamfered timber frame within which are set diagonal timbers in the manner of the cross of St Andrew. These are combined with an elegant cast iron frieze and balcony balustrading at first floor level. The cast iron fence is partially intact and so too the corrugated iron fence with timber capping that extends down the north boundary.

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 heritage overlay. Change status on Port Phillip Heritage Policy Map to Significant.

Primary source

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

Other studies

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

Other images

City of Port Phillip Heritage Review

Place name: Middle Park Primary School No.2815

Other names: Middle Park State School No.2815

Citation No: **1106**

Address: 194 Richardson Street (part), Middle Park

Heritage Precinct: Middle Park & St Kilda West

Category: School (State)

Heritage Overlay: HO239

Style: Interwar Free Classical

Graded as: Significant

Constructed: 1887, 1908

Victorian Heritage Register: Yes, H1711

Designer: Henry Bastow (1887), George Watson (1908)

Amendment: C29, C161port Part 2

Comment: Revised citation

Significance

The Middle Park Primary School is included on the Victorian Heritage Register (H1711) as a place of State significance. Please refer to VHR citation for the statement of significance. The local statement of significance is as follows:

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

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 form 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.

Middle Park Primary School

The first school in the Middle Park area was School No.2815, which was conducted in the Orderly Room, South Melbourne. This was rented as a temporary school to accommodate 400 children while the permanent one was being built. It closed on 28 July 1887. The new Middle Park Primary School No.2815, designed by Henry Bastow, opened on 1 August 1887 and was constructed in red brick with stone and cement dressings. The school has a series of gabled roofs clad in slate with timber fretwork on the gable ends and banded roughcast render on the chimneys. Middle Park became a central school from 1916 to 1968 and acted as a feeder school for Melbourne High School for boys and girls, which was then located in Spring Street, Melbourne. The Infant School was opened on 16 July 1908 and the architect was most likely George Watson and the draughtsman was D. Mackenzie.

References

Heritage Victoria.

Description

The 1880s building remains substantially intact and it is a tuck-pointed polychromatic brick building, with the main alteration, like nearly all schools of the date, being the insertion of large units of multi-paned double hung sash windows. The brickwork is decoratively applied across the facade and further decoration was applied with freestanding timber insets to the gables and the metal-clad conical fleche. The roof has been reclad in brown roof tiles. The 1908 building is particularly sympathetic in design to the original. The building is constructed of polychromatic brickwork and has a slate roof with domed roof ventilators. It has leadlight windows and a vaulted pressed metal ceiling with decorative wrought iron tie rods to the main rooms. The floor plan consists of a central hall surrounded by six classrooms, cloakrooms at each end and hexagonal teachers' rooms projecting on either side of the front elevation.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

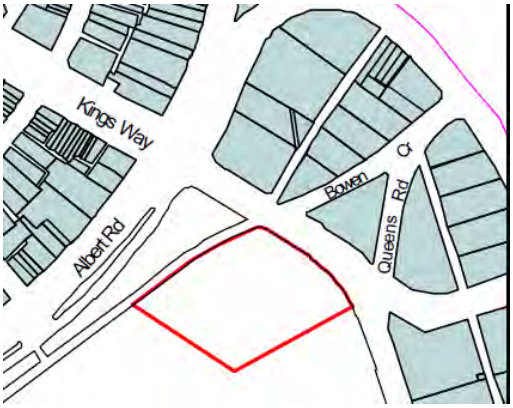
Other images

-

City of Port Phillip Heritage Review

Place name: **MacRobertson Girls' High School**
Other names: -

Citation No: **1112**



Address: **350-370 Kings Way, Melbourne**

Category: **Secondary School (State)**

Style: **Interwar Moderne**

Constructed: **1934**

Designer: **Seabrook & Fildes, Norman Seabrook**

Amendment: **C29, C161**

Comment: **Revised citation**

Heritage Precinct: None

Heritage Overlay: HO176

Graded as: Significant

Victorian Heritage Register: Yes, H1641

Significance

MacRobertson Girls' High School is included on the Victorian Heritage Register (H1641), as a place of State significance. The local statement of significance is as follows:

The MacRobertson Girls' School is of significance as the successful entry in a design competition for the design of a school on this site, as one of the first examples of modernist architecture in Melbourne and for remaining in a substantially intact state. It is also of significance for its associations with Sir MacPherson Robertson.

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 form 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.

MacRobertson Girls' High School

Sir MacPherson Robertson the noted philanthropist and Melbourne chocolate maker, donated £100,000 to the State Government, ear-marking £40,000 for building a girls' school ('The School Bell'). The recipient of this gift was the Melbourne Girls' High School who moved into their newly built premises on the north-eastern corner of Albert Park in 1934 (ibid).

A competition was called for design of the school, which was won by Norman Seabrook of Seabrook and Fildes. Its design was a radical departure from the norm in educational buildings up until that date, so much so that Robin Boyd was able to write about it in 1947. This was the first time that many Melbourne people noticed a modern building, the first modern school in Victoria and probably the first and only time a practical architectural competition has been won with a modern design. It had a wide flowing plan, big classrooms and a cream and blue brick exterior treatment after the Dudok manner (Boyd 1947:28).

The building was officially opened by the Duke of Gloucester in March 1934 ('The School Bell') and the first principal was Miss M. Hutton (ibid).

References

Boyd, Robin, *Victorian Modern. One hundred and eleven years of Modern Architecture in Australia*, 1947

MacRobertson Girls' High School, 'The School Bell', July 1960, held in South Melbourne Local History collection LH 126

'Port Phillip Heritage Review' (PPHR) Volume 1, Version 27, October 2018

Description

-

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

-

City of Port Phillip Heritage Review

Place name: **Ritz Mansions**
Other names: **Flats, Park Lake**

Citation No: **1486**

Address: **171 Fitzroy Street, St Kilda**

Category: **Residential: Flats**

Style: **Interwar: Stripped Classical**

Constructed: **1927**

Designer: **Ernest H. Long**

Amendment: **C29, C161**

Comment: **Revised citation**

Heritage Precinct: St Kilda Hill

Heritage Overlay: HO129

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

'Ritz Mansions', designed by Ernest H. Long and constructed in 1927, at 171 Fitzroy Street, St Kilda is significant. The complex occupies a large site extending from Fitzroy Street through to Pattison Street and the massive street facades to both frontages are each dominated by tall oriel bay windows and stacked, distinctively balustraded balconies and sunshades set between banded pilasters. On Fitzroy Street, the centrally located front entrance is marked at street level by a cantilevered curved canopy and on the parapet above by a stepped pediment. The name 'Ritz Mansions' is above the entrance doors.

Internally, the foyers retain some traces of the original 1920s decorative schemes including moulded cornices. The metal (copper) mesh lift cage also appears to be original, although the lift car has been replaced. The interiors of all the apartments have been greatly altered.

Non-original alterations and additions are not significant.

How is it significant?

'Ritz Mansions' at 171 Fitzroy Street, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant as the largest apartment block constructed in St Kilda during the interwar period and demonstrates the boom in flat development that occurred in the suburb after World War I. It is an example of the large mansion-style apartments that became an increasingly popular residential alternative for wealthy residents during the interwar period. The association with the neighbouring Ritz Hotel, which originally provided meals for the residents, is also of interest. (Criterion A)

It is architecturally significant as a fine example of the mansion apartment blocks constructed during the interwar period. It is notable because of its grand scale, being one of the largest interwar apartment blocks not only in St Kilda, but also Melbourne. Also of note is the survival of some of the interior decoration to the foyer and the lift cage. (Criterion D)

It has aesthetic significance as a landmark building, which is notable for the bold massing to both of the street facades that feature tall oriel bay windows and stacked, distinctively balustraded balconies and sunshades, as well as the entrance canopy on Fitzroy Street. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Higher density living in St Kilda

The early twentieth century saw a marked decline in the viability of large mansions across Melbourne's suburbs in general, but it was particularly felt in the more affluent inner southern suburbs such as St Kilda and Brighton, where land was highly sought-after by a new generation of homebuilders seeking smaller detached dwellings, duplexes or flats (PPHR, Vol.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

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

The building of flats accelerated during the 1920s:

> *In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were*

achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas. (PPHR, Vol. 1, pp.34-5)

Ritz Mansions

The 'Ritz Mansions', a four storey building containing 27 flats, was constructed in 1927 to a design by Ernest H. Long for F.N. Levin and the Levin Investment Co.. The builder was H.M. Levine (BP). The Levin family also owned the adjoining Ritz Hotel, which had been constructed by 1923 (RBA 2016:6).

References

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

RBA Architects & Conservation Consultants, *171 Fitzroy Street, St Kilda Heritage Report*, March 2016

Sands & McDougall Directory (SM), 1925-1940

St Kilda Building Permit (BP) No.6794, issued 28 April 1927

Description

This grand urban apartment block of the 1920s is one of the very few buildings of its type in Melbourne that approaches a truly cosmopolitan character in its scale and setting. The complex occupies a large site extending from Fitzroy Street through to Pattison Street and the massive street facades to both frontages are each dominated by tall oriel bay windows and stacked, distinctively balustraded balconies and sunshades set between banded pilasters. On Fitzroy Street, the centrally located front entrance is marked at street level by a cantilevered curved canopy supported by two metal columns on pedestals to either side, and on the parapet above by a stepped pediment. The name 'Ritz Mansions' is in relief gilded lettering above the entrance doors.

Alterations to the Fitzroy Street elevation include the rendering of the original face brickwork, and the creation of new shop fronts at ground floor level, and removal and replacement of the original entrance steps and doors. The brickwork to the Pattison Street elevation has also been overpainted. Additions have been made on the roof level.

Internally, the foyers retain some traces of the original 1920s decorative schemes including moulded cornices. The metal (copper) mesh lift cage also appears to be original, although the lift car has been replaced. The interiors of all the apartments have been greatly altered.

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 heritage overlay HO129. Amend the HO schedule to specify that the interior controls apply only to the public foyers and lift cage.

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: **Burnett Grey Gardens**
Other names: -

Citation No: **1495**

Address: **11-13 Glen Eira Road, Ripponlea**

Category: **Parks & Gardens**

Style: **Interwar**

Constructed: **c.1920-c.1940**

Designer: **St Kilda Council Parks & Gardens Committee**

Amendment: **C29, C161**

Comment: **Revised citation**

Heritage Precinct: St Kilda, Elwood, Balaclava, Ripponlea

Heritage Overlay: HO137

Graded as: Significant

Victorian Heritage Register: No

Significance

The Burnett Grey Gardens form, with the Ripponlea Station, the urban design centrepiece of its precinct. The gardens create a tranquil, traditional foreground to the station and retain remnants of their original formal planting and landscaping, including its Canary Island Palms and the lava rock seats which are so characteristic of St Kilda's parks and gardens.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

7. Government services: 7.4 St Kilda

History

The railway to Brighton and later extended to Sandringham was opened as far as North Brighton in 1859. The line was reconstructed after the government acquired it from the Melbourne and Hobson Bay United

Railway Co. in 1878. A station at Ripponlea had been mooted as early as 1888, when an estate agent's subdivision plan indicated a 'railway station site' on Glen Eira Road. The following year, the Shire of Caulfield invited with City of St Kilda to join its deputation to the Railway Commissioner for the establishment of the station. The department deferred the project indefinitely in 1891, stating that it might be reconsidered if land was made available. This evidently did not occur for over a decade, and it was not until 1911 that drawings were prepared for the new station, which opened two years later (PPHR 2015:16-17).

The area around Glen Eira Road, east of the railway, was mostly developed from around the First World War and this was the reason for construction of a station. The Quat Quatta and Erindale Estates were subdivided in 1911.

The area on the west side of the railway station was developed to provide public gardens, now known as the Burnett Grey Gardens. In 1923 the St Kilda Council obtained permission from the Victorian Railway Commissioners for 'beautification' of the land. Council's Parks and Gardens committee prepared a scheme and by 1929 the area was described as 'certainly very beautiful' (*The Prahran Telegraph*, 5 October 1923 p.6, 11 October 1929, p.3).

However, land on the east side adjacent to Glen Eira Avenue remained vacant, as it was the intention of the Victorian Railways to construct shops on the land. In June, 1923 St Kilda Council, acting on behalf of the Ripponlea Progress Association, presented a deputation to the chairman of the Railways Commissioners, Mr. Clapp, protesting against the proposal to lease land on both sides of the station for the building of lock up shops (*The Argus*, 7 June 1923, p.6); despite this, and later pleas for the area to be developed as parkland like the west side, the land had been leased and one shop built by 1929 (*The Prahran Telegraph*, 11 October 1929, p.3).

References

Original drawings: no. 1 'New Station Buildings at Glen Eira Road'. Plans, elevations and so on. Scale 8 ft to 1 in. Dated 21/12/1911; No. 2 Sections, details and so on. Scale 2 ft to 1 in. dated 21/12/1911. Both no. 436, bin 11341

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

Ward, A. and A. Donnelly, in association with the Australian Railway Historical Society, *Victoria's Railway Stations, An Architectural Survey*, unpublished, 1982

Description

The Burnett Grey Gardens is an interwar park, which contain mature specimen plantings of Canary Island Palms and other palms set within lawns. Palms were popular during the interwar period and provide a related setting for the station and the interwar housing along the west side of Morres Street. Another typical interwar planting is the privet hedge that lines both sides the path leading from Morres Street to the Up (west side) station building. Within the gardens on the east side are interwar shops, which are rendered and parapetted in the inter war Stripped Classical style. Also on the east side is a retaining wall along Glen Eira Avenue, which is constructed of brick with bluestone coping.

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

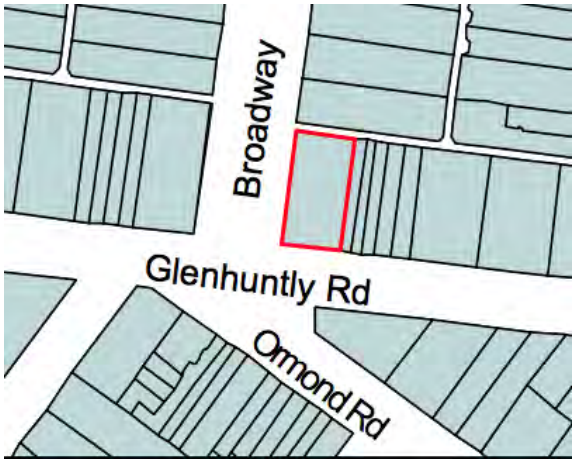
Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other images

City of Port Phillip Heritage Review

Place name: **Elwood Post Office (former)**
Other names: **Cafe**

Citation No: **1992**



Address: **75 Glen Huntly Road, Elwood**

Category: **Post Office**

Style: **Interwar: Stripped classical**

Constructed: **1925**

Designer: **H.J. Mackennal**

Amendment: **C29, C161**

Comment: **Revised citation**

Heritage Precinct: Elwood: Glen Huntly Road, Ormond Road

Heritage Overlay: HO8

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The former Elwood Post Office, constructed in 1925, at 75 Glen Huntly Road, Elwood is significant. It is a single storey building in the interwar Classical style with ruled, rendered walls and a hipped terra cotta tile roof. The corner entrance has arched openings and the windows to the main elevations are double hung timber sash that are recessed in a tri-partite arrangement.

