Port Phillip Heritage Review Update

Final report

Prepared for City of Port Phillip

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Final v.9 – February 2019

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1 Introduction

1.1 Background

The Heritage Overlay (HO) of the Port Phillip Planning Scheme contains 35 heritage precincts and over 400 individually listed places. Heritage citations for these precincts and places are contained in the *Port Phillip Heritage Review* (as updated, hereafter referred to as the 'PPHR').

The City Strategy Unit at the City of Port Phillip has identified a number of errors and anomalies with existing heritage places included in the HO either individually or as part of a precinct. They include:

▸ Information in the PPHR citation is incorrect or out of date. For example, address details may have changed or alterations may have been made since the building was assessed;

▸ The level of significance (Significant, Contributory, Not Contributory/Nil or Contributory outside of HO) shown on the Port Phillip Heritage Policy Map (PPHPM) or Port Phillip Neighbourhood Character Map (PPNCM) appears to be incorrect. For example, several places that have individual citations in the PPHR are shown as 'Nil-graded' (i.e., not significant), while other places shown as 'Contributory' should be 'Significant' (or vice versa); and

▸ Places that have internal alterations controls, but no information in the PPHR citation to explain what is significant about the interior; and

▸ Errors in the HO schedule or on the HO maps.

In addition, there are several places of potential significance that are not included in the HO. These include:

▸ Places with an individual citation in the PPHR, which have been partially assessed and require review and assessment;

▸ Places that form logical extensions to precincts; and

▸ Places that have not been assessed, and require full assessment.

Finally, several places have been demolished. Some of these places have an individual PPHR citation and HO, whilst others are within the HO as part of a precinct.

1.2 Purpose

The purpose of this study is to undertake a review of these places. The tasks include:

▸ Undertaking a review of those places identified that are already included in the HO to ensure that:

  o The information about the place in the relevant PPHR citation is correct;

  o The status of place shown on the PPHPM is correct; and

  o The description of the place in the HO schedule and the HO extent in the HO map is correct.

▸ Assessing the places of potential heritage significance to determine whether they are of significance, either individually or as part of a precinct, and should be included in the HO.

▸ Reviewing the demolished places to determine whether the heritage grading of the place and/or inclusion in the HO needs to be changed.

▸ Making recommendations for changes to the PPHR, PPHPM and the HO arising from this study.

This report provides the findings and recommendations arising from the review. It provides an overview of the methodology (section 1.2) and describes the key findings (section 2) and recommendations (section 3). Also forming part of this report are the revised citations for the places reviewed by the study (Appendix B) and the list of changes to the PPHPM (Appendix C).

1.2 Approach and methodology

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

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

▸ The VPP Practice Note *Applying the Heritage Overlay* (2018) (hereafter referred to as the 'VPP Practice Note');

▸ Comments made by relevant Independent Panel reports and, in particular, the Advisory Committee report for the *Review of Heritage Provisions in Planning Schemes* (the Advisory Committee Report), which was completed in August 2007; and

▸ Guidelines for using the Hercon criteria and significance thresholds prepared by Heritage Victoria and the Queensland Heritage Council.

Review of places already included in the HO

The review of identified places already included in the HO involved the following tasks:

▸ A site inspection;

▸ Review of information in the existing PPHR and PPHPM, HO schedule and maps, and notes on each place provided by the City Strategy Unit;

▸ Reviewing the heritage grading of the place having regard to the definitions of *Significant*, *Contributory* and *Non Contributory* in the Port Phillip Local Heritage Policy, Clause 22.04; and

▸ For individually significant places, updating the PPHR citation by preparing a place history and description, where none currently exist, and updating the statement of significance into the current format recommended by the VPP Practice Note.

Review of places of potential heritage significance

Individual significance

The identified places of potential heritage significance were inspected and documented. The information in the existing citation, where one exists, was reviewed and additional research was carried out as required to establish basic details such as construction date, architect, etc. On this basis, a preliminary comparative analysis was carried out to determine the likelihood of the place meeting the threshold of local significance using the Hercon criteria. Following preliminary research, one additional

place that has not been assessed before was identified and another place was nominated by a member of the community.

Following this analysis, a shortlist of six places requiring full assessment was prepared. Each place on this shortlist has been assessed in accordance with the Burra Charter, Heritage Victoria guidelines and the VPP Practice Note using the methodology in Appendix A. Each assessment has involved the following:

▸ Preparation of a place/precinct history. Primary sources consulted during the preparation of histories have included land title and subdivision information, municipal building or rate records, newspaper articles, historic photographs (including aerial imagery), and wills and probate records, while secondary sources have included local histories and heritage studies (see section 2.5 for a list of key sources). Generally, a place history will document when the places was created, for what purpose, for and by whom (including the architect, if possible), and major changes in its physical form and/or use over time. Relevant themes from the PPHR Environmental History and the *Victorian Framework of Historic Themes* have been included.

▸ Description of the place, indicating the extent of the significant fabric, highlighting any features of particular note, intactness, and recording both contributory features (e.g., buildings, early and original fences, outbuildings and trees) as well as those features that have no heritage significance (e.g., recent outbuildings and extensions).

▸ Comparative analysis of the places. This has been carried out using typological/thematic groups (noting that not all places will fit within a group). Places already within the HO have been used as comparisons. These comparisons have been used to benchmark the places assessed, demonstrating clearly which ones meet the threshold of local significance.