The apartment building at the rear of the post office and other non-original alterations and additions are not significant.

How is it significant?

The former Elwood Post Office is of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant as the first post office within Elwood. It is associated with the growth of the suburb during the interwar period and demonstrates the development of Elwood Junction as a local shopping centre. (Criterion A)

It is aesthetically significant as one of the key buildings dating from the interwar period that surround this intersection. Stylistically, the Classically based detailing relates to the former State Bank opposite, both of which contrast with the other buildings around the intersection. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

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

Port Phillip thematic environmental history

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

History

Post offices

John Batman was appointed as the first postmaster in 1836 and in 1842 the first government building for postal services in Melbourne was opened at the corner of Elizabeth and Bourke streets (NAA). The first post offices outside of Melbourne were often established in shops or municipal buildings before a permanent building was provided. For example, the Emerald Hill Post and Telegraph Office opened on 3 October, 1857 and operated from what is now 319-321 Clarendon Street, later moving to within the south-east corner of the newly completed South Melbourne Town Hall (PPHR Citation 1101).

As Victoria grew in the wake of the gold rush the Colonial government began to construct permanent post offices in suburban Melbourne and regional centres. At Port Melbourne, a post office was erected in 1861 at the corner of Bay and Rouse streets and formed part of a cluster of early government buildings, including the Police Station and Court House located opposite, the (demolished) telegraph station on Bay Street immediately to the south, and the Customs House on the corner of Nott and Beach Streets (PPHR Citation 246). At St Kilda the Post Office was opened in March 1876 on a site in High Street (now St Kilda Road) at the corner of Inkerman Street in what was then the main shopping district in St Kilda (PPHR Citation 165).

After Federation in 1901, the Commonwealth government assumed responsibility for postal services and embarked on a major building program that saw many new permanent post offices established in towns throughout Australia. In Port Phillip, the first new post office built by the Commonwealth was opened at South Melbourne in 1913.

Elwood Post Office

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, which was followed, two years later, by a similarly understated timber building for the Presbyterians in nearby Scott Street. 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 2015:33-34).

Retail development also expanded significantly during the 1910s. At the same time that isolated corner shops began to spring up in the suburb's north-east, a shopping strip began to spread along that portion of Tennyson Street near the new Presbyterian church and the burgeoning subdivisions of Rothesay Avenue (1911) and Austin Avenue (1914). More extensive commercial expansion occurred along Ormond Road and Glenhuntly Road, spurred by the opening of the new tram routes. The intersection of the two tram routes marked an important regional shopping precinct known as Elwood Junction, with the distinctive form of the Alderley Building (1920) on the prominent corner of these two roads. By 1930, there were almost thirty businesses along the north side of Ormond Road (PPHR 2015:34).

The growth of the suburb soon led to the need for an improved postal service. Elwood Post office was constructed around 1925, partly as a result of lobbying by the St. Kilda Council late in 1923. It was located within the burgeoning retail centre at Elwood Junction (Cooper 1931:114-6).

References

Cooper, J.B., *The History of St Kilda: from its first settlement to a City and after 1840-1930*, City of St Kilda, Melbourne, 1931, Volume 2

National Archives of Australia (NAA), Post office records – Fact sheet 50
http://www.naa.gov.au/collection/fact-sheets/fs50.aspx [accessed 18 April 2016]

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

Description

The former Elwood Post Office is a single storey building in the interwar Classical style with rendered walls and a hipped terra cotta tile roof. The corner entrance has arched openings and the windows to the main elevations are double hung timber sash that are recessed in a tri-partite arrangement.

While the original building remains relatively intact, an apartment block has been constructed at the rear, which partly projects over the roof, and there are also additions on the east side.

Comparative analysis

The post offices built during the interwar period were all of standard designs of the Commonwealth Department of Works and Railways when Percy Ohm was Director General of Works, and H.J. Mackennal was Works Director.

The former Elwood Post Office compares with the Balaclava Post Office in Westbury Street, built at the same time to a different design, but with similar Classical detailing. Despite the additions at the side and

rear the original form of the former Elwood Post Office remains legible and the detailing to the main elevations is intact.

Assessment

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

Recommendations

Retain in heritage overlay HO8, as a Significant place.

Primary source

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

Other studies

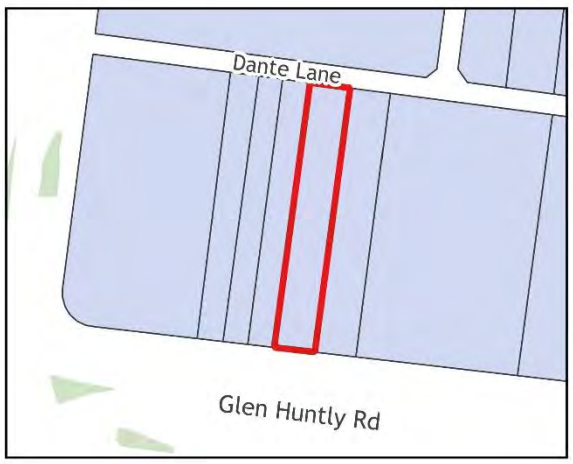
David Bick & Wilson Sayer Core Pty Ltd, *St Kilda Conservation Study Area 2*, Volume 1, 1984

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

City of Port Phillip Heritage Review

Place name: **Shops and residence**
Other names: **Duplex shops and dwellings**

Citation No: **1993**



Address: **85-87 Glen Huntly Road, Elwood**

Category: **Commercial: shops and residence**

Style: **Postwar**

Constructed: **1953**

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **Revised citation**

Heritage Precinct: None

Heritage Overlay: None

Graded as: Nil

Victorian Heritage Register: No

Significance

A review of this place in 2016 found that it does not meet the threshold of local significance, as there are better comparative examples already within the heritage overlay in the City of Port Phillip.

The statement of significance in the 1992 heritage study is:

An intact single storey shop and dwelling duplex notable for its very unusual central entry and courtyard plan

This complex remains intact, however, the central entry is not very unusual and describing the entry/accessway to the residences as a 'courtyard' is somewhat of an overstatement. The layout of the building does not raise this otherwise ordinary group of shops to the threshold of local significance. In addition, as it was built in 1953, it is not historically important, as it is outside the period of significance associated with the development of Elwood during the interwar period.

Thematic context

-

History

There is no history in the 1992 heritage study.

Examination of building permit records indicates this pair of shops with a residence behind was constructed in 1953.

References

St Kilda Council Building Permit No. U.1610, issued 3 May 1953

Description

No information.

Comparative analysis

No information.

Assessment

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

Recommendations

No action required.

Primary source

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

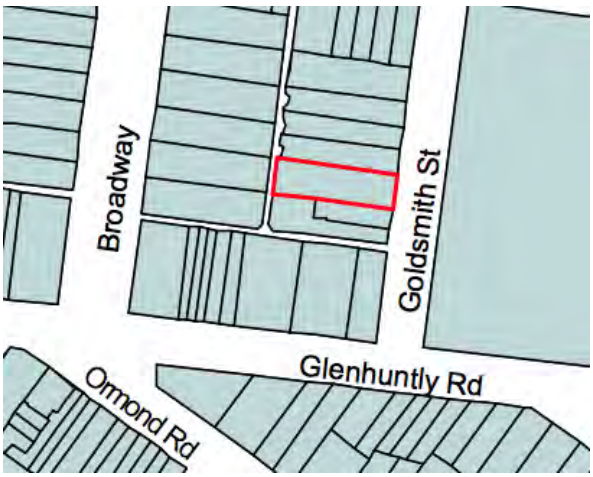
Other studies

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

City of Port Phillip Heritage Review

Place name: **St Germain Flats**
Other names: -

Citation No: **1997**



Address: **68 Goldsmith Street, Elwood**
Category: **Residential: Flats**
Style: **Interwar: Moderne/Functionalist**
Constructed: **1941**
Designer: **J.S. Seccul**
Amendment: **C29, C161**
Comment: **Revised citation**

Heritage Precinct: None
Heritage Overlay: None
Graded as: Contributory outside HO
Victorian Heritage Register: No

Significance

A review of this place in 2016 found that it does not meet the threshold of local significance, as there are better comparative examples already within the heritage overlay in the City of Port Phillip.

The statement of significance in the 1992 heritage study is:

One of three virtually identical blocks of flats in the area designed and built by J.S. Seccull around 1941. (See 358 Barkly St and 89 Addison St). Their conventional two storey L-shaped plan is enlivened by four shallow curved bays and a rounded front corner, each carrying wrap-around steel frame windows. The simplified (though by no means minimalist) styling makes them good examples of conventional flat- building of the time. All are in excellent condition, but 68 Goldsmith St stands out as the only one with its original paint finishes intact.

This is a typical, but not outstanding, block of interwar flats with Moderne influences, but in a somewhat 'watered-down' style that has been described as 'Vernacular Functionalist'. According to Heritage Alliance (2005):

Although apartment development in Elwood and St Kilda still flourished during the early 1940s, design and detailing became simpler, no doubt a reflection of more careful spending and, later, limited availability of materials. Apartment blocks tended to be more conventional in form, with hipped roofs and standard windows in place of the bolder flat roofs and corner windows of the late 1930s.

The best example of this style is 'Garden Court' at 73 Marine Parade, Elwood (HO423). 'Garden Court' is distinguished by its stark and volumetric form and ribbon window combined with more conventional elements such as the hipped roof. It is also significant as a design by the prominent local architect, J.H. Esmond Dorney.

By comparison, the flats at 68 Goldsmith Street have conventional form and detailing and, given the c.1941 construction date, some elements (e.g. the semi-open stairs) are very old-fashioned. In addition, since the 1992 heritage study the flats at 68 Goldsmith Street have been renovated and no longer retain the original paint finishes. This block (and the others cited in Barkly Street and Addison Street) would be Significant within a precinct, but is not of individual significance.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

One of three virtually identical blocks of flats in the area designed and built by J.S. Seccull around 1941. (See 358 Barkly St and 89 Addison St).

References

-

Description

Two storey interwar flats with a conventional two storey L-shaped plan that is enlivened by four shallow curved bays and a rounded front corner, each carrying wrap-around steel frame windows with horizontal glazing bars, which demonstrate the Moderne influence. The walls are of roughcast render with clinker brick panels. Access to the first floor flats is via semi-open staircases.

Comparative analysis

Same design as 'Romadon' 358 Barkly Street (with shortened rear wing) and 'Rappelle' 89 Addison 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

No action required.

Primary source

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

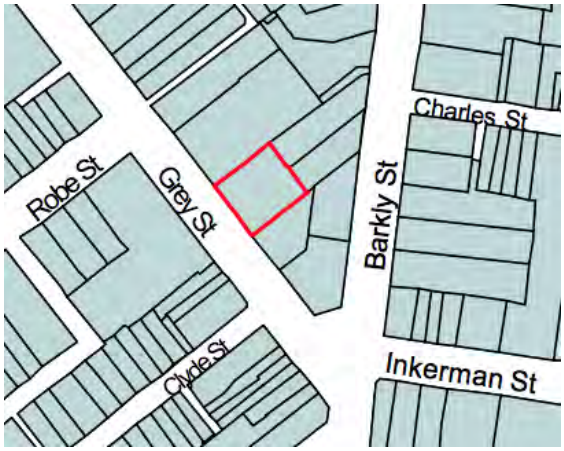
Other studies

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

City of Port Phillip Heritage Review

Place name: **Greycourt**
Other names: **Bungalow Court Flats**

Citation No: **2002**



Address: **96 Grey Street, St Kilda**

Category: **Residential: Flats**

Style: **Interwar: Arts & Crafts**

Constructed: **1920**

Designer: **Richardson & Wood**

Amendment: **C29, C161**

Comment: **Revised citation**

Heritage Precinct: St Kilda Hill

Heritage Overlay: HO5

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

'Greycourt', designed by Richardson & Wood and constructed in 1920, at 96 Grey Street, St Kilda is significant. This is an example of the 'Bungalow Court' flat type comprising four dwellings around a central courtyard, now converted to a driveway. The walls are roughcast with brick details to the verandah piers and around the arched entrances to some flats. The hip and gable roofs extend to form porches over the entrances to three of the flats, and there have shingles to the gable ends. The architects have attempted to individualise each of the four units, using slight variations to porches and feature windows, reflecting the concern in the development of the 'Bungalow Court' type to create an 'unflatlike' living environment.

Non-original alterations and additions are not significant.

How is it significant?

'Greycourt' at 96 Grey Street, St Kilda is of local historic and architectural significance to the City of Port Phillip.

Why is it significant?

It is significant as an early example of the 'Bungalow Court' type that demonstrates the experimentation with multi-dwelling and flat types occurring in St Kilda during the early twentieth century and forms part of an important collection of flats within the St Kilda Hill area. It is also significant as a design by architects Richardson & Wood who designed a number of multi-dwelling developments that demonstrate the evolution of flat types in St Kilda in the 1910s and 1920s. (Criteria A & D)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

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.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

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

The building of flats accelerated during the 1920s:

> *In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas.* (PPHR, Vol. 1, pp.34-5)

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164 blocks, the numbers boosted by large complexes such as 43-flat 'Ardoch Mansions' complex in Dandenong Road. The numbers of flats then almost doubled to 1,679 in over 300 blocks between 1925 and 1930 and by 1935, despite the slowing down of development during the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (O'Hanlon 1999:182, 196-198).

'Greycourt', 96 Grey Street

Until the early 1900s this property formed part of an allotment that extended through to Barkly Street. There was a house at the north end close to Barkly Street with a verandah overlooking the deep yard leading down to Grey Street (MMBW). By 1909 this property was owned by Alfred Nance (LV).

'Bungalow Court' was constructed in 1920 facing Grey Street as an investment for the owner Mr. Nance. The architects were Richardson & Wood (BP). Mr. Nance rented out the flats and after his death in 1925 ownership passed to his widow, Margaret. Known as 'Greycourt', the tenants in 1925 included Miss Flora Levy, F.J. Alderson, Edward Fenton and Mrs. M. Sutherland (SM).

Richardson & Wood, architects

The partnership of Richardson & Wood was formed in 1912. Frank G. Richardson had been in practice since 1894 and in 1911 he was involved with several large projects with the larger firm of Twentyman & Askew, which included shops and a picture theatre in High Street, Northcote. Herbert Wood, who was born and raised in London, arrived in Melbourne in 1887 and entered into practice with George McMullen. He later became manager of the architectural department of Rocke and Company, but when this firm was absorbed into the Wunderlich Group he left to commence practice with Richardson. Richardson and Wood appear to have had a practice of a general rather than specialised nature, although they were involved in the design of about twenty picture theatres and three town halls. They also undertook many residential commissions. The partnership ended in 1929 with Wood's death. Richardson continued in practice alone, but little is known of his work in the following years. One of his last known commissions was in 1937 for a funeral parlour in St Kilda Road, South Melbourne (Lewis & Aitken 1992: 78-9).

In Port Phillip, Richardson & Wood designed several houses and flats in St Kilda and Elwood in the 1910s and 1920s, as well as the Parish Hall for Christ Church in Acland Street, St Kilda. One of their first known commissions was the pair of houses at 245 & 245A Barkly Street, St Kilda, which were built in 1914. In 1919 a permit was issued for three brick shops in Barkly Street, but this does not appear to have been built. Next was this development at 96 Grey Street, which was followed in 1923 by 'Belmont' flats at 86 Alma Road, and finally in 1927 by a mixed use development comprising two shops and residences with two flats above at 93 & 95 Chapel Street.

References

Land Victoria (LV) Certificate of title Vol. 3330 Fol. 982

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan No. 1365, dated 1897 (State Library of Victoria website)

Nigel Lewis Richard Aitken P/L, *City of Malvern Heritage Study Appendix 1: Architects of Malvern*, June 1992

O'Hanlon, Seamus, 'Home together, Home apart: Boarding house, hostel and flat life in Melbourne c.1900-1940', PhD Thesis, History Department, Monash University

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

Sawyer, Terry, 'Residential Flats in Melbourne: the development of a building type to 1950', Honours thesis, Faculty of Architecture, Building and Planning, The University of Melbourne, 1982

St Kilda Building Permit (BP) No. 4240 issued 21 April 1920

Sands & McDougall Directory (SM), various dates

Description

'Greycourt' at 96 Grey Street, St Kilda is an example of the 'Bungalow Court' flat type comprising four dwellings around a central courtyard, now converted to a driveway. The walls are roughcast with brick details to the verandah piers and around the arched entrances to some flats. The hip and gable roofs

extend to form porches over the entrances to three of the flats, and there have shingles to the gable ends. The architects have attempted to individualise each of the four units, using slight variations to porches and feature windows, reflecting the concern in the development of the 'Bungalow Court' type to create an 'unflatlike' living environment.

The complex has suffered from some unsympathetic alterations including the conversion of the original garden into car parking and its partial enclosure with high fences, the replacement of the front fence, the replacement of the roof tiles (although the original terra cotta shingles survive on the angled bay window to the front apartment on the right) the glazing-in of verandahs and porches and the painting over of its natural Arts & Crafts finishes.

Comparative analysis

'The Canterbury', built in two stages in 1914 and 1919, at 236 Canterbury Road, St Kilda is generally acknowledged to be the first purpose-built residential flats in Port Phillip, and one of the earliest in Melbourne. While the 'Majestic Mansions' in Fitzroy Street was completed two years earlier, not all of the residences in that building were fully self-contained. Stylistically, early flats in Port Phillip broadly fit into one of two types: Arts & Crafts Bungalows, and Freestyle (which incorporated elements of various styles).

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 many 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) and 'Clairvaux' (1917). 'Biltmore' (1922-23), which is included on the Victorian Heritage Register, is another fine Arts & Crafts design with Oriental influences.

The buildings in Port Phillip by Richardson & Wood are all in the Arts & Crafts style. 'Belmont', in particular, demonstrates Richardson & Wood's skill with the style: included on the Victorian Heritage Register, the citation describes the flats as 'an extraordinary and essentially intact interpretation of the English Arts and Crafts tradition' that are 'contemporary with the American exploration of this tradition and shows the influence of the developing California Bungalow style'. The Christ Church Parish Hall is also a fine and intact Arts & Crafts style hall. While 96 Grey Street demonstrates the influence of the Arts and Crafts style through the use of materials such as roughcast, shingles, and the arched openings, it is less intact than the cited examples.

96 Grey Street also demonstrates the exploration of Richardson & Wood of multi-dwelling development types beginning with the duplex at 245 & 245A Barkly Street through to the 'Belmont' flats and mixed use development at 93-95 Chapel Street, as well as the experimentation with flat design that was happening within St Kilda and Elwood in the period before and after World War I and is illustrated today by an extraordinary collection of flats, particularly within the HO5 St Kilda Hill precinct. Specifically, it is an early example of the 'Bungalow Court' type. According to Sawyer (1992:13-4) the shortage of houses and the desire for smaller, more manageable homes had been a factor in the development of flats, but the continual concern with privacy and the unsuitability of flats for families led developers to seek alternatives. One of these was the 'Bungalow Court' concept, which was introduced as early as 1916 when it was described in an article in the *Real Property Annual*. The one and two roomed units were grouped around a U-shaped courtyard in pairs with no fences or hedges between them. However, Sawyer (1992:14) concludes that 'the old concern with lack of privacy once again surfaced and the concept does not appear to have gained a ready acceptance in Australia at this time'. Nonetheless, the 'Bungalow Court' concept did eventually

evolve into the courtyard flat types, where flats were grouped around a semi-enclosed garden court, which emerged by the 1930s.

96 Grey Street is one of two 'Bungalow Court' examples cited by Sawyer and is the earliest known example in Port Phillip (and, by extension, the metropolitan area). The other is 45 Jackson Street, St Kilda, which (as Sawyer notes) doesn't really fit the type, as it comprises a rectangular block with no courtyard. A better example is 27-29 Jackson Street, which comprises attached dwellings in a U-shape around a central garden courtyard. Both of the Jackson Street developments date from the early 1930s and are within the HO5 St Kilda Hill precinct.

The other 'Bungalow Court' flats in Port Phillip date from 1940-41 ('Cromer Court', 22-24 Kingsley Street, Elwood, individual HO421) and 1957 ('Southey Court', 2 Southey Grove, Elwood, individually significant within HO7 precinct).

Assessment

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

Recommendations

Add to the HO5 St Kilda Hill Precinct. Show as a Significant place on the Port Phillip Heritage Policy Map.

Primary source

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

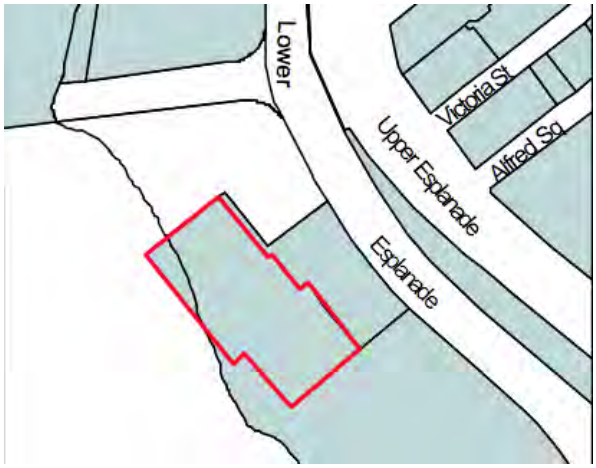
Other studies

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

City of Port Phillip Heritage Review

Place name: St Kilda Sea Baths
Other names: St Kilda City Baths

Citation No: 2031



Address: Jacka Boulevard, St Kilda

Category: Swimming baths

Style: Interwar Mediterranean/Spanish Mission

Constructed: 1931

Designer: St Kilda City Engineers

Amendment: C161port Pt 2

Comment: Revised citation

Heritage Precinct: None

Heritage Overlay: HO168

Graded as: Non-Contributory

Victorian Heritage Register: No

Significance

The buildings and most of the original fabric associated with this place have been demolished/removed.

The former statement of significance is:

This building is of significance as a type: it is a remnant of one of only a few structures built in Australia to function as a sea baths complex, and, of these, was in its heyday among the largest of this type in Australia. It is the last in a line of sea baths for which St Kilda was famous in the nineteenth century and into the twentieth century, and represents a culmination of this type of complex in Victoria. It forms part of a collection of structures on Jacka Boulevard which reflect the use of St Kilda as Melbourne's prime seaside and recreational resort in the first half of this century. The building itself is an excellent example of resort architecture of the period. Its Moorish domes form a highly characteristic landmark on the Foreshore.

Thematic context

-

History

This building was constructed to replace a series of privately owned enclosed sea baths acquired by the St Kilda City Council during the 1910s and 20s, most of which dated from the 19th century. The building was

part of an overall scheme by the Council to improve bathing facilities on the St Kilda foreshore, but by the time the building was completed in the early 1930s, the concept of enclosed sea baths was largely outmoded. Bathers preferred to use the Council's Open Sea Bathing Pavilions built as part of the scheme and the baths, the largest of their type to be built in Australia, were never as successful as had been originally envisaged. Like the beach pavilions, they were leased to private operators.

The buildings were designed in a Moorish style by the City Engineer's Department, matching the general style established by Luna Park and the Palais. The structure was of reinforced concrete, and the building provided generous accommodation including separate men's and women's baths and gymnasiums, a main cafe, open air cafe, kitchen, servery and retiring rooms. Hot sea water baths were also provided, along with sunbathing balconies.

The decline of the baths started during the Second World War when maintenance workers for the St Kilda City Council were seconded to war time duties, and public facilities fell into disrepair. By 1954 the baths were largely derelict, and the Council closed them down. The Council's interest in the property was then sold to a private company, South Pacific Holdings, which proposed to restore the women's baths, the hot sea baths and the cafe, and build a still water pool and remove the remains of the men's baths. The pool was reopened in October 1956, but the tradition established by the Foreshore Committee of leasing property to private operators and using the proceeds for beautification projects did not work in the case of the difficult to maintain baths building. The building continued to decline, with various nightclubs and a health club occupying the remnants of the structure. A bid to demolish the building was made in 1980, which failed for reasons related to the lease of the building.

In the mid-1990s approval was finally given to redevelop the complex. Originally, it was proposed to incorporate intact sections of the original building into the new development. However, in the end all of the 1930s building was demolished. Only the copper cupolas were retained and re-instated on the reconstructed towers, designed to resemble the originals. Otherwise, the present complex bears little resemblance to the building constructed in 1931.

References

Cooper, J.B., *The history of St Kilda*, Volume 2, 1931, p.225

Description

No information.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in HO. Change grading to Contributory. Review significance of place to determine whether there are strong social values.

Primary source

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

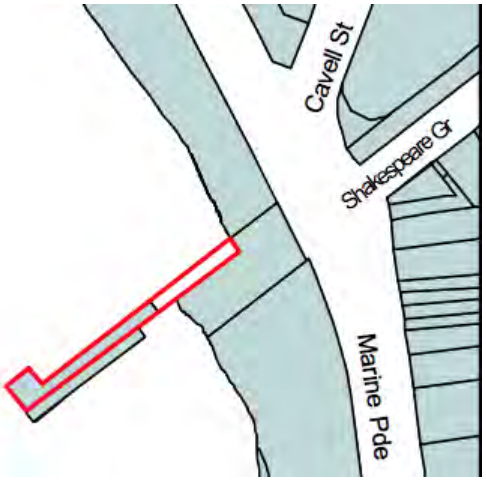
Other studies

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

City of Port Phillip Heritage Review

Identifier: **Brooke's Jetty**
Formerly: **Brook's Jetty**

Citation No: **2036**



Address: **Jacka Boulevard, St Kilda**

Category: **Pier**

Style: **Not applicable**

Constructed: **c.1915, c.1933**

Designer: **Unknown (St Kilda City Engineers?)**

Amendment: **C161**

Comment: **Revised citation**

Heritage Precinct: **St Kilda Foreshore**

Heritage Overlay: **None**

Graded as: **Contributory outside HO**

Significance

The following is an interim statement of significance, which should be reviewed and updated following a full assessment of this place.

What is significant?

As part of the foreshore improvements by St Kilda Council carried out in the early twentieth century the timber lined drain alongside the Brooke's Bros. boat shed was covered with a deck to form a wide pier and breakwater, and an 'L' shaped timber jetty added at the end. The section over the drain was replaced in concrete ca. 1933. In 2015 the timber jetty was removed.

How is it significant?

The remnants of Brooke's Jetty, St Kilda are of local historic and social significance to the City of Port Phillip.

Why is it significant?

They are significant as evidence of the improvements made to the St Kilda foreshore during the early twentieth century and as a reminder of Brooke's Jetty, which was an important local landmark until its

removal. The community outcry at the partial demolition of the Jetty demonstrates the strong community attachment to this place. (Criteria A, E & G)

Thematic context

-

History

As part of the foreshore improvements ca 1897-1912 the timber lined drain alongside the Brooke's Bros. boat shed was covered with a deck to form a wide pier and breakwater, and an 'L' shaped jetty added at the end. The section over the drain was replaced in concrete ca. 1933 (SKHS).

The timber section of the jetty was removed in 2015.

References

St Kilda Historical Society website (SKHS) 'Brooke's Jetty', http://stkildahistory.org.au/history/foreshore/item/213-brookes-jetty [viewed 18 March 2016]

Description

A concrete platform above a stormwater outlet, that extends about 50 metres into the water at the south end of St Kilda Beach. The platform is aligned on the axis of Shakespeare Grove, and the view down the Grove toward it is framed by the pair of Moderne pylons adjacent to Jacka Boulevard.

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

Review significance of place to determine whether there are strong social values and if application of the heritage overlay or some other form of protection or recognition would be justified.

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: **Edgewater Towers**
Other names: **Flats**

Citation No: **2049**

Address: **12 Marine Parade, St Kilda**
Category: **Residential: Flats**
Style: **Postwar: International**
Constructed: **1960-61**
Designer: **Mordechai Benshemesh**
Amendment: **C29, C161**
Comment: **Revised citation**

Heritage Precinct Overlay: HO510
Heritage Overlay: Recommended
Graded as: Significant
Victorian Heritage Register: No

Significance

What is significant?

'Edgewater Towers', designed by Mordechai Benshemesh and constructed in 1960-61, at 12 Marine Parade, St Kilda is significant. It is a thirteen-storey apartment block in the International Style. Typical of the style, it is completely stripped of any applied ornamentation and decoration, and is characterised by rectilinear forms and the use of glass and steel with reinforced concrete surfaces painted plain white. The projecting front and side balconies provide a nod to the bayside location, particularly in trying to secure views for apartments not located to the front. Externally, the most visible alteration has been the enclosure of many of the balconies.

Non-original alterations and additions are not significant.

How is it significant?