▸ Assessment of significance. For each place/precinct found to be of heritage significance, a statement of significance (SoS) has been prepared. In accordance with the VPP Practice Note:
  ○ The Hercon criteria have been used in the assessment of significance;
  ○ Significance levels used are local or State significance, noting that 'local' may mean significant to a locality; and
  ○ The SoS is in the 'What?' 'How?' and 'Why?' format with the reasons why a place is significant expressed in relation to the Hercon criteria.

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

Precinct extensions

Potential additions to some heritage precincts were identified where the existing history, description and statement of significance in the precinct citation clearly support the inclusion of the places, and they form part of a streetscape that is already partially included in the precinct HO.

The scope of this project is limited to reviewing only those places identified as potential extensions to precincts HO5 and HO7. A full review of those precincts will occur as part of planned future reviews by Council. Council has already reviewed HO1 and HO3, and a review of HO6 is currently underway)

Statutory recommendations

Recommendations for the application of the HO have been made in accordance with the guidelines set out in the VPP Practice Note. The HO is usually applied to the whole of the property as defined by the title boundaries. However, in accordance with the VPP Practice Note exceptions include large sites where the HO is applied only to the part of that site containing the significant buildings or features. In accordance with the VPP Practice Note specific HO controls (e.g., painting, internal alterations, trees, outbuildings, etc.) have been applied where it is justified by the significance of the place. For example, paint controls are only recommended if the paint scheme is thought to be original or the colour scheme is an integral part of the design.

The final report has been prepared in a manner that is suitable for inclusion as a reference document in the Port Phillip Planning Scheme.

Review of demolished places

A 'desktop' review was undertaken for places that have been demolished to determine whether any fabric remains and whether the place retains any significance either as an individual place or as part of a precinct. For most demolished places, a site inspection was not required, as new buildings have been erected clearly demonstrating that no trace of the previous building or structure remains.

1.3 Study team

This study was prepared by David Helms who undertook all site inspections, research and assessment of places. Louise Honman of Context Pty Ltd assisted with the architectural descriptions and assessments of 'Edgewater Towers', 12 Marine Parade, and the duplex at 152-54 Mitford Street..

Acknowledgement

The contribution of David Radcliffe who identified the error with Citation 640 and undertook research to identify 324 Esplanade East is gratefully acknowledged.

1.4 References

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

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

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

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

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

2   Findings

2.1   Summary

The findings of this review are:

▸ **Places of individual significance**. Five (5) places are of individual significance. Of these, two have an existing citation and three are new places that have not been assessed before. A full significance assessment has been carried out and the new citation for each place now includes a history, description, comparative analysis and a statement of significance in the current format that explains how the place is Significant at the local level. See section 2.2 for details.

▸ **HO precinct extensions**. Extensions are recommended to the HO5 St Kilda Hill precinct and the HO7 St Kilda Elwood Balaclava Ripponlea precinct. The recommended extensions comprise buildings that are comparable to those within the existing precinct and form logical inclusions having regard to the statement of significance. See section 2.3 for details.

▸ **Changes to HO places and precincts.** This includes changes to the grading shown on the PPHPM and/or the HO schedule and maps. In addition, heritage citations for ninety-one (91) places have been revised and updated. The table in Appendix C provides a complete list of places and section 2.4 provides further details.

▸ **Demolished.** This includes places with an individual heritage citation, as well as places within HO precincts. As a consequence, PPHR citations for twenty (20) demolished places have been updated. The table in Appendix C includes the list of demolished places and section 2.5 provides further details.

▸ **Not significant at the local level**. This comprises six (6) places identified by previous studies that have individual PPHR citations, but are not included in the HO. See section 2.6 for details.

2.2   New places of individual significance

The places assessed to be of local significance are:

▸ Citation 2409 (new) Houses, 110-118 Barkly Street & 2-6 Blanche Street, St Kilda;

▸ Citation 2411 (new) House, 324 Esplanade East, Port Melbourne;

▸ Citation 2002, 'Greycourt', 96 Grey Street, St Kilda;

▸ Citation 2049, 'Edgewater Towers', 12 Marine Parade, St Kilda; and

▸ Citation 2382 (new) Houses, 152 & 154 Mitford Street, Elwood; and

Appendix B contains the citations for these places. In summary:

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

These houses are of historic, representative significance as good examples of Federation/Edwardian housing, which is associated with the development of St Kilda during the early twentieth century. They have aesthetic value as a cohesive and distinctive group with shared materials, details, setback and form and some unusual details.

Recommended for inclusion in an individual HO with the HO extent to include the whole of the property as defined by the title boundaries. No specific HO controls are required.

House, 324 Esplanade East, Port Melbourne

This house is of local historic and representative 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.

This place was nominated by a community member who realised that the history of the house at 331 Esplanade East, almost directly opposite, in Citation 640, applies to this house. Consequently, Citation 640 has also been revised.

As this place is already within the HO1 Port Melbourne precinct and graded as Significant, no change is required to the HO schedule or maps or the PPHPM.

Greycourt, 96 Grey Street, St Kilda

Greycourt is of local historic and architectural significance for its associations with the building of flats in St Kilda and as an early example of 'Bungalow Court' flats.

As the building adjoins the HO5 precinct, and is historically related to it, it is recommended for inclusion in the precinct rather than as an individual place. No specific HO controls (e.g., external painting, internal alterations, trees, outbuildings) are required.