'Edgewater Towers' at 12 Marine Parade, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

'Edgewater Towers' is significant as one of the first large scale residential 'high rise' apartment buildings in Port Phillip and Melbourne. It introduced a new concept of luxury 'own your own' apartment living that encouraged the building of similar apartment blocks in St Kilda and South Melbourne over the following decades, and forms part of an extraordinary collection of flats in St Kilda that demonstrate the history of flat building in Melbourne during the twentieth century. It was the first high-rise apartment design by Mordecai Benshemesh and is said to have secured his reputation as a leading designer of high-density residential developments in Melbourne. (Criteria A & H)

'Edgewater Towers' is an example of the International Style as applied to multi-level residential buildings. This is demonstrated by its monumental scale, rectilinear forms, use of plain white concrete surfaces, and the 'skin' of glass and steel. (Criterion D)

It has aesthetic significance as a landmark building on the St Kilda foreshore. (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 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.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

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

The building of flats accelerated during the 1920s:

> *In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930's. Longmire notes that St. Kilda was second only to Camberwell in the total value of permits issued in 1937. This rate of development led eventually to the attainment of the highest levels of residential density in Melbourne and during one particular year in the early 1930's one third of all metropolitan flat development. Accommodation included bachelor flats, maisonettes, bungalow courts and mansion flats catering for a range of middle class requirements. The designs were oriented to achieving generously proportioned apartments with the result that lower overall densities were achieved than in the post Second World war period. In the early years, flats were regarded as smart and*

> *progressive accommodation and the development of architectural styles was expressive of this status. The transformation of the St. Kilda hill area was overpowering with new accommodation provided cheek by jowl with the gracious marine villas and mansions of a past era. At the other end of the accommodation market, rooming houses proliferated, providing short and longer term accommodation for visitors, often from country areas.* (PPHR, Vol. 1, pp.34-5)

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.

'Edgewater Towers'

'Edgewater Towers' was designed by Mordecai Benshemesh during 1959-60 and constructed during 1960-61. Sir Horace Petty, state Minister for Housing and Immigration (and an advocate of high density living) officially opened the building on 4 March 1961. When completed 'Edgewater Towers' was advertised as 'everything you'd find in a Manhattan building... only minutes from Collins Street'. Features included automatic express lifts, terrazzo paving, and ground floor shops and offices. The building contained one hundred one or two bedroom stratum titled apartments, each with private balconies, laundry and garbage disposal chutes, lounge rooms and dinettes, and feature walls (*The Age*, 4 November 1960).

Each floor contained four one bedroom and four two bedroom flats. The ground floor restaurant "The Reef" (which had a nautical theme with fishing nets and other nautical paraphernalia) later became a milk bar, which remained until it was converted to a three bedroom flat in the mid-1980s. A kiosk planned for the lobby was never operated as one and the space was converted for bike storage (24 bikes) in the mid-1990s (Wikipedia).

The construction of 'Edgewater Towers' garnered a significant amount of coverage in the media of the day including newspapers and architectural publications. A May 1960 article in 'Foundations' magazine reported "… a great deal of interest has been created in this project, because it will obviously be the forerunner of a number of similar structures in the long-overdue redevelopment of Melbourne's inner suburban beach areas" (*Foundations Magazine: the journal of architecture, engineering and building*, No.5, May 1960, p.61).

Mordecai Benshemesh, architect

Mordechai Benshemesh (1911-1993) was born in Tel Aviv, and migrated to Australia in 1939 where he spent the next decade employed in the offices of several notable Melbourne architects, namely Arthur W. Plaisted (from 1940-41) and Harry R. Johnson (from 1946-49) before commencing his own practice around 1950. According to Built Heritage:

> *He soon became well-known as a designer of multi-storey apartment blocks, mostly located in the St Kilda area, where he was living at the time. These projects began on a modest scale, typified by the small three-storey block of flats at 285 (now 289) Barkly Street (1953), but, by the end of that decade, had become considerably larger and more ambitious. In 1960, Benshemesh garnered much publicity for Edgewater Towers, a 13-storey apartment block that towered over St Kilda's iconic beachfront boulevard and secured Benshemesh's reputation as the city's leading designer of high-density residential developments.*
>
> *Such was Benshemesh's standing in this specialist field that, in 1961, he was one of three leading Australian architects (together with Harry Seidler and Neville Gruzman, both from Sydney) invited to participate in a forum on the topic of multi-story apartment buildings, the transcript of which was later published in Foundations magazine.*

While best known for his multi-storey apartment blocks, Benshemesh also designed some similarly-scaled office buildings, mostly along St Kilda Road, Albert Road and Queens Road, as well as some institutional and industrial commissions (Built Heritage).

References

Built Heritage Pty Ltd, "Mordecai Benshemesh", Dictionary of Unsung Architects, www.builtheritage.com.au [viewed 30 April 2016]

Edgewater Towers Wikipedia page https://en.wikipedia.org/wiki/Edgewater_Towers [viewed 30 April 2016]

St Kilda Council building permit (BP) No. 57/1323, issued 27 May 1960. Various building approvals issued throughout 1960s and 1970s for enclosure of balconies

Description

'Edgewater Towers' is a thirteen-storey apartment block in the International Style. Typical of the style, it is completely stripped of any applied ornamentation and decoration, and is characterised by rectilinear forms and the use of glass and steel (the exterior cladding - glass and steel - is often separated from the load bearing structure – concrete - and the effect is of a taut skin drawn around the frame of the building) with reinforced concrete surfaces painted plain white, which is part of the visual aesthetic of the International style. The projecting front and side balconies provide a nod to the bayside location, particularly in trying to secure views for apartments not located to the front. Externally, the most visible alteration has been the enclosure of many of the balconies.

The fence of concrete masonry and 'breeze blocks' appears to be an addition to the site, although the screen of similar design behind the fence is likely to be part of the original concept.

The lobby is elevated to capture the bay and park views and features cantilevered roof canopies above both entrances, clerestory windows above a curved wall of Castlemaine slate, terrazzo flooring and columns of blue and pink mosaic glass tiles. Copper mail boxes are said to be original (originally external, relocated inside shortly after Edgewater opened and integrated into a recycled timber screen in 2012). Other original internal features are said to include:

- The curved privacy screen before the two public restroom doors;
- Resident directory board (black felt with white plastic letters); and
- Rockery planter with green plastic curtain/screen.

Some original internal features such as the corridor clerestory glazing for borrowed daylight and mail chute were removed or closed off during fire life safety upgrades. The original very heavy swinging glass and timber entrance doors were replaced with aluminium framed glazing and automatic sliding doors in 2014. There is parking on grade for 95 cars at the east end of the building including 12 undercover carports.

Comparative analysis

Multi-level flats in Port Phillip

'Edgewater Towers' is often described as the first 'high rise' apartment block in Port Phillip and one of the first in Victoria. While there is not an internationally agreed definition of high rise buildings, some definitions that are based on the limits of the maximum reach of fire-fighting equipment cite a range of seven to ten stories as the minimum height for building to be deemed 'high rise'.

Using this definition no true 'high rise' blocks were built in Port Phillip prior to World War II and until the 1940s most apartment blocks in Melbourne were two or three storeys, with a smaller number of four or five storey blocks, many within the central city. A notable exception was 'Alcaston House', a seven-storey

apartment block built in 1929 at the corner of Collins and Spring streets in Melbourne. Designed by the prominent architects, A & K Henderson, it remained the tallest apartment block in Melbourne until the post-war era.

In the 1920s and 1930s there were several schemes for flats of six storeys or more in St Kilda, but none came to fruition. Until World War II, the tallest apartment blocks in Port Phillip were of five storeys: the 'Majestic' (1913-14) and 'Ritz Mansions' (1927), both in Fitzroy Street where a 1926 scheme for a seven storey block did not eventuate. Another unrealized scheme dating from 1936 would have seen an eleven-storey block containing over 200 flats constructed at the corner of Acland and Robe streets.

A significant development in multi-level flat design came in 1939 when the 'Newburn' flats were built in Queens Road. Designed by renowned émigré architect, Frederick Romberg (in association with Mary Turner Shaw and Richard Hocking, over five levels they were the precursor to the much larger 'Stanhill' apartments, also in Queens Road, that rose to nine levels. Designed by Romberg in 1942, but not completed until 1950, 'Stanhill' remained the tallest in Port Phillip (and Melbourne) until the completion of 'Edgewater Towers'.

Flats were identified as one solution to the post-war housing shortage and at the same time that 'Stanhill' was completed there were several schemes for six and seven level apartment blocks in Chapel Street between Alma Road and Argyle Street, but only one, no.16A, a six-storey block, was built. The designer is not known, however, one possible candidate is Mordecai Benshemesh, as he prepared plans for a similar, but unrealized scheme on an adjoining site (the plans for 16A Chapel Street have not been located).

Upon completion, 'Edgewater Towers' took over from 'Stanhill' as Melbourne's tallest private apartment block until Robin Boyd's twenty-level 'Domain Park' was completed in 1962.

In Port Phillip, 'Edgewater Towers' was followed by another Mordecai Benshemesh design, 'Questa Heights' at 21 The Esplanade, St Kilda (10 stories, 1965), and several designed by Sol Sapir and constructed for developer Nathan Beller over the next five years including 13 The Esplanade and 9 Albert Square, St Kilda (10 and 9 storeys, respectively, 1967), 'Sunset Beach Tower' 350 Beaconsfield Parade, St Kilda (12 storeys, 1967), and 'The Plaza' 333 Beaconsfield Parade, St Kilda (16 storeys, 1968-70).

The other builder of high-rise flats in Port Phillip in the post-war era was the Housing Commission of Victoria. The first high-rise block constructed by the Commission in Port Phillip (and the first in Victoria) was the seventeen-storey Emerald Hill Court in Dorcas Street, South Melbourne completed in 1962. Subsequent HCV flats in Carlton, Fitzroy, Collingwood, Richmond and Flemington rose higher still, culminating in the 45 storey 'Park Towers', in Park Street, South Melbourne, which was completed in 1969.

Modernist flats in Port Phillip

Port Phillip contains some of the earliest and most important examples of Modernist flats in Victoria. These include 'Bellaire' (1936) and 'Woy Woy' (1936), both designed by the influential partnership of Mewton and Grounds. The rational planning and austere architectural expression of these flats demonstrates the radical modernist concepts Geoffrey Mewton brought back with him from a period of work and travel in America and Europe (where he was strongly influenced by the architecture of Dudok). The influence of European modernism is also seen in 'Newburn' and 'Stanhill', mentioned above, which are both included on the Victorian Heritage Register.

The International Style provided an easily achievable option for large-scale buildings of the modern industrial era and was intended to maximize the floor area on each site. It could be adapted to different building types, whether industrial, commercial, institutional or residential. 'Edgewater Towers' demonstrates the International style through its monumental scale, rectilinear forms, use of plain white concrete surfaces, and the 'skin' of glass and steel. The modelling of the façades using alternate solid/void of the large balconies as expressed at 'Edgewater Towers' is one of the only concessions in adapting the International Style for residential use.

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 heritage overlay as an individual place. Extent of HO to include the whole of the property as defined by the title boundary.

Primary source

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

Other studies

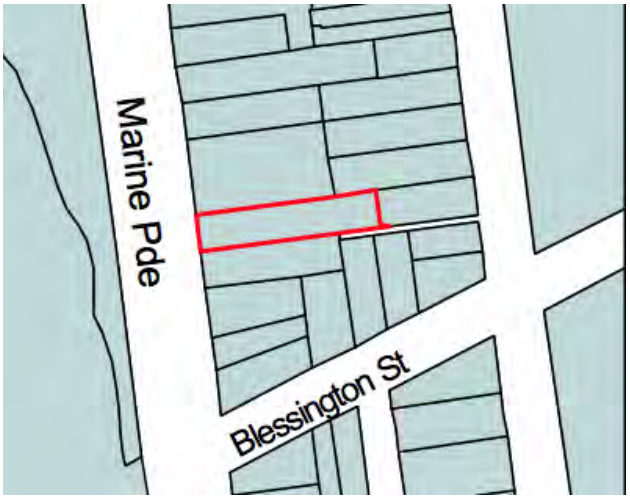
Robert Peck von Hartel Trethowan, *St Kilda 20th century architectural study*, Volume 3, 1992

Other images

City of Port Phillip Heritage Review

Place name: **Vi-Clageo Hall**
Other names: **Flats**

Citation No: **2051**



Address: **23 Marine Parade, St Kilda**

Category: **Residential: Flats**

Style: **Interwar Free Style**

Constructed: **c.1890, c.1930**

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **Revised citation**

Heritage Precinct: **None**

Heritage Overlay: **None**

Graded as: **Contributory outside HO**

Victorian Heritage Register: **No**

Significance

A review of this place in 2016 found that it does not meet the threshold of local significance, as there are better comparative examples already within the heritage overlay in the City of Port Phillip.

The statement of significance in the 1992 heritage study is:

'Vi-Clageo Hall' is a prominent example of a conversion of a Victorian mansion into flats in which a new structure and facade has been built onto the front of the old building. The interesting hooded window treatment and neatly designed porch are notable features.

Since these flats were assessed in 1992 they have been altered (enlargement of ground floor front windows) and there is a visible upper level addition. The window hoods and porch do not elevate it to local significance.

Thematic context

-

History

No information.

References

-

Description

No information.

Comparative analysis

No information.

Assessment

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

Recommendations

No action required.

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: **House**
Other names: **Attic villa**

Citation No: **2053**

Address: **69 Marine Parade, Elwood**
Category: **Residential: House**
Style: **Interwar**
Constructed: **c.1920**
Designer: **Unknown**
Amendment: **C29, C161**
Comment: **Revised citation**

Heritage Precinct: None
Heritage Overlay: None
Graded as: Contributory outside HO
Victorian Heritage Register: No

Significance

A review of this place in 2016 found that it does not meet the threshold of local significance, as there are better comparative examples already within the heritage overlay in the City of Port Phillip.

The statement of significance in the 1992 heritage study is:

With No 70, forms a pair of prominent attic villas overlooking the bay. Its spectacular curved balcony addition at the front gives it a distinctly maritime flavour and even the house's conspicuous, sunny pink seems somehow appropriate in its sea side context. Its rendered brick front fence is original and intact but the mock Victorian palisade fencing fixed above it is out of character.

This house has been altered and it is a typical rather than outstanding example. The curved balcony detracts from the appearance of the original attic bungalow, as does the high brick fence. The adjoining house at no.70 is a better example of the early houses in this section of Marine Parade, as it is more intact and retains its original or early front fence.

Thematic context

-

History

A brick air raid shelter may still exist on the property (permit no 10945 issued 24/2/42, builder W.H. Langdon, Owner M. Cain).

References

St Kilda Building Permit (BP) No.10945, issued 24 February 1942

Description

With No 70, forms a pair of prominent attic villas overlooking the bay. Its spectacular curved balcony addition at the front gives it a distinctly maritime flavour and even the house's conspicuous, sunny pink seems somehow appropriate in its seaside context. Its rendered brick front fence is original and intact but the mock Victorian palisade fencing fixed above it is out of character.