Edgewater Towers, 12 Marine Parade, St Kilda

Edgewater Towers is of local historic, architectural and aesthetic significance as the first high rise flats in Port Phillip. It demonstrates the large-scale developments built following the introduction of stratum title legislation and is a local landmark.

Recommended for inclusion in an individual HO with the HO extent to include the whole of the property as defined by the title boundaries. No specific HO controls are required.

Houses, 152 & 154 Mitford Street, Elwood

The houses at 152 & 154 Mitford Street, Elwood are of local architectural and aesthetic significance as fine examples of Arts & Crafts bungalows with Japanese influence.

Recommended for inclusion in an individual HO with the HO extent to include the whole of the property as defined by the title boundaries. No specific HO controls are required.

2.3 HO precinct extensions

Some of the older HO precincts in Port Phillip, assessed by the 1998 PPHR, have irregular boundaries, which have been drawn to exclude as many Non-contributory or 'Nil' grade properties as possible. This has resulted in some streets (e.g. Acland Street, Dickens Street, Mitford Street) that are only partially within in the HO and where the excluded sections include places that would have a Significant or Contributory grading if they were included in the HO.

In addition, the current approach to the application of the HO to precincts recognises that Non-contributory places may be included within the HO where they form part of an otherwise intact streetscape to manage future development that could impact upon the precinct.

On this basis, potential extensions have been identified for two precincts:

▸ HO5 St Kilda Hill; and
▸ HO7 St Kilda, Elwood, Balaclava, Ripponlea.

HO5 St Kilda Hill
The statement of significance for HO5 is:

It has historical importance (Criterion A) as a seaside resort for the metropolis and location for marine villas since the commencement of settlement during the 1840's. This importance is demonstrated primarily by the privately owned building stock of houses, hotels and apartments but also by places of entertainment and other recreational facilities. Government and to a lesser extent privately funded infrastructure such as transport facilities, schools and churches also make a crucial contribution to the interpretation of life on St. Kilda Hill at various times in its history. The long history of the place has combined with its role as a resort to impart a diverse architectural character to the area that reflects its socioeconomic profile and is highly valued by the community (Criterion G). Today, the Hill offers valuable insights into the housing styles of the rich from the 1840's onwards, retaining important examples of architectural styles from each period in its history (Criterion C). It also includes unusual street layouts, with Alfred Square and Church Square demonstrating past planning practices.

Currently, almost the whole of Acland Street between Fitzroy and Carlisle streets is included in HO5. The exception is the property containing 35A and 37 Acland Street (Note: Land Victoria maps show this as a single lot, but it contains a detached house at no.35A and the adjacent flats at no.37). 35A & 37 Acland Street is shown as 'Contributory outside the HO' on the Port Phillip Neighbourhood Character Map.

The inclusion of 35A & 37 Acland Street within HO5 is recommended for the following reasons:

▸ The house, which dates from the late Edwardian or early interwar period, is relatively intact at the front, but has been extended and renovated at the rear. It has a very deep garden setback to Acland Street. It is comparable to other houses found within the HO5 precinct and inclusion in HO5 as a Significant grading is appropriate; and
▸ The flats are an interwar conversion of a Victorian era mansion. As such, they are comparable to several examples within HO5 including the house at the rear of 39 Acland Street. However, as they have been altered a Contributory rather than Significant grading should be applied.

Note: It appears that the above properties are included on the one title and therefore a significant grading across the whole site is appropriate.

HO7 St Kilda, Elwood, Balaclava, Ripponlea
The statement of significance for HO7 includes the following:

The residential areas are noteworthy for their late Victorian, Federation period and inter-war housing; the apartments of the latter period and the terraces of the former being especially noteworthy.

The recommended precinct extensions include:

Group 1: Dickens Street
The north side of Dickens Street between Mitford and Barkly streets is almost entirely included in HO7 (the exception is the building at the northeast corner of Barkly Street).

Typically, the streetscape is composed of Edwardian and interwar houses and one interwar block of flats. However, on the south side only two properties are included: 39 Mitford Street (interwar flats at the south east corner of Dickens St) and 41A Dickens Street (interwar flats). The balance of the south side of Dickens Street through to Barkly Street is excluded. The excluded buildings, which are recommended for inclusion in HO7, are:

▸ The interwar apartments at nos. 41 & 43 Dickens Street (these adjoin the aforementioned 41A Dickens & 39 Mitford Street already in HO7, see Figure 1). Also forming part of this group are the interwar apartments at 1 & 3 Ruskin Street. All of these buildings would justify a Significant grading.

▸ The house at 1 Addison Street. This is an intact Edwardian house with a typical complex hip and gable tiled roof, which situated on a triangular site at the intersection with Ruskin and Dickens Street. However, as it faces toward Dickens Street, it forms part of that streetscape and is recommended for inclusion. A Significant grading is appropriate.

▸ Nos. 45-57 Dickens Street. This includes the south side between Addison and Barkly Streets, which contains Edwardian and interwar bungalows and one block of interwar flats in the Mediterranean style at no.47. All are Significant, except for the more altered no.49, which is Contributory.

Figure 1 At left are 39 Mitford Street (pale rendered building) and 41A Dickens Street (red brick), within HO7, while at right is no.41 Dickens Street, outside HO7

Group 2: Mitford Street

Mitford Street between Dickens and Milton streets is mostly included within HO7 and typically contains a mix of Edwardian and interwar houses and interwar flats. The exception is the section on the west side containing nos. 49-61, as follows:

▸ No. 49. An intact Edwardian house. A Significant grading is appropriate.