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

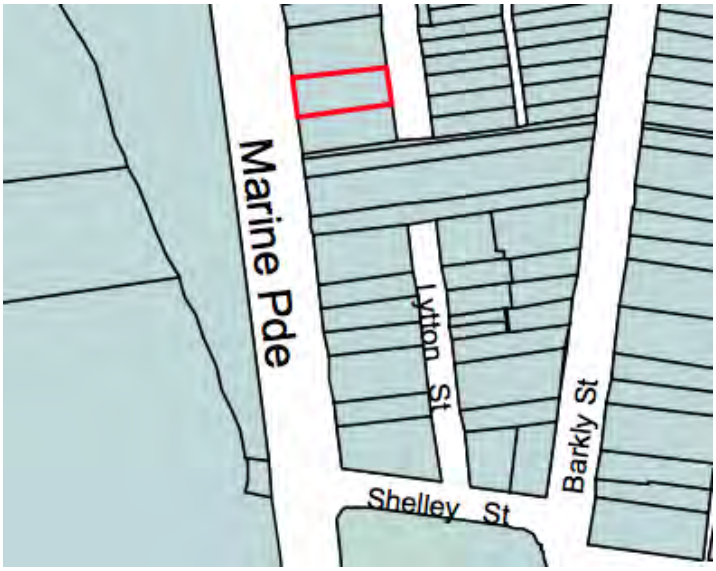
Other studies

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

City of Port Phillip Heritage Review

Place name: **Woy Woy**
Other names: **Flats**

Citation No: **2055**



Address: **77 Marine Parade, Elwood**

Category: **Residential: Flats**

Style: **Interwar Functionalist**

Constructed: **1936**

Designer: **Mewton & Grounds**

Amendment: **C29, C161**

Comment: **Revised citation**

Heritage Precinct: None

Heritage Overlay: HO301

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

'Woy Woy', designed by Mewton & Grounds and constructed in 1936, at 77 Marine Parade, Elwood is significant. It is a three storey block originally of six one bedroom flats (the top two have now been converted into one). Externally, the building is designed in a severe, Functionalist style. Stripped of ornament, the architectural styling has been achieved entirely through the deft manipulation of its basic geometry. Windows originally appeared as virtual slits in the sheer rendered surfaces, a vertical slit indicating the stairwell above the entrance. Rear wings notched with corner windows were stepped out to afford better bay views. The walls were terminated at a uniform height, forming the parapet around a trafficable roof accessible via the rear stairs. Only at the entrance does a little playfulness appear, where a small articulated cream brick nib emerges from the interior, and the name 'Woy Woy' is picked out in period, almost cartoon-like, lettering.

Non-original alterations and additions are not significant.

How is it significant?

'Woy Woy' at 77 Marine Parade, Elwood is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

A key Modernist block of flats designed by the influential architects Mewton and Grounds, 'Woy Woy' marks a critical stage in the evolution of Melbourne's residential architecture and forms part of an extraordinary collection of flats in St Kilda and Elwood. Despite recent alterations, it remains a fine example of Functionalist style, and an exemplary contributor to St Kilda's bayside architectural character. (Criteria A, D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

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.1, p.34). The trend toward higher-density living in St Kilda began with the conversion of mansions and terrace houses into boarding houses in the early 1900s and continued with the first purpose-built flats that appeared at the beginning of World War I. A 1919 newspaper article noted:

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

The building of flats accelerated during the 1920s:

> *In the older parts of the City, the St. Kilda Council supported the redevelopment of existing properties into flats, leading to a trend which accelerated in the 1930s. 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 1930s 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)

Woy Woy

Constructed in 1936 'Woy Woy' was designed by the highly influential architect Geoffrey Mewton of Mewton and Grounds. It is a three storey block originally of six one bedroom flats (the top two have now been converted into one). A similar block was apparently planned for the rear of the allotment on Lytton Street (1).

In the same year, Mewton & Grounds designed 'Bellaire' at 3 Cowderoy Street, St Kilda (q.v.), also in a Functionalist style.

References

(1) Conversation with the owner, 1990

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

Sawyer, Terry 'Residential Flats in Melbourne', Melbourne University Faculty of Architecture, research report, 1982

St Kilda Council building permit No 9416 (plans missing)

Description

'Woy Woy' is a three storey block originally of six one bedroom flats (the top two have now been converted into one). Externally, the building is designed in a severe, Functionalist style. Stripped of ornament, the architectural styling has been achieved entirely through the deft manipulation of its basic geometry. Windows originally appeared as virtual slits in the sheer rendered surfaces, a vertical slit indicating the stairwell above the entrance. Rear wings notched with corner windows were stepped out to afford better bay views. The walls were terminated at a uniform height, forming the parapet around a trafficable roof accessible via the rear stairs. Only at the entrance does a little playfulness appear, where a small articulated cream brick nib emerges from the interior, and the name 'Woy Woy' is picked out in period, almost cartoon-like, lettering.

Alterations to 'Woy Woy' include lowering of the upper floor window sills by about 250mm and replacement of all with aluminium framed plate glass. (The ground floor windows still indicate the original dimensions.), the extension of the front stairs to the rooftop, bringing with them a new window above the vertical "slit" and a new glass and aluminium canopy on the roof. The date "1936" has been added in plaster relief as a final touch.

Internally there have been alterations recently and in the past, but most of the detailing remains reasonably intact.

Comparative analysis

Along with 'Bellaire' at 3 Cowderoy Street, St Kilda (q.v.), `Woy Woy' was an influential exposition of radical Modernist ideas that had influenced Mewton when he was working and travelling in America and Europe in 1928-33.(2) The interiors were tightly planned, squeezing maximum function into minimum space. Innovations such as built-in meals nooks, for example, (which in `Woy Woy' are, in fact, distressingly claustrophobic), were to become standard features in Australian kitchens in the Post-War period. Other experiments, such as soundproofing the timber floors with beds of concrete between the joists, perhaps did not catch on.

While the intactness and integrity of 'Woy Woy' has been compromised by the later additions, the alterations are (with the exception of the enlargement of the windows, quite sympathetic to the original scheme.

Assessment

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

Recommendations

Add to the heritage overlay, as an individually listed place. No specific controls are required. The extent of the HO is to include the whole of the property as defined by the title boundaries.

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name: **Hile Terrace**
Other names: -

Citation No: **2141**

Address: **26-28 The Esplanade, St Kilda**
Category: **Residential: Terrace**
Style: **Victorian Italianate**
Constructed: **1885**
Designer: **William Pitt**
Amendment: **C29, C161**
Comment: **Revised citation**

Heritage Precinct: St Kilda Hill
Heritage Overlay: HO5
Graded as: Significant
Victorian Heritage Register: No

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 1, 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

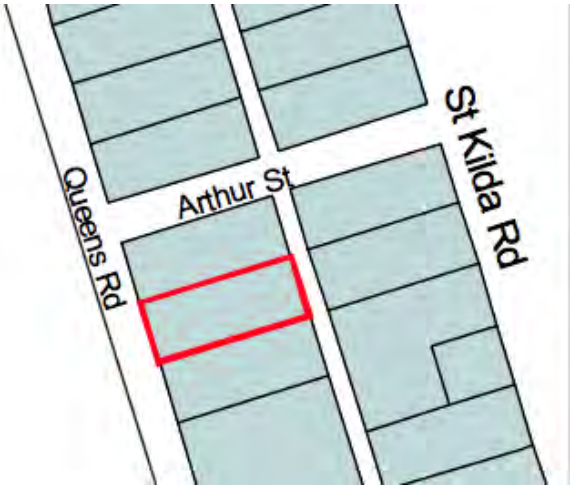
Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

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

City of Port Phillip Heritage Review

Place name: **Lancaster House**
Other names: **Lancaster Flats**

Citation No: **2223**



Address: **18 Queens Road, Melbourne**
Category: **Residential: Flats**
Style: **Interwar Georgian Revival**
Constructed: **1938**
Designer: **General Construction Co.**
Amendment: **C29, C161**
Comment: **Revised citation**

Heritage Precinct: None
Heritage Overlay: HO321
Graded as: Significant
Victorian Heritage Register: No

Significance

'Lancaster House' situated at 18 Queens Road, Melbourne was designed and built by the General Construction Co. in 1938. It is aesthetically significant.

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

Thematic context

-

History

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

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

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

Plans and specifications prepared by the General Construction Co. (1) for 'Proposed alterations and additions to residence Queens Road for C S Swinbourne esq' were submitted in 1938. They were approved by the City of South Melbourne in April and subsequently by the Board of Land & Works in May; the rate card for that year indicating that the 15 flats were completed by the end of the year. Their owners were Margaret and Charles Swinbourne, formerly of Barkly Street, St Kilda, who lived in flat 1, their occupations being home duties and investor respectively. The property was reassessed in 1940, perhaps on completion and from then was known as "Lancaster Flats" and subsequently "Lancaster House".

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

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

References

Buckrich, Judith Raphael, *Melbourne's Grand Boulevard The Story of St Kilda Road*, State Library of Victoria, Melbourne, 1996, pp.50-51

City of Port Phillip building records, file no. 4870/018/1; original building plans file no. B9000/1938/PAC/0

Sands and McDougall Directory, 1940, 1950-1973

South Melbourne, MMBW plan no.20, 1894

South Melbourne Rate Books (PROV VPRS 8264/P1) 1916-1917, p.212, rate no.7938, Unit 62; 1925-26, 1926-27, p.217, rate no. 8180, Unit 72; 1937-38, p.223, Unit 83

South Melbourne Rate Cards (PROV VPRS 8266/P1) 1938-43, nos. 8601-14, Unit 6; 1951 nos. 9646-59, Unit 23

(1) The 1998 heritage study tentatively identified potential architects on the basis of one entry in the Australian Architectural Index as Arthur Purnell and Pearce who let a contract for a new block of flats in Queens Road, St Kilda in January 1938. However, this is not supported by the original plans held by Council and also the address of this property is South Melbourne. Further approval for construction was not given until May 1938.

Description

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

coursing and pedimented motif to the gable end. The symmetry of the arrangement has been reinforced by the location of Palladian windows either side of the main entry. The other elevations are utilitarian.

The building is set well back from Queens Road across lawns having a small centrally placed fountain and mature trees. There is a stylistically consistent recessed entry gate with elaborate wrought iron work and curved ingo. Out buildings include an early structure predating "Lancaster House" and presumably forming part of the earlier "Lyndhurst" complex. It has a hipped colorbond roof with a skillion and brick walls that have sustained significant changes but retain an early segmental opening with bluestone sill. It has been converted into a garage.

Condition: Sound. Integrity: High.

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

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

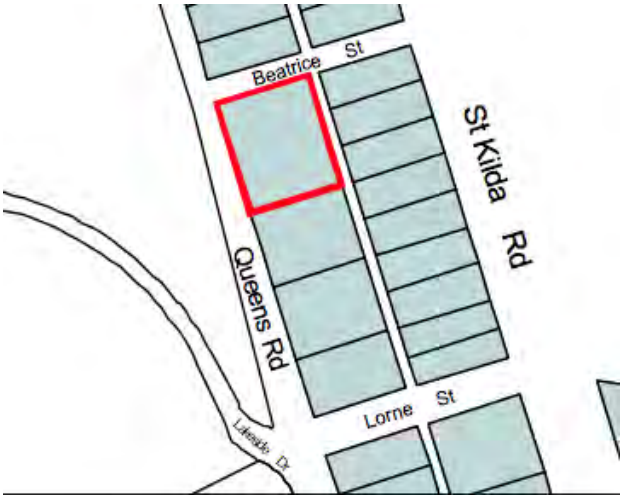
Other studies

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

City of Port Phillip Heritage Review

Place name: **Glen Eagles, Kinross & Kinfauns**
Other names: **Flats**

Citation No: **2226**



Address: **58-60 Queens Road, Melbourne**

Category: **Residential: Flats**

Style: **Interwar Moderne**

Constructed: **1940-41**

Designer: **Unknown**

Amendment: **C29, C161port Part 2**

Comment: **Revised citation**

Heritage Precinct: **HO512**

Heritage Overlay: **Recommended**

Graded as: **Significant**

Victorian Heritage Register: **No**

Significance

What is significant?

Glen Eagles, Kinross and *Kinfauns* at 58, 59 & 60 Queens Road, Melbourne, built in 1940-41 as an investment for Margot O'Donohue and Frank Lynch are significant. The three-storey brick blocks of flats are of a restrained, but well-composed, Moderne design and are situated within a landscape setting that contributes to their character. Along the rear boundary of the site is a row of 23 single car garages for its residents, which are supplemented by vehicle parking elsewhere on this site.

Non-original alterations and additions are not significant.

How is it significant?

The complex containing *Glen Eagles*, *Kinross* and *Kinfauns* flats, their landscape setting, and rear garages, is of local aesthetic and historic significance to Port Phillip.

Why is it significant?

This complex of flats is of local historical significance to Port Phillip. It is a large and intact complex of low-rise flats built in Queens Road, Melbourne in the early 1940s. This complex is of local historical value as it demonstrates the significant role that Queens Road played in flat development in the municipality from the Interwar period, due largely to its close proximity to public transport and the views it afforded to Albert Park Lake. (Criterion A)

The complex is of local aesthetic significance to Port Phillip, as a large and intact example of an early 1940s flats complex designed in a restrained, but well-composed, Moderne style. The three blocks of flats, *Glen Eagles, Kinross* and *Kinfauns*, demonstrate a transition in styling of blocks between the more ornate styles of historicism and Streamline Moderne, to that of the uncompromisingly Modern developments of *Newburn* and *Stanhill* flats. (Criterion E)

Glen Eagles, Kinross and *Kinfauns* are a particularly fine, representative, and intact example of an Inter-war flat complex, demonstrating key features of flat design of this period, including incorporation of vehicle accommodation, and garden settings for each block. These garden settings, combined with the modest scale of the blocks (three-storey) and their hips roofs, provide a residential scale and character to this complex, absent in many Post-war flat developments in Port Phillip. It was these design attributes in early flats that helped shift earlier negative perceptions of flat living, to their growth in popularity with single and smaller family units in the Inter-war period. (Criterion D)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.4 Depression and recovery: the inter-war years.

History

Contextual history

Permanent European settlement of Port Phillip began in the 1830s, and by the 1850s a track followed the eastern edge of the Albert Park Swamp, close to today's Queens Road. It was this track in fine weather, rather than St Kilda Road, that was the preferred route to St Kilda from the city. Queens Terrace, later renamed Queens Road, was created in 1875, when the Government sold the land in St Kilda Road abutting the Albert Park Reserve. The subject site is allotments 16 (No 60), 17 (No 59) and 18 (No 58) of Section U of this Government subdivision. Beatrice Street, as with nearby Arthur, Leopold and Louise streets, appears to have been named after the four youngest children of H.R.H. Queen Victoria (1819-1901).

Little development had occurred in this section of Queens Road by the end of the nineteenth century. The MMBW Detail Plan No. 646 of 1897, shows only two houses on the east side of Queens Road between Beatrice and Lorne Streets (formerly Fraser Street). One of these houses was *Kinfauns*, which occupied the site of the existing flats on this site of the same name. The other house shown on the plan in this block of Queens Road is Foyle, situated south of the subject site. *Kinfauns* is described in an auction notice as a two-storey brick house (*Age*, 16 March 1940, p.2). Sometime after 1897 another house, *Wandook*, was built on the subject site between *Kinfauns* and Beatrice Street. *Kinfauns* occupied allotment 16, and *Wandook* allotments 17 and 18 of the previously described subdivision.