▸ No.51. Interwar flats, possibly designed by noted architect J. Esmond Dorney due to distinctive details such as the balusters to the balcony balustrade. A Significant grading is appropriate.

▸ No.55. Three storey Postwar flats. Nil grading is appropriate.

▸ No.57 Three storey Postwar flats. Nil grading is appropriate.

▸ No.59 Interwar gable fronted bungalow with original front fence. Minor alterations and non-original carport. Significant grading is appropriate.

▸ No. 61 Interwar gable fronted bungalow with original front fence. Minor alterations. Significant grading is appropriate.

The inclusion of nos. 49, 51, 59 and 61 in HO7 is justified, as they are consistent with the surrounding development. However, the two blocks of Nil-grade postwar flats at

nos. 55 & 57 are in good condition, appear to be strata titled and occupy most of the land. Accordingly, it is unlikely that they will be redeveloped and so for this reason may remain outside HO7. (*Note: an alternate approach would be to include nos. 55 & 57 in the HO and exempt them from specific permit requirements via an incorporated document, as is being considered as part of the review of the HO6 St Kilda East precinct. However, this would require a review of all similar places within HO7 to determine whether such exemptions could be applied throughout the precinct, which is outside the scope of this study*)

2.4 Changes to HO places and precincts

The tasks included:

▸ Full reviews of the PPHR heritage citations for twenty-six (26) individual places;

▸ Updates of the PPHR citations (to correct names and addresses and VHR references) for sixty-five (65) places;

▸ Updates to the PPHPM to correct errors with the heritage grading (Significant, Contributory or Nil) for places within individual or precinct HOs; and

▸ Updates to the HO schedule or maps.

Full reviews of PPHR citations

PPHR heritage citations for twenty-six places have been fully reviewed to (as appropriate) correct place name or address errors, update descriptions, provide additional historic information and update the statement of significance to the current format. Please refer to Appendix B.2a for the new citations.

The PPHR heritage citations that have been fully reviewed (in alphabetical street address order) are:

▸ Citation 57, Halcyon, 53 Acland Street, St Kilda;

▸ Citation 2152, Drill Hall (former), 29A Albert Road Drive, South Melbourne;

▸ Citation 1100, South Melbourne Town Hall, 208-222 Bank Street, South Melbourne;

▸ Citation 68, St Kilda Town Hall, 99a Carlisle Street, St Kilda;

▸ Citations 314, 2107, 2108 & 2109, Railway Bridges, Carlisle, Grosvenor & Nightingale streets, Balaclava

▸ Citation 26, Victoria Hotel (former), 113 Cecil Street, South Melbourne;

▸ Citation 976, Houses, 131 & 133 Cobden Street, South Melbourne;

▸ Citation 881, Maisonettes, 2 Crimea Street, St Kilda;

▸ Citation 888, Flats, 254-56 Dandenong Road, St Kilda East;

▸ Citation 640, House, 331 Esplanade East, Port Melbourne;

▸ Citation 987, House, 15 Ferrars Place, South Melbourne;

▸ Citation 1495, Burnett Grey Gardens, 11-13 Glen Eira Road, Ripponlea;

▸ Citation 338, Road over Rail Bridge, Hotham Street, Ripponlea;

▸ Citation 2311, Railway cutting and bridges, 221-351 Ferrars Street & 332A Park Street, South Melbourne;

▸ Citation 1486, Ritz Mansions, 171 Fitzroy Street, St Kilda;

▸ Citation 329, Ripponlea Railway Station, Glen Eira Road, Ripponlea;

▸ Citation 1992, Elwood Post Office (former), 75 Glen Huntly Road, Elwood;

▸ Citation 48, J. Kitchen & Sons Pty Ltd Offices (former), 164 Ingles Street & 14 Woodruff Street, Port Melbourne;

▶ Citation 2055, 'Woy Woy', 77 Marine Parade, Elwood;

▶ Citation 801, Elwood Central School No.3246, 161 Mitford St & 49 Scott St, Elwood;

▶ Citation 746, Free Kindergarten (former), 23 Nelson Street, St Kilda;

▶ Citation 362, Surrey Court Flats, 71 Ormond Road, Elwood;

▶ Citation 791, Duplex, 15 Robe Street, St Kilda;

▶ Citation 2141, Hile Terrace, 26-28 The Esplanade, St Kilda;

▶ Citation 8, B.A.L.M. Factory (former), 2 Salmon Street, Port Melbourne; and

▶ Citation 911, Flats, 5 Wimbledon Avenue, Elwood.

Updates of PPHR citations

PPHR heritage citations for the following places have been updated to (as appropriate) correct the place name (PN), HO number (HO), address (A) or citation maps errors (M), and (where appropriate) include references to listing on the Victorian Heritage Register (VHR), and change to the current citation format.

In one case (citation 2223) incorrect information about the architect has been deleted, while in four cases (citations 2018, 2057, 2129 & 2225) the name of the architect has been added. In citation 327 reference to a tree that no longer exists has been removed and in two citations (711 & 2382) incorrect references to 'Longwell Terrace' have been corrected to 'Laywell Terrace'. In citation 2224, reference is made to the recent development at the site of the demolished heritage place.

Otherwise, the information in the citation including the history, description and statement of significance has not changed. Please refer to Appendix B.2b for the new citations.

The PPHR heritage citations that have been updated (in alphabetical street address order) are:

▶ Citation 95, State Savings Bank of Victoria (former, now Commonwealth Bank), 133-35 Acland Street, St Kilda (M);

▶ Citation 58, Houses, 1 & 2 Alfred Square (HO);

▶ Citation 602, Shops, 383-387 Bay Street, Port Melbourne (M);

▶ Citation 447, Flats, 3 Byrne Avenue, Elwood (A);

▶ Citation 2313, St Vincent de Paul Boys' Orphanage (former), 231-241 Cecil Street, 199-201 Napier Street & 34 Church Street, South Melbourne (A, HO, VHR);

▶ Citation 2221, Prefabricated Cottage, 17 Coventry Place, South Melbourne (HO, VHR);

▶ Citation 74, The Canterbury, 236 Canterbury Road, St Kilda (M);

▶ Citation 320, St Kilda Cemetery, Dandenong Road, St Kilda East (VHR);

▶ Citation 1116, Emerald Hill Presbyterian Church, 317-329 Dorcas Street, South Melbourne (A, VHR);

▶ Citation 964, House, 44 Finlay Street, Albert Park (M);

▶ Citation 1482, St Kilda Cricket Ground (Junction Oval), 150-180 Fitzroy Street, St Kilda (PN, A, HO)

▶ Citation 372, Maisonettes, 3 Glen Eira Road, Ripponlea (tree removed);

▶ Citation 1497, Moira, 16 Glen Eira Road, Ripponlea (A);

▶ Citation 1498, Milverton, 22 Glen Eira Road, Ripponlea (A);

▶ Citation 1499, Shops & residences, 31-37 Glen Eira Road, Ripponlea (A);

▶ Citation 1501, Shops & residences, 57-67 Glen Eira Road, Ripponlea (A);

▶ Citation 1502, Shop & residence, 60 Glen Eira Road, Ripponlea (A);

▸ Citation 333, Glen Eira Road Bank Group, 74-78 Glen Eira Road, Ripponlea (A);

▸ Citation 1984, State Savings Bank of Victoria (former), 78 Glen Eira Road, Ripponlea (A);

▸ Citation 31, House (Ulverston), 23 Hotham Grove, Ripponlea (A);

▸ Citation 33, Congregational Church (former), 72 Hotham Street, St Kilda East (A);

▸ Citation 2018, B'nai B'rith House, 99 Hotham Street, Balaclava (A, architect);

▸ Citation 2021, House and flats, 175 Hotham Street, Ripponlea (A);

▸ Citation 1118, Congregational Church (former), 34-36 Howe Crescent, South Melbourne (A, HO);

▸ Citation 2275, Flats, 290A Inkerman Street, St Kilda East (A);

▸ Citation 1112, MacRobertson Girls' High School, 350-370 Kings Way, South Melbourne (A, VHR);

▸ Citation 2057, St Kilda Marina Beacon, Marine Parade, St Kilda (A, HO, architect);

▸ Citation 2354, House, 1 Morris Street, South Melbourne (HO);

▸ Citation 1103, St Vincent de Paul Girls' Orphanage (former), 179-97 Napier Street, South Melbourne (HO, VHR);

▸ Citation 768, Broadway Theatre (former), 143-149 Ormond Road, Elwood (A);

▸ Citation 365, Shops & residences, 157-59 Ormond Road, Elwood (M);

▸ Citation 771, Shops & residences, 161-67 Ormond Road, Elwood (A, M);

▸ Citations 684 & 712, Swallow & Ariell Complex (former), Rouse & Stokes Streets, Port Melbourne (A, M, VHR);

▸ Citation 1003, Netherby (former), 8 Queens Road, Melbourne (A);

▸ Citation 2223, Lancaster House, 18 Queens Road, Melbourne (A);

▸ Citation 2224, Devon Flats, 19 Queens Road, Melbourne (Development)

▸ Citation 1008, Bendigonia (former), 25 Queens Road, Melbourne (A, VHR);

▸ Citation 1050, Newburn, 30 Queens Road, Melbourne (A, VHR);

▸ Citation 2129, Brookwood Flats, 32 Queens Road, Melbourne (A, architect);

▸ Citation 2225, Lenhurst Flats, 33 Queens Road, Melbourne (A, HO architect);

▸ Citation 2149, Stanhill, 34 Queens Road, Melbourne (VHR);

▸ Citation 1147, Sports Pavilion, Queens Road & 494-498 & 500-520 St Kilda Road, Melbourne (A);

▸ Citation 1005, Lanark (former), 55 Queens Road, Melbourne (New format only);

▸ Citation 783, John Batman Motor Inn (former), 69 Queens Road, Melbourne (A);

▸ Citation 2227, Myer House (former), 72 Queens Road, Melbourne (P);

▸ Citation 2228, Queenslodge Motor Inn (former), 81 Queens Road, Melbourne (P);

▸ Citation 215, House, 83 Queens Road, Melbourne (A);

▸ Citation 1106, Middle Park Primary School no. 2815, 194 Richardson Street, Middle Park (A, school number);

▸ Citation 1124, First Church of Christ (Scientist), 336-340 St Kilda Road, Melbourne (A, VHR);

▸ Citation 1004, Airlie (former), 452 St Kilda Road, Melbourne (A, VHR);

▸ Citation 982, Rathgael (former), 462 St Kilda Road, Melbourne (A, VHR);

▸ Citation 1096, VACC Offices, 464 St Kilda Road, Melbourne (A);