In 1940 both *Wandook* and *Kinfauns* were purchased by Margot O'Donohue and Frank Lynch, both solicitors of Camberwell. *Wandook* had been owned since 1931 by Leonard Edwin Pankhurst Moran, a merchant. *Kinfauns* had been owned since 1934 by Keith Grantham Halley, 'gentleman' (Landata). In August 1940 a 'large demolition sale' of fittings and fixtures of a 10-room house is advertised in the *Argus*, this advertisement notes that the sale is 'owing to the erection of modern flats' on this site (*Argus*, 24 August 1940, p.15).

Glen Eagles, Kinross and Kinfauns

Glen Eagles, Kinross and *Kinfauns* were constructed in 1940 and 1941 for Margot O'Donohue and Frank Lynch.

The architect/designer of the flats is not known, as they are not noted on the original drawings of the flats, now held by the City of Port Phillip; however, the builder of the flats is noted as C. Young (CoPP). Approval of the works by the City of South Melbourne was staggered, and occurred in the following order:

- No 60 Kinfauns – approved 18 September 1940
- No 59 Kinross – approved 20 November 1940
- No 58 Glen Eagles – approved 2 December 1940

In March 1941, *Kinfauns* was advertised as having 18 new flats to rent, and in September 1941 Glen Eagles was advertised as having new flats for rent (*Argus*, 12 March 1941, p.12 and 12 September 1941, p.8). The earliest mention found of *Kinross*, is in a death notice published in a Melbourne daily in April 1945 (*Age*, 30 April 1945, p.5). However, given the sequence of building approvals it is likely Kinross was also built around 1940-41, the same time as its mirrored image *Kinfauns*.

Initially, *Glen Eagles* had 25 flats including a caretaker's residence. Soon after the works were approved for *Glen Eagles*, the drawings were amended, and the new drawings approved on 17 December 1940. These amended drawings omitted a caretaker's residence above the rear garages, which was replaced with an area for clothes drying. A two-storey addition with a separate hip roof was also added to the small return wing on the southwest corner, near Queens Road. This two-storey section contained two one-bedroom flats, bringing the total number of flats at this block to 26. *Kinfauns* and *Kinross* each had 18 flats. The balconies of the flats were enclosed with windows, creating a wintergarden-type arrangement.

As part of the 1940s works there were 13 garages, and these were set in an L-shaped arrangement to the south of Glen Eagles. Four of these garages were accessed directly from Queens Lane (CoPP). Additional garages were added on the Queens Lane boundary, bringing the number to 23 that face this street. In 1972 covered car parking was built between *Kinross* and *Kinfauns*, and this was designed by the architectural firm of Stephenson & Turner (CoPP).

An aerial view of this portion of Queens Road in c.1965, shows that the original landscaping of this complex of flats was less dense as it is today, and that lawns extended between *Kinross* and *Kinfauns*. The current dense landscaping may have been added to conceal the car park that was built in the 1970s between *Kinross* and *Kinfauns*.

In 1982 minor works were carried out to address fire protection, and this included the replacement/installation of new windows in some stairwells. Two flats in Glen Eagles have been combined into one flat, and these works were designed by Geoffrey Woodfull architects. The café at the rear of Glen Eagles is relatively recent, as Port Phillip records show that this received planning approval in 1992 (CoPP).

Margot O'Donohue and Frank Lynch

Margot O'Donohue, one of the developers of this complex of flats, also built at least one other block of flats in Queens Road. This other block was *Lenhurst* at the corner of Arthur Street (33 Queens Road) and it was completed in 1936 (PPHR Citation no. 2225). Another block, *Monterey*, built in c1940, may also have been a development of O'Donohue and Lynch, as the block shares a remarkable similarity in scale, composition and detailing to Glen Eagles (see also Comparative analysis). O'Donohue and Lynch's development firm traded under the name Arden Real Estate & Investment Company, which is shown as the client on architectural drawings and structural engineering drawings of the flats that are held by the City of Port Phillip.

Margot O'Donohue owned a share of this complex until her death in 1976. Members of the O'Donohue family continued to own the site for at least another decade, and in more recent times the flats are owned by multiple owners/residents in a strata title type arrangement (Landata).

References

City of Port Phillip (CoPP) Rolled Plan File No RP000758B, includes original building plans of the flats prepared for the Arden Real Estate & Investment Company, and drawing of covered car parking area between *Kinross* and *Kinfauns* prepared by Stephenson & Turner

Department of Lands & Survey, subdivision plan titled 'Building Allotments Fronting The Brighton Road, Queens Terrace and Fitzroy Street, Parish of South Melbourne', dated 1875, held by the State Library of Victoria.

Philip Goad, *Melbourne Architecture*, Melbourne 2009.

Landata, Certificate of titles, vol 4467 fol 278, vol 5955 fol 951, vol 8263 fol 755 and vol 9645 fol 537.

Max Lay, *Melbourne Miles. The Story of Melbourne's Roads*, Melbourne 2003.

Melbourne and Metropolitan Board of Works (MMBW), 'Detail Plan, City of South Melbourne, No 646', held by the State Library of Victoria.

Melbourne and Metropolitan Board of Works, property services plans, Application Nos. 15613 and 73423, held by South East Water.

Richard Plunz, *A History of Housing in New York City, New York*, 2016.

St Kilda Historical Society, extract from Richard Peterson, 'A Place of Sensuous Resort: Buildings of St Kilda and Their People', titled 'The Canterbury', http://www.skhs.org.au/SKHSbuildings/pdf%20files/21.pdf, retrieved 14 November 2017.

State Library of Victoria Picture Collection.

Terry Sawyer, 'Residential Flats in Melbourne. The Development of a Building Type to 1950', unpublished research report, Department of Architecture, Building & Planning; University of Melbourne, 1982.

Ward, Andrew, 'Port Phillip Heritage Review' (PPHR), version 21, March 2017

Description

The subject site is situated at the southeast corner of Queens Road and Beatrice Street, Melbourne. Queens Lane forms the rear, east, boundary of the site. The Queens Road and Queens Lane frontages of the site are approximately 92 metres, and the Beatrice Street frontage is 76 metres. The subject site is relatively flat.

Built upon the subject site is a complex of three, three-storey, brick mid-twentieth century Moderne blocks of residential flats, and auxiliary buildings, within a landscaped setting. These blocks of flats are *Glen Eagles* (No 58), *Kinross* (No 59) and Kinfauns (No 60). The blocks of flats have a consistent setback from Queens Road behind a garden. The flats and gardens are obscured from view from Queens Road by a hedge that is grown behind a low rendered brick fence. This fence returns and extends along most of the Beatrice Street frontage. Most of the landscaping dates from the late twentieth century (c.1980s to c.2000). The exception is a mature Canary Island Palm (*Phoenix canariensis*) situated within the frontage between *Glen Eagles* and *Kinross*.

Original plans show the flats are built of a combination of load-bearing brick walls, and reinforced concrete slab floors. The roofs of the flats are built of a timber frame, and these are clad in glazed terracotta tiles.

Accessed from Queens Lane is a row of 23 single-car brick garages for residents of the complex. This row of garages is separated into two portions towards the centre by a drive that leads to car parking between *Kinfauns* and *Kinross* . Another drive further north in Queens Lane provides access to the vehicle parking to the south of *Glen Eagles*.

Glen Eagles

This block is situated at the north end of the site adjacent to Beatrice Street. The shallow setback from Beatrice Street is landscaped with a garden, except at its east end where it is paved in brick where it is used as an outdoor eating area for the shop on the ground floor of the building (adjacent to the Beatrice Street and Queens Lane intersection). This shop is not original, but part of works undertaken in c1992.

Glen Eagles has salmon coloured face brickwork, and a hip roof that is clad in glazed terracotta tiles. Plain tall chimneys are located in several places on the roof. The windows are steel frame casements, that are set within string course bands at cill and head levels. This horizontality is relieved on the Beatrice Street elevation by a projecting bay at the east end, and the vertical glazing of the stairwells. A relatively plain moulded rendered hood is above the entrance to each of these stairwells.

The detailing is similar on the Queens Road elevation, where there is another stairwell in a projecting bay. There is early metal signage with the name *Glen Eagles* on this projecting bay. Street numbering fixed to the wall below this signage is not original. On the Queens Road elevation, the base of the wall has manganese bricks.

Kinross and Kinfauns

Kinross is situated towards the centre of the site, and *Kinfauns* adjacent to the south boundary. These two blocks are L-shaped, and are mirrored in terms of their siting. They also have the same detailing, which is slightly more elaborate than that of *Glen Eagles*.

Kinross and *Kinfauns* have cream face brickwork on principal elevations, and, as is the practice on many flats in this area, a more austere (red) brick on the rear and other secondary elevations. The flats have hip and gable roofs clad in terracotta tiles.

As with *Glen Eagles*, the Queens Road elevations of both *Kinross* and *Kinfauns* have manganese face brickwork at their bases, which contributes to a visual unity in the architectural character of all three blocks of flats. The windows on *Kinross* and *Kinfauns* are within slightly recessed horizontal bands. This, and the corner window detail on these blocks, demonstrate a slightly higher level of detailing than with *Glen Eagles*.

The Queens Road elevations of both *Kinross* and *Kinfauns* have a projecting bay of windows. There is also early steel signage with the name of each block fixed to the Queens Road elevations, and street numbering that is of later origin. The entrances to the blocks are located to their sides and towards the rear. The former landscape courtyard between *Kinross* and *Kinfauns* is now partially paved for vehicle parking, which has impacted upon the original character of this complex which was lawn. However, landscaping on the site conceals this from view from Queens Road and this has mitigated the visual impacts from this car park.

Comparative analysis

Residential flats existed in Britain from the early 1800s. These early examples of flats were for the wealthy, and it was not until later in that century that the use of this housing type became more widespread. On the European continent flats, known as apartments, evolved earlier as a housing type for the broader population. In Paris, one of the most recognisable legacies of Georges-Eugene Haussmann's re-design of that city from the 1850s is its six-storey apartment buildings that define the built form of many of its boulevards.

Initially in the United States of America apartments were, like Britain, for the wealthy. Early examples in New York City include The Dakota, of 1884, a large block of upmarket self-contained apartments. For others, tenements with shared facilities were the housing in New York City at this time. A significant growth in the population of New York City in the first couple of decades of the twentieth century, and the upward mobility of many of its immigrants, led to increased demand for apartments. The expectations of this growing middle-class was of self-contained apartments of moderate size, with baths and kitchens, and with good light and ventilation.

Australians had similar expectations to Americans as to what should be the basic standard for flats, and this would influence the design of flats that began to appear in Australian cities in the early twentieth century. Australia's earliest blocks of flats were in Sydney. Melbourne's first block of self-contained flats, *Melbourne Mansions*, was completed in 1906. Prior to this the closest housing type to flats were rooming or boarding houses, which had shared facilities for its residents. *Melbourne Mansions*, situated at 91-101 Collins Street, was built for David Syme, the proprietor of the *Age* newspaper, and it catered for a relatively affluent resident. The architect of *Melbourne Mansions* was Inskip and Butler.

The Canterbury at 236 Canterbury Road, St Kilda West, designed by the architectural firm H W & F B Tompkins, was built in 1914 and is believed to be the earliest example of self-contained flats remaining in Melbourne (Peterson).

Criticism and questioning of the suitability of flats for Australian cities continued until after World War I. As an alternative to flats, Melbourne architect, John Gawler, advocated bungalow courts, a housing style that had become popular in Los Angeles (ibid). An example of a bungalow court, where residential units are sited around a small courtyard, is at 96 Grey Street, St Kilda. The setting of blocks of flats in a landscaped setting became a common aspect of flat design, and this is seen at *Glen Eagles*, *Kinross* and *Kinfauns*, and with other flat developments of the inter-war and early Post-war periods.

Some of the criticism of flats included that they were unsuitable for children and detrimental to family life (ibid). This criticism was mostly unjustified, as most flat developments were marketed for single people and/or smaller family units. Flats also provided a superior level of accommodation, and more privacy, than the more traditional accommodation for single people of boarding and rooming houses. One celebrated example of units for single people is *Cairo* in Nicholson Street, Fitzroy. It was completed in 1935-36, and provided a sophisticated level of functional Modernist design in its studio and one bedroom flats (Goad, 2009:142).

The architect of *Cairo*, Best Overend, was in the 1930s forging a name for himself as one of the city's leading architects. Best and Bernice Overend, early in their marriage, lived in a flat in the recently completed flat complex *Milton Hall* in St Kilda Road in 1938 (located on the opposite side of Queens Lane from *Glen Eagles*, but since demolished) (*Table Talk*, 8 December 1938, p.14; *Argus* 17 December 1938, p.11). This demonstrates that by the 1930s much of stigma associated with flats, and with flat-living, had begun to abate; and that St Kilda Road and Queens Road with its increasing number of blocks of flats was becoming a desirable locale for the middle and professional classes.

Sites that attracted flat developers were close to public transport (often this being tram lines) and shops, and in areas with a fine character or atmosphere, and that afforded good views. Sites sought by property developers for flats included St Kilda, Elwood, South Yarra, and, as previously discussed, the city's fashionable boulevard St Kilda Road (Sawyer, 1984:33-34). Queens Road, with all of the desirable attributes noted above, added with its fine views of Albert Park Lake, was also popular with flat developers in the Inter-war and Post-war periods. In 1935, Queens Road was described in one Melbourne newspaper as 'the perfect flat area' (*Argus*, 10 January 1935, p.13).

The flats that were built in Queens Road and St Kilda Road were often on the sites of former Victorian mansions. In turn many of these Inter-war blocks of flats have been demolished in recent decades, and have been replaced with either larger multi-level apartment buildings, or with commercial developments. A number of Inter-war blocks of flats do survive, and these include *Glen Eagles*, *Kinross* and *Kinfauns*, as well as other blocks that are also notable in their planning and design. They provide evidence of the history of this part of Port Phillip being at the forefront of flat development in Melbourne in the Inter-war and early Post-war periods.

The blocks of flats of the Inter-war period are of no uniform architectural style, rather they are expressed in a variety of styles that were popular in the 1920s through to the 1940s. These include flats designed in historical styles, which continued to be used despite the growing popularity of Modernism.

In Queens Road and St Kilda Road historical styles of flats include the English Vernacular Revival three-storey block at 628 St Kilda Road (Marsh & Michaelson architects, 1936); and another block in this style, *Lenhurst*, at 33 Queens Road (O.H. Jorgensen, 1936-37). This Queens Road example was an earlier

property development of Margot O'Donohue, who, with Frank Lynch, would later develop *Glen Eagles*, *Kinross* and *Kinfauns*. Another block, *Lancaster House* at 18 Queens Road (1938) is designed in a Georgian Revival-style, a style popular during the Inter-war period.

Modernism arrived in Australia in the 1930s, and the tenets of European Modernism are expressed in varying ways, and in varying degrees, in blocks on Queens Road. *Brookwood* at 32 Queens Road (Bernard Evans, 1936) is of a rich Streamline Moderne design with its rendered mouldings at parapet level referencing more Art Deco architecture of Europe and America of a decade earlier, than pure European Modernism. However, elements of the design, such as its steel frame windows and flat roof appearance, are gestures to Modernism.