▸ Citation 999, Charsfield (former), 478 St Kilda Road, Melbourne (A);

- Citation 1019, Redholme (former), 572 St Kilda Road, Melbourne (A);
- Citation 2099, Tram Shelter, St Kilda Road & Lorne Street, Melbourne (A, HO, VHR);
- Citation 219, Metropolitan Gas Co. (former), 615 St Kilda Road, Melbourne (A, VHR);
- Citation 928, Flats, 628 St Kilda Road, Melbourne (A);
- Citation 220, Ulimaroa (former), 630 St Kilda Road, Melbourne (A, VHR);
- Citation 1, Terrace, 645-649 St Kilda Road, Melbourne (A);
- Citation 221, Del Marie, 4 St Leonards Avenue, St Kilda (A);
- Citation 711, Laywell Terrace, 20-24 Stokes Street, Port Melbourne (Laywell);
- Citation 2382, House (Edith), 26 Stokes Street, Port Melbourne (Laywell);
- Citation 2173, Esplanade Hotel, 11 The Esplanade, St Kilda (A);
- Citation 949, 14-20 Victoria Street, St Kilda (M); and
- Citation 950, 17 Victoria Street, St Kilda (M).

Updates to PPHPM heritage status

In deciding whether a place is 'Significant' or 'Contributory' the intactness and integrity of the building has been reviewed. The definition in Cl. 22.04 notes that Contributory places 'may have been considerably altered, but have the potential to be conserved'. A review of a selection of 'Contributory' places shows that they typically have been stripped of much of their historic detail (e.g. chimneys removed, windows replaced and/or enlarged, cladding and roof materials replaced) and in some cases, only the overall form remains. Some also have unsympathetic additions. On the other hand, places may have some alterations and still be Significant, particularly where such changes are readily reversible.

The places reviewed by this study have been identified and compiled by the City of Port Phillip over a number of years and include places known to have been demolished due to redevelopment or where the heritage grading is evidently wrong, for example a Victorian, Federation/Edwardian or interwar house shown as 'Nil' or a modern townhouse shown as 'Significant'. Other examples include:

- Interwar flats graded as 'Nil' in St Kilda and Elwood. The building of flats during the interwar period is an important theme in the history of these suburbs and these places are comparable to other interwar flats identified as Significant.
- Places with an individual PPHR citation within precincts that may not contribute to the precinct significance, but are of individual significance for other reasons (e.g., 2 Crimea Street, 133 Acland Street).

The table in Appendix C lists the places where the existing grading (Significant, Contributory, or Nil) shown on the PPHPM has been reviewed and the recommended change.

Updates to HO schedule and maps

Two places with internal controls have been reviewed. The existing statements of significance for these places do not describe what is significant about the interiors and so both the interior of both places have been inspected. The findings are as follows:

- HO129, Citation 1486, 'Ritz Mansions', 171 Fitzroy Street, St Kilda. The significant elements of the interior are limited to the original decorative schemes in the foyer and the lift shaft (but not the lift car, which has been replaced). The internal

alterations control in the HO schedule should be changed to specify that it applies only to the public foyers and lift cage. The citation has been updated accordingly.

▸ HO232, Citation 2164, Shops and residence (former), 14 Punt Road, St Kilda. The interiors of this building are not significant and the internal alterations control should be removed. No revisions to the citation are necessary.

Other errors or anomalies in the HO schedules or maps are:

▸ HO1 - For one property at 146 Dow Street, Port Melbourne, the rear of the property is included in HO1 however this is a mapping error and HO1 should be removed (map change only).

▸ HO55 'Duart'. The inclusion on the Victorian Heritage Register is not specified in the HO Schedule and the suburb (Albert Park) is not listed in the property address.

▸ HO112 Presbyterian Church (former). The address in the HO schedule (327 Dorcas Street) is incorrect and should be 317-329 Dorcas Street. HO147 Rail over Road Bridges. The three bridges at Carlisle Street (included in HO7) and Grosvenor Street and Nightingale Street are listed separately in the HO schedule and maps (HO147 and HO215) and have individual citations and statements of significance despite sharing a common history and significance. The Statement of Significance has been combined (Revised Citation 314) and a single entry at HO147 is recommended.

▸ HO149 House. The address in the HO schedule (23 Hotham Grove, Elsternwick) is incorrect and should be 23 Hotham Grove, Ripponlea.

▸ HO150 Road over rail bridge. The address is incorrect in the HO schedule (Hotham St, Ripponlea) and should be Hotham St, Elsternwick. Also the place name should be 'Road over rail bridge', and not 'Road overbridge'.

▸ HO152 Congregational Church. The address in the HO schedule (72 Hotham Grove, Elsternwick) is incorrect and should be 72 Hotham Grove, Ripponlea.

▸ HO164 J. Kitchen & Sons Pty Ltd Offices (former). The surviving buildings once formed part of a larger industrial complex, all of which is currently included within HO164. The land comprising HO164 has recently been subdivided and the significant buildings are now contained on separate lots: the offices at 164 Ingles St and one other building at 14 Woodruff St. The other buildings have been demolished and townhouses are now being constructed. Accordingly, it is now appropriate to update the property address and reduce the extent of HO164 to apply only to the two remnant buildings;

▸ HO220 'Surrey Court' flats. Surrey Court is an interwar block of flats that occupies the whole of 71 Ormond Road. However, HO220 only applies to half of the land and building. Also, the name is misspelt as 'Surry Court' in the HO schedule;

▸ HO233 'Netherby'. The address in the HO schedule (8 Queens Rd, South Melbourne) is incorrect and should be 8 Queens Rd, Melbourne.

▸ HO255 'Gas Valve House' (former). The place name is incorrect in the schedule, and the property address should be 615 St Kilda Rd, Melbourne.

▸ HO257 'Luzmore Terrace'. The address in the HO schedule (641-45 St Kilda Rd, Windsor) is incorrect and should be 645-649 St Kilda Rd, Melbourne.

▸ HO260 Elwood Central School No.3942. The existing name and address in the HO schedule ('State School, 201 Tennyson Street) is incorrect, and HO260 currently applies only to that part of the school (49 Scott St) to east of Mitford Street (now incorporated into the school grounds) and excludes 161 Mitford Street, which contains the significant former infants' school building.

▸ HO264 'Laywell Terrace'. The place name in the HO Schedule (Longwell Terrace) is incorrect and should be 'Laywell Terrace'.

▸ HO282 'Former BALM Paints offices'. The address in the HO schedule (339 Williamstown Rd, Port Melbourne) is incorrect and should be 2 Salmon Street, Port Melbourne.

▸ HO301 'Woy Woy' flats. The HO schedule incorrectly describes this as 'House'.

▸ HO325 'Myer House' (former). The place name in the HO Schedule (former residence) is incorrect and should be updated to 'Myer House' (former).

▸ HO330 'Sports Pavillion' The address in the HO Schedule (Queens Rd, Melbourne) is incorrect and should be updated to 494-498 & 500-520 St Kilda Road and Queens Rd, Melbourne and the place name to 'Clive Fairbairn Pavillion'.

▸ HO356 'Flats'. The address in the HO Schedule (290A Inkerman St, St Kilda) is incorrect and should be updated to 290A Inkerman Street, St Kilda East.

▸ HO372 'Maisonettes, including the courtyard garden and the mature bull bay magnolia, privet, Bhutan cypress and concrete pond'. The reference to Bhutan cypress in the place name should be deleted as the tree has been removed.

2.5   Demolished places

The demolished places include:

▸ Nineteen (19) places with individual PPHR heritage citations, some of which are individually listed in the HO schedule; and

▸ Significant or Contributory places within HO precincts.

The table in Appendix C provides a complete list of these places and the recommended actions. The following comments provide a summary.

Places with individual PPHR citations

For individual HO places, the recommendation is to remove the place from the HO map and schedule, and to change the PPHPM heritage status to 'Nil'. This applies to:

▸ Citation 292, House, 63 Argyle Street, St Kilda (HO26);
▸ Citation 454, Apps Funeral Parlour (former), 88 Carlisle Street, St Kilda (HO288);
▸ Citation 2030, Bandstand, Jacka Boulevard, St Kilda (HO167);
▸ Citation 2033, Stokehouse, 30 Jacka Boulevard, St Kilda (HO171); and
▸ Citation 2244, Avalon, 70 Queens Road, Melbourne (HO324).

The exception is St Kilda Sea Baths, which should remain in HO168 and change from Nil to Contributory on the PPHPM, as the original copper domes survive on the reconstructed towers.

Where the place forms part of a HO precinct and has been fully demolished the recommendation is to retain the place within the HO, but change the PPHPM heritage status to Nil where required. This applies to:

▸ Citation 641, House, 220 Esplanade West, Port Melbourne (HO1);
▸ Citation 2045, Tudor Lodge, 2A Loch Street, St Kilda West (HO5)*;
▸ Citation 772, Hatton (House), 173 Ormond Road, Elwood (HO8);
▸ Citation 948, Baymor Flats, 6 Victoria Street, St Kilda (HO5)*;
▸ Citation 2181, 7-13 Meaden Street, Southbank (HO4).

This demolished heritage place remains part of a property containing a Significant heritage place (i.e. not subdivided), therefore it may be appropriate to retain the Significant grading across the entire property.

The exception is the site of the demolished CSR Store 33 Johnston Street, Port Melbourne (Citation 55) that should be removed from HO442, as it is at the edge of the overlay.

For demolished places not included in the HO and included in the PPNCM the recommendation is to remove the 'Contributory outside HO' status. This applies to:

‣ 156-58 Brighton Road, Ripponlea (Citation 308);

‣ 95-103 Ormond Road, Elwood (Citation 2176); and

‣ 521 St Kilda Street, Elwood (Citations 930 & 1995).

No change is required for the following demolished places already shown as Ungraded on the PPNCM:

‣ Citation 2230, Mansion, 48 Queens Road, Melbourne;

‣ Citation 2130, Brooklawn, 82 Queens Road, Melbourne; and

‣ Citation 1093, Colonial Gas Offices (former), 480 St Kilda Road, Melbourne.

For the above places the existing information in the PPHR heritage citation has been retained and the following standard statement added to the Significance section:

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

The revised PPHR citations are in Appendix B. They should be retained in the PPHR to provide an historic record of these places.

The final place is Brooke's Jetty, Jacka Boulevard, St Kilda, which has an individual citation 2036, but is not included in the HO and has a 'Nil' grading on the PPHPM. The timber section of the jetty has been removed, but the concrete section has been retained and the structure is of historic and social significance 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 citation for Brooke's Jetty has been updated and the recommendation is to change the PPNCM heritage status to 'Contributory outside HO'. Given the potential social heritage values of Brooke's Jetty it has been included on the list of places to be assessed as part of the municipal-wide heritage review that commenced in 2018.

Significant or Contributory places within HO precincts

The table in Appendix C includes the Significant or Contributory places within heritage precincts known to have been demolished. For these places the only change required is to change the PPHPM heritage grading to Nil. The exception is 51-55 Goldsmith Street, which are within the HO8 precinct. As these properties are at the edge of the precinct (and the houses on the opposite side are not included in the HO) it is appropriate to remove them from HO8.

2.6   Not significant at the local level

There are six (6) places that have an existing PPHR citation and are not significant at the local level. These places do not meet the threshold of local significance because there are better comparative examples having regard to the methodology set out in

Appendix A. Table 2.1 provides a list of the places and specific reasons why they do not satisfy the threshold of local significance.

For each place, the following standard text has been inserted into the Significance section of the PPHR heritage citation:

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 places would, however, be Significant within a HO precinct area if one existed and so it is appropriate to retain the 'Contributory outside of HO' heritage status where it applies.

Table 2.1 – Not significant

Heritage place	Comments
Citation 441, Duplex, 150-152 Brighton Road, Ripponlea	Since this was assessed in 1992 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.
Citation 1993, Duplex shops and dwellings, 85-87 Glen Huntly Road, Elwood	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.
Citation 1997, Flats 68 Goldsmith Street, Elwood	These flat 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 have been renovated and no longer retain the original paint finishes.
Citation 2051, Vi-Clageo Hall Flats, 23 Marine Parade, St Kilda	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.
Citation 2053, House, 69 Marine Parade, St Kilda	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.
Citation 775, House & flat, 1 & 2/315 Orrong Road, St Kilda East	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.

3. Recommendations

The recommended changes to the Port Phillip Planning Scheme are:

▸ Add five new heritage places to the HO, as follows;

- Citation 2409, Houses, 110-118 Barkly Street & 206 Blanche Street, St Kilda
- Citation 2002, Greycourt, 96 Grey Street, St Kilda (as extension of HO5 St Kilda Hill precinct);
- Citation 2049, Edgewater Towers, 12 Marine Parade, St Kilda (new individual HO);
- Citation 2382 (new), Houses, 152 & 154 Mitford Street, Elwood (new individual HO); and
- Citation 2411 (new), House, 324 Esplanade East, Port Melbourne.

▸ Extend the HO5 St Kilda Hill precinct and the HO7 St Kilda Elwood Balaclava Ripponlea precinct to include the properties listed in section 2.3 and the table in Appendix C;

▸ Remove the following demolished places from the HO schedule and maps:

- HO8 (precinct), remove 51-55 Goldsmith Street (map change only)
- HO26, House, 63 Argyle Street, St Kilda;
- HO288, Apps Funeral Parlour (former), 88 Carlisle Street, St Kilda;
- HO167, Bandstand, Jacka Boulevard, St Kilda;
- HO171, Stokehouse, 30 Jacka Boulevard, St Kilda;
- HO442 (precinct), remove 33 Johnston Street (map change only); and
- HO324, Avalon, 70 Queens Road, Melbourne.

▸ In addition to the above, make the following specific changes to the HO maps and schedules, as appropriate:

- HO1 – Remove HO1 from the rear of 146 Dow Street, Port Melbourne.
- HO112 Former Presbyterian Church, 327 Dorcas Street, South Melbourne: In the HO schedule change address to 317-329 Dorcas Street.
- HO149 House. Change address in the HO schedule to 23 Hotham Grove, Ripponlea.
- HO150 Road over rail bridge: In the HO schedule change the address to Hotham St, Elsternwick and update place name to Road over rail bridge.
- HO152 Congregational Church: In the HO schedule change the address to 72 Hotham Grove, Ripponlea.
- HO129 Ritz Mansions, 171 Fitzroy Street, St Kilda: In the HO schedule specify that the internal controls apply only to the public foyers and lift cage.
- HO164 J. Kitchen & Sons Pty Ltd Offices (former), Ingles Street, Port Melbourne: In the HO schedule change address to '164 Ingles Street & 14 Woodruff Street, Port Melbourne', and on the HO map reduce HO164 to apply only to 164 Ingles Street and former factory at 14 Woodruff Street.
- HO220 'Surry Court, 71 Ormond Road, Elwood': In the HO schedule change name to 'Surrey Court', and on the HO map extend HO220 to apply to the whole of 71 Ormond Road.
- HO233 'Netherby': In the HO schedule change address to 8 Queens Rd, Melbourne.

- HO255 'Gas Valve House' (former): In the HO schedule, change the address to 615 St Kilda Rd, Melbourne.
- HO257 'Luzmore Terrace': In the HO schedule change the address to 645-649 St Kilda Rd, Melbourne.
- HO232 Shops and residence (former), 14 Punt Road, St Kilda. In HO schedule remove internal alterations control.
- HO260. In the HO schedule change name and address to 'Elwood Central School No.3942, 49 Scott Street & 161 Mitford Street, Elwood' and on the HO map extend HO260 to include 161 Mitford Street.
- HO264 'Laywell Terrace': In the HO Schedule change place name to 'Laywell Terrace'.
- HO282 'Former BALM Paints offices': In the HO schedule change address to 2 Salmon Street, Port Melbourne.
- HO301 House, 77 Marine Parade, Elwood: In HO schedule change name of place from 'House' to 'Woy Woy'.
- HO325 'Myer House' (former): In the HO Schedule