Another notable Streamline Moderne block is *Kia Ora* at 449-453 St Kilda Road, Melbourne (within the City of Melbourne). Originally proposed as one block of 30 flats, the site of an adjoining mansion was purchased and the original block mirrored, totalling 60 flats around a landscaped garden. Designed by Lewis Levy, and completed in the mid-late 1930s, it is of a superior design to *Brookwood*. It was built by Kia Ora Investments Pty Ltd, another flat developer in Melbourne at this time (Argus, 5 August 1935, p.3; 30 March 1936, p.6, 21 June 1955, p.6).

Other blocks in Queens Road express a more restrained Moderne styling, providing a transitional style between the decorative treatment of *Brookwood* and *Kia Ora*, and the severity of Modernism encapsulated in *Newburn* (Romberg and Shaw, 1939-42) at 30 Queens Road, and at *Stanhill* (Romberg, 1945-50) at 34 Queens Road. These Moderne blocks include *Monterey* (architect not known, c1940) at 17 Queens Road, and *Glen Eagles, Kinross and Kinfauns*.

Both *Monterey* and *Glen Eagles* are similar in that both are sited at corners, have expressed hip roofs (muddying any comparisons to European Modernism), and have similar detailing on their facades. These similarities indicate both were designed by the same architect, and may also be developments of Frank Lynch and Margot O'Donohue. The early character of *Monterey* has been impacted upon, as its brickwork is now painted. *Monterey* also has historical significance, as it was used during World War II by FRUMEL (Fleet Radio Unit Melbourne), one of two combined radio operations that worked at deciphering Japanese military codes used in the Southwest Pacific.[43]

All of the low-rise blocks of flats built during the 1930s and 40s share common characteristics in terms of their planning, with each block set back from its front and side boundaries, with the setbacks from street boundaries incorporating landscaping. This provides some degree of visual uniformity to the few mansions remaining in the street, which are also built in a landscaped setting and that are of a similar scale. In the case of the subject site, and the Victorian mansion *Lanark* opposite, they provide a human scale and strong landscape character to Beatrice Street when viewed from Queens Road.

Margaret O'Donohue and Frank Lynch were key flat developers in Queens Road. As previously noted, in addition to *Glen Eagles, Kinross* and *Kinfauns*, at least one other flat development was built by O'Donohue (*Lenhurst*), with possibly another (*Monterey*) built by O'Donohue and Lynch. Other prolific flat developers of this time were the previously mentioned Kia Ora Investments Pty Ltd and Claude de Bernales's Brookwood Estates Limited. Another Queens Road flat developer was Stanley Korman, who built both *Newburn* and *Stanhill* . Korman also developed a large (low-rise) brick complex of flats called *Waitemata* at 65 Queens Road, and *Rameta* at 67 Queens Road, to the south of the subject site. Both *Waitemata* and *Rameta* have since been demolished.

The complex of flats at 58, 59 and 60 Queens Road is reasonably intact. Its aesthetic quality is enhanced by its garden setting, which despite encroachment by vehicle parking and a denser planting arrangement, has not significantly impacted upon this aesthetic value. This garden setting, with the three-storey scale of the flats, combined with their hip and gable roofs, give the complex a human scale and residential character, less apparent in flat developments later in the Post-war period. This complex of flats is testament to Queens Road being a desirable locale for investors/developers of flats in the 1930s and 40s, and the high standard of the design of its flats of this era.

Assessment

No information.

Recommendations

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

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

Primary source

Peter Andrew Barrett, *58, 59 & 60 Queens Road, Melbourne. Heritage Assessment*, November 2017

Other studies

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

Other images

From top, Kinross (no.59), Kinfauns (no.60) and garages at rear facing Queens Lane

City of Port Phillip Heritage Review

Place name: Houses
Other names: -

Citation No: 2409

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

Category: Residential: Houses

Style: Federation/Edwardian

Constructed: 1910-1912

Designer: James Downie

Amendment: C161

Comment: New citation

Heritage Precinct: None

Heritage Overlay: HO507

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

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

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

How is it significant?

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

Why is it significant?

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

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

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

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.4 Depression and recovery: the inter-war years.

History

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

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

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

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

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

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

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

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

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

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

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

References

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

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

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

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

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

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

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

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

Description

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

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

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

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

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

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

Comparative analysis

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

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

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

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

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

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

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

Assessment

No information.

Recommendations

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

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

Primary source

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

Other studies

-

Other images

-

City of Port Phillip Heritage Review

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

Citation No: **2411**

Address: **324 Esplanade East, Port Melbourne**

Category: **Residential: House**

Style: **Early Victorian**

Constructed: **1876**

Designer: **Unknown**

Amendment: **C29, C161**

Comment: **New citation**

Heritage Precinct: **Port Melbourne**

Heritage Overlay: **HO1**

Graded as: **Significant**

Victorian Heritage Register: **No**

Significance

What is significant?

The house, constructed by 1876 for William Knight, at 324 Esplanade East, Port Melbourne is significant. This is a simple gable-fronted timber cottage with a timber sash window centrally placed at one side of the entrance door. The most notable feature is the ornamental bargeboard and finial. The timber verandah with a cast iron frieze is not original, but reasonably sympathetic.

Non-original alterations and additions and the front fence are not significant.

How is it significant?

The house at 324 Esplanade East, Port Melbourne of local historic and representative significance to the City of Port Phillip.

Why is it significant?

It is significant as one of the earliest houses in this part of Port Melbourne, being built soon after the infilling of the north end of the Lagoon. The simple, gable-fronted form with the original decorative bargeboard is typical of timber cottages of the 1870s. (Criteria A & D)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

Sandridge (Port Melbourne), St. Kilda and Emerald Hill were geographically discrete townships during the 1860s, each with its own character and purpose and interlinked by the railway system of the Melbourne and Hobsons Bay United Railway Co. Whereas Sandridge was the port town and St. Kilda the resort, Emerald Hill was the suburban retreat for what the Victorians called the commercial classes. The 1861 census vividly demonstrated this circumstance. 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 before beginning a long and steady decline (PPHR 2018:27-29).

House, 324 Esplanade East

The development of Port Melbourne in the nineteenth century was constrained by a body of shallow water known as the lagoon that extended inland from the shoreline as far as present-day 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. Filling of the northern end of the lagoon, beyond Bridge Street, commenced in 1876. Though the progress of the works was slow, development of the reclaimed land began soon after (Turnbull & U'Ren 1983:276).

The land on the east side of Esplanade East north of Spring Street was offered for sale in 1875. J. Hennessy purchased Allotment 10 in February 1875 and subdivided it into three lots.

This house appears to have been built by a shipwright, William Knight, in 1876 on the southernmost of the three lots created by Hennessy. When first rated, the humble cottage was described as a three-roomed wood dwelling, and was valued at £16 (RB). Knight lived in the house for several years, but by 1892 it was owned and occupied by Peter Hansen, a guard, and the number of rooms had increased to four (RB). By that time, it was numbered as 9.

References

Port Phillip Heritage Review (PPHR), Exhibition Version Amendment C161port, June 2020

Port Melbourne Rate Books (RB) 1876-77, no. in rate 1752, 22 March 1892 (2207)

Radcliffe, David, Research report in relation to Citation 640 – 331 Esplanade East, 23 January 2019

Turnbull, N. and U'Ren, N., *A History of Port Melbourne*, 1983

Description

This is a simple gable-fronted timber cottage with a timber sash window centrally placed at one side of the entrance door. The most notable feature is the ornamental bargeboard and finial. The timber verandah with a cast iron frieze is not original, but reasonably sympathetic. A two storey addition has been made at the rear and there is a (non-original) high bluestone fence at the front.

Comparative analysis

While many houses were constructed in Port Melbourne in the 1860s and 1870s relatively few survive today. Although front-facing gables were common in smaller residences of the mid-nineteenth century, they were later supplanted by virtually universal use of transverse gabled or hipped roofs. In later nineteenth century houses, front-facing gables were more unusual and were most commonly found in working class suburbs such as Port Melbourne or Collingwood where blocks tended to be narrow (Allom Lovell). While simple in form, this cottage is notable for the ornamental bargeboard and finial, which is a typical detail of the period. It compares with 51 Bridge Street, Port Melbourne, which was constructed in 1874 and similarly retains an ornamental bargeboard.

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 HO1 Port Melbourne 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

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

City of Port Phillip Heritage Review

Place name: **Houses**
Other names: **Duplex**

Citation No: **2412**

Address: **152 & 154 Mitford Street, Elwood**

Category: **Residential: Duplex**

Style: **Edwardian Arts & Crafts Bungalow**

Constructed: **1915**

Designer: **Schreiber & Jorgensen**

Amendment: **C161**

Comment: **New citation**

Heritage Precinct: **None**

Heritage Overlay: **HO511**

Graded as: **Significant**

Victorian Heritage Register: **No**

Significance

What is significant?

The attached houses, designed by Schreiber & Jorgensen and constructed in 1915, at 152-54 Mitford Street, Elwood are significant. Typical of early bungalows they have Arts & Crafts detailing and employ design simplicity for their time. The plain roughcast wall surfaces, the shingling to the gables and the bracketed eaves, and use of simple gable roof forms and multi-paned and corner windows are all influences from the Arts & Crafts movement. The boxed corner windows in particular are an unusual and distinctive feature. Also of note are the details that demonstrate Japanese influences including the relatively low pitch of the roof, the timber joinery details including the projecting purlins in the street facing minor gable, the flat-roofed porches with paired posts and unusual fretwork and the 'moon arch' doorways. There are three chimneys, each placed centrally at the gable ends of the main roof and the street facing minor gable.

Non-original alterations and additions are not significant.

How is it significant?

The attached houses at 152-54 Mitford Street, Elwood are of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a finely detailed and early example of bungalow design that demonstrates both Japanese and Arts and Crafts influences. The Japanese influence is demonstrated by the relatively low pitch of the

roof, the timber joinery details including the projecting purlins in the street facing minor gable, the flat-roofed porches with paired posts and unusual fretwork and the 'moon arch' doorways, while the Arts and Crafts style is expressed through the adoption of simple building forms, materials and some details that are innovative for their time such as the corner windows. It is also significant as an unusual building type as a 'bungalow duplex' that has been skilfully designed to fit a small site. (Criteria A, D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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).

Place history

These two properties, situated at the intersection of Austin Avenue, Mitford Street and Glen Huntly Road, were created as part of a 1914 subdivision that also created Austin Avenue. The first house in Austin

Avenue was no.6, which was under construction in 1914 and by 1917 there were sixteen houses in the street with four more under construction (SM).

Designed by architects Schreiber & Jorgensen, this pair of houses was built in 1915 for Mrs. O'Connell who lived in Milton Street, Elwood (BP).

Schreiber & Jorgensen, architects

The firm of Schreiber & Jorgensen, comprising architect Robert Schreiber and his nephew Justus Jorgensen, was active from the 1910s through the early 1930s. Although a qualified architect, Jorgensen later became better known as an artist and one of the founders of Montsalvat, Eltham (Teichmann 1996). Notable works of the firm include additions to the Xavier College Chapel (1927-34), Kew, Burke House (1929), 340-342 Collins Street, and Our Lady of Lourdes Church, School and Presbytery (1930), Prahran. The firm also designed a number of interwar Arts and Crafts Bungalows in Brighton, Elwood, Armadale, Malvern and Camberwell. The firm was described in an advertisement for a bungalow in Brighton as 'masters at planning artistic and pleasing exteriors and up-to-date and labour-saving domestic arrangements' (*Argus*, 29 May 1920:16).

In Port Phillip they are known to have designed at least four blocks of flats and several houses in St Kilda and Elwood during the 1910s and the 1920s. This is their earliest known commission. The other known examples, still extant, are:

- Flats (1917), 73-75 Mitford Street, Elwood (Individually significant within HO7 precinct)
- Flats (1920-21), 17-25 Charnwood Crescent, St Kilda (Individually significant within HO6 precinct)
- House (1924), 5 Broadway, Elwood (Significant within HO7 precinct)
- House (1925), 207 Alma Road, St Kilda East (Individually significant within HO6 precinct)
- Flats/duplex (1927), 1 Oak Grove, Ripponlea (Individually significant within HO7 precinct)
- Flats/duplex (1929), 18 Glen Eira Road, Ripponlea (Significant within HO7 precinct)

References

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

St Kilda Council building permit no.2541, dated 23 February 1915 (BP)

Sands & McDougall Directory (SM), various dates

Description

This is a pair of attached houses or 'duplex' with tiled gabled roofs and rendered walls that has been skillfully designed to fit a small site. There are three chimneys, each placed centrally at the gable ends of the main roof and the street facing minor gable. Typical of early bungalows they have Arts & Crafts detailing and employ design simplicity for their time. The plain roughcast wall surfaces, the shingling to the gables and the bracketed eaves, and use of simple gable roof forms and multi-paned and corner windows are all influences from the Arts & Crafts movement. The boxed corner windows in particular are an unusual and distinctive feature – corner windows were not widely adopted in domestic architecture until the 1930s.

Also of note are the details that demonstrate the Japanese influence upon bungalow design. These include the relatively low pitch of the roof, the timber joinery details including the projecting purlins in the street facing minor gable, the flat-roofed porches with paired posts and unusual fretwork and the 'moon arch' doorways.

The houses are relatively intact. The most significant visible change has been the replacement of the tiled roof to no.154. The colour schemes are not original and additions have been made at the rear, however, these are not visible from the front of the houses. The high front fence to no.154 is an intrusive feature.

Comparative analysis

The following is an edited version of a contextual history of bungalow design in Australia, prepared by Heritage Victoria:

The bungalow, from the Hindi bangla, meaning house, changed many times from its original bamboo and straw Indian peasant housing form. The European adaption of the bungalow from the 16th century largely developed into two types; the hipped, double-roofed bungalow, and the less common gabled example. The hipped form progressed through the 19th century as the Colonial Bungalow, and in Australia this simple pyramid hipped roof dwelling with verandah became a typical early Australian housing form. Inspired by the Indian summerhouse, these sun-conscious buildings with their lack of ornament and pleasing rusticity, became favoured as rural retreats. The earliest surviving European house in Australia, the Macarthur's Elizabeth Farm at Parramatta, and the prefabricated country house, Woodlands, at Tullamarine, are notable bungalow examples.

The American Influence
The gabled form went on to develop with strong Japanese influences in the United States, and became the Pasadena or Californian bungalow and by the 1890s houses with decidedly Japanese forms, having roofs with a floating horizontal quality, were being designed by Frank Lloyd Wright and others of the Prairie and Craftsman schools. On the American west coast, the highly influential architectural partnership, Greene & Greene began to develop their own characteristic Japanese bungalow theme after 1903. Several other architects in the Pasadena area were also designing in a similar Japanese style with admixtures of Swiss and Arts and Crafts as well as other local vernacular elements. The Greene brothers emphasised simplicity and beauty in the use of roof timbers, broad overhanging eaves, and simple open internal planning, a feature that was eminently suited to the increasingly informal American domestic lifestyle. Their designs were a bold attempt to combine traditional forms and construction types, including heavy stucco or adobe Mission vernacular of the west coast with Japanese elements; broad low pitched open eaved roofs, as well as strongly featured rafters, purlins, and eaves brackets. Upturned ridgework, as well as light timber pergolas and trellis work could also be included. Such elements were common to many of the designs published in a number of American and international journals. Contemporary to the Greene brothers, Arthur S. Heinemann's designs were more typical of the Californian idiom, but also had a strong Arts & Crafts orientation, with rubble piers, cylindrical columns and plastered plinths. His houses were more generally single storey and smaller than those of the Greenes, but still had low-pitched intersecting and nested gables with exposed rafters.

The Californian Bungalow in Australia
In the early years of the twentieth century the rising flood of publications illustrating examples of Californian bungalows made this building the most discussed subject in articles on domestic architecture in Australia. The small free-standing house was becoming the favoured type of housing in Australia, and it adapted easily to the bungalow form. In particular the basic asymmetrical Federation house could be convincingly accommodated to the style. Californian houses featured in the Australian magazines Building and Real Property Annual from as early as 1907, and were influential in the designs of local firm Oakden & Ballantyne from at least 1909.

Thus the Californian bungalow with its projecting gabled entry, low pitched gable roofs, heavy tapering piers, broad eaves, strongly expressed rafters and purlins to eaves, as well as stained timber detailing, was to have a strong influence on Australian bungalow design. Local examples differed from their Californian counterparts by their tendency to be designed with a single dominant roof and subsidiary projecting gables or hips which were directly derivative of the Federation house. The use of an asymmetrically placed front gable over a projecting room was identified by Robin Boyd as one of the characteristics of the Australian vernacular type. Many bungalows of California did not have this roof hierarchy, but featured roofs treated as broad planes of similar height and massing.

Japanese Bungalows
The distinctive Japanese-inspired bungalows of California, with characteristic low-pitched roofs and strongly expressed eaves timbers, were equally well publicised in Melbourne from about 1908 onward, but local designers were reluctant to exchange the higher pitched roofs of their own bungalow forms for the new oriental look. Consequently the hovering, oriental character of the Japanese style bungalows designed by American firms such as Greene & Greene, were comparatively rare in Melbourne. The preference for tiled roofs which needed a steeper pitch to guard against rain penetration, helped to sway designers away from the Japanese style. As well as terra cotta, another local

characteristic was the use of red brick. The new materials and roof line resulted in a local hybrid style which was developed in many variations throughout Melbourne's suburbs.

Oriental influences identified in Melbourne bungalows are largely confined to the treatment of timber elements, such as the roof beams and purlins which project beyond the line of the eaves, interlocking wood detailing, and ornate timber pergolas, trellises and gateways. The Bert Hurry house at 14 Alfred Road, Burwood, designed by Marcus Barlow in 1916, was one of the earliest, notable examples of the style. The American influence is evident in the stained weatherboard base and roughcast weatherboard walls. Charles Greenhill, a builder active in the Kew area built numerous bungalows with Japanese features. His own house at 330 Cotham Road Kew (demolished) was designed with projecting rafters with rounded, disc-like terminations. There were horizontal timbers with rounded ends above the brick piers of the porches lending an oriental appearance to the structure. Other bungalows with this kind of timber detailing were built in the suburbs of South Yarra, Malvern, Brighton, Toorak and Footscray.

The architects, Schreiber and Jorgensen, designed several residential buildings in St Kilda, Elwood and Malvern before and after World War I, as well as several churches. Their houses were all bungalows and usually with Arts & Crafts detailing. The Japanese influence can also be seen in their design for 'The Pebbles', 57A Droop Street, Footscray, which is included on the Victorian Heritage Register (H1308).

This bungalow duplex with its relatively low-pitched roof, the timber detailing including the projecting purlins, the flat roofed porch and the 'moon arch' doorways all demonstrate the Japanese influence upon bungalow design. The construction date of 1915 also makes this one of the earliest examples in Melbourne. The use of corner windows is also of note as an early example of this method.

The building also borrows from the Arts and Crafts tradition through the simplified building forms and compositions. Schreiber & Jorgensen did not simply take the orthodox forms of the bungalow and make them their own, but also simplified and re-modelled them using Arts and Crafts ideas. Bungalow duplexes are not a common building type and the architects skilfully used the site with three road frontages to provide two houses on a relatively small site.

Comparable examples in Port Phillip with both Arts & Crafts and Japanese details include 217 Alma Road, St Kilda East (HO25) and 311 Orrong Road (HO223). The former house was built in 1917-18 and the latter dates from 1920. The designer of each is unknown. This duplex shares details with these houses such as the roughcast walls and shingling, and the flat roofed porches, but is distinguished by the corner windows, not found on these examples (or elsewhere in Port Phillip). It also has a similar level of intactness and integrity.

While California bungalows are common throughout Elwood, most other known examples date from after World War I – one example is the house at 109 Tennyson Street, constructed c.1920, which has a similar low-pitched roof and is described as a 'rare example of a house in the California style which adheres closely to its American design sources' (HO271). Other houses of similar build date in Elwood to these houses, on the other hand, are more traditional Federation style bungalows and attic villas such as 'Dartington', 14 Selwyn Avenue (1914, HO8), or Caversham, 7 Lawson Street (c.1910, HO8).

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 heritage overlay, as an individual place. Extent of HO to include the whole of the property as defined by the title boundaries.

Primary source

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

Other studies

-

Other images

Statement of Significance: 12 Marine Parade, St Kilda – "Edgewater Towers"

Address:	12 Marine Parade, St Kilda	**Name:**	Edgewater Towers, Flats
Place type:	Residential: Flats	**Grading:**	Significant
PS map ref (Heritage Overlay):	HO510	**Constructed:**	1960-61

What is significant?

'Edgewater Towers', designed by Mordechai Benshemesh and constructed in 1960-61, at 12 Marine Parade, St Kilda is significant. It is a thirteen-storey apartment block in the International Style. Typical of the style, it is completely stripped of any applied ornamentation and decoration, and is characterised by rectilinear forms and the use of glass and steel with reinforced concrete surfaces painted plain white. The projecting front and side balconies provide a nod to the bayside location, particularly in trying to secure views for apartments not located to the front. Externally, the most visible alteration has been the enclosure of many of the balconies.

Non-original alterations and additions are not significant.

How is it significant?

'Edgewater Towers' at 12 Marine Parade, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

'Edgewater Towers' is significant as one of the first large scale residential 'high rise' apartment buildings in Port Phillip and Melbourne. It introduced a new concept of luxury 'own your own' apartment living that encouraged the building of similar apartment blocks in St Kilda and South Melbourne over the following decades, and forms part of an extraordinary collection of flats in St Kilda that demonstrate the history of flat building in Melbourne during the twentieth century. It was the first

high-rise apartment design by Mordecai Benshemesh and is said to have secured his reputation as a leading designer of high-density residential developments in Melbourne. (Criteria A & H)

'Edgewater Towers' is an example of the International Style as applied to multi-level residential buildings. This is demonstrated by its monumental scale, rectilinear forms, use of plain white concrete surfaces, and the 'skin' of glass and steel. (Criterion D)

It has aesthetic significance as a landmark building on the St Kilda foreshore. (Criterion E)

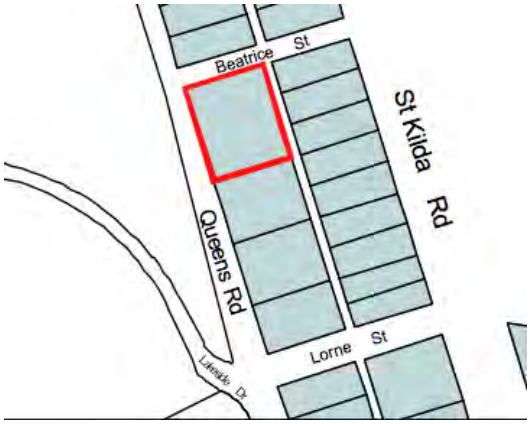
Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2019

Port Phillip Heritage Review - Volumes 1-6 (Panel Version Amendment C161port Part 2, December 2020)

Statement of Significance: Glen Eagles, Kinross and Kinfauns

Address:	58-60 Queens Road, Melbourne	**Name:**	Glen Eagles, Kinross and Kinfauns, flats.
Place type:	Residential: Flats	**Grading:**	Significant
PS map ref (Heritage Overlay):	HO512	**Constructed:**	1940-41



What is significant?

Glen Eagles, Kinross and *Kinfauns* at 58, 59 & 60 Queens Road, Melbourne, built in 1940-41 as an investment for Margot O'Donohue and Frank Lynch are significant. The three-storey brick blocks of flats are of a restrained, but well-composed, Moderne design and are situated within a landscape setting that contributes to their character. Along the rear boundary of the site is a row of 23 single car garages for its residents, which are supplemented by vehicle parking elsewhere on this site.

Non-original alterations and additions are not significant.

How is it significant?

The complex containing *Glen Eagles*, *Kinross* and *Kinfauns* flats, their landscape setting, and rear garages, is of local aesthetic and historic significance to Port Phillip.

Why is it significant?

This complex of flats is of local historical significance to Port Phillip. It is a large and intact complex of low-rise flats built in Queens Road, Melbourne in the early 1940s. This complex is of local historical value as it demonstrates the significant role that Queens Road played in flat development in the municipality from the Interwar period, due largely to its close proximity to public transport and the views it afforded to Albert Park Lake. (Criterion A)

The complex is of local aesthetic significance to Port Phillip, as a large and intact example of an early 1940s flats complex designed in a restrained, but well-composed, Moderne style. The three blocks of flats, *Glen Eagles, Kinross* and *Kinfauns*, demonstrate a transition in styling of blocks between the more ornate styles of historicism and Streamline Moderne, to that of the uncompromisingly Modern developments of *Newburn* and *Stanhill* flats. (Criterion E)

Glen Eagles, Kinross and *Kinfauns* are a particularly fine, representative, and intact example of an Inter-war flat complex, demonstrating key features of flat design of this period, including incorporation of vehicle accommodation, and garden settings for each block. These garden settings, combined with the modest scale of the blocks (three-storey) and their hips roofs, provide a residential scale and character to this complex, absent in many Post-war flat developments in Port Phillip. It was these design attributes in early flats that helped shift earlier negative perceptions of flat living, to their growth in popularity with single and smaller family units in the Inter-war period. (Criterion D)

Primary source

Peter Andrew Barrett, *58, 59 & 60 Queens Road, Melbourne. Heritage Assessment*, November 2017

Port Phillip Heritage Review - Volumes 1-6 (Panel Version Amendment C161port Part 2, December 2020)

Statement of Significance: House

Address:	324 Esplanade East, Port Melbourne	**Name:**	House
Place type:	Residential: House	**Grading:**	Significant
PS ref no:	HO1	**Constructed:**	1876

What is significant?

The house, constructed by 1876 for William Knight, at 324 Esplanade East, Port Melbourne is significant. This is a simple gable-fronted timber cottage with a timber sash window centrally placed at one side of the entrance door. The most notable feature is the ornamental bargeboard and finial. The timber verandah with a cast iron frieze is not original, but reasonably sympathetic.

Non-original alterations and additions and the front fence are not significant.

How is it significant?

The house at 324 Esplanade East, Port Melbourne of local historic and representative significance to the City of Port Phillip.

Why is it significant?

It is significant as one of the earliest houses in this part of Port Melbourne, being built soon after the infilling of the north end of the Lagoon. The simple, gable-fronted form with the original decorative bargeboard is typical of timber cottages of the 1870s. (Criteria A & D)

Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2019

Port Phillip Heritage Review - Volumes 1-6 (Panel Version Amendment C161port Part 2, December 2020)

Statement of Significance: Houses

Address:	110-118 Barkly street & 2-6 Blanche Street, St Kilda	**Name:**	Houses
Place type:	Residential: houses	**Grading:**	Significant
PS map ref (Heritage Overlay):	HO507	**Constructed:**	1910-1912

What is significant?

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

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

How is it significant?

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

Why is it significant?

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

They are representative examples of Federation/Edwardian housing built as an investment by a single builder using standard designs to ensure the houses could be built efficiently and economically, but with variations in detailing to achieve individuality and visual interest and avoid repetition. The design of the houses demonstrates the transition from the Victorian to Federation/Edwardian styles with Victorian era details such as the brick chimneys with moulded cornices, finely detailed cast iron verandahs, slate roofs and terrace house form combined with Federation/Edwardian details such as the red brick construction, and gable-fronted roofs with half-timbering. (Criterion D)

Aesthetically, it is significant as a cohesive and distinctive group due to their shared materials, details, setback and form. They are of note for the unusual decoration of the gable ends of 110 and 112 Barkly Street, and 2, 4 and 6 Blanche Street, which features oculi with timber louvres, above highly

ornate rendered garland swags, which form a striking feature against the red brick backgrounds. (Criterion E)

Primary source

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

Port Phillip Heritage Review, Volumes 1-6 (Panel Version Amendment C161port Part 2, December 2020)

Statement of Significance: Houses

Address:	152 & 154 Mitford Street, Elwood	**Name:**	Houses
Place type:	Residential: Duplex	**Grading:**	Significant
PS map ref (Heritage Overlay):	HO511	**Constructed:**	1915

What is significant?

The attached houses, designed by Schreiber & Jorgensen and constructed in 1915, at 152-54 Mitford Street, Elwood are significant. Typical of early bungalows they have Arts & Crafts detailing and employ design simplicity for their time. The plain roughcast wall surfaces, the shingling to the gables and the bracketed eaves, and use of simple gable roof forms and multi-paned and corner windows are all influences from the Arts & Crafts movement. The boxed corner windows in particular are an unusual and distinctive feature. Also of note are the details that demonstrate Japanese influences including the relatively low pitch of the roof, the timber joinery details including the projecting purlins in the street facing minor gable, the flat-roofed porches with paired posts and unusual fretwork and the 'moon arch' doorways. There are three chimneys, each placed centrally at the gable ends of the main roof and the street facing minor gable.

Non-original alterations and additions are not significant.

How is it significant?

The attached houses at 152-54 Mitford Street, Elwood are of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a finely detailed and early example of bungalow design that demonstrates both Japanese and Arts and Crafts influences. The Japanese influence is demonstrated by the relatively low pitch of the roof, the timber joinery details including the projecting purlins in the street facing minor gable, the flat-roofed porches with paired posts and unusual fretwork and the 'moon arch' doorways, while the Arts and Crafts style is expressed through the adoption of simple building forms, materials and some details that are innovative for their time such as the corner windows. It is also significant as an unusual building type as a 'bungalow duplex' that has been skilfully designed to fit a small site. (Criteria A, D & E)

Primary source

Helms, David, *Port Phillip Heritage Review Update*, 2019

Port Phillip Heritage Review - Volumes 1-6 (Panel Version Amendment C161port Part 2, December 2020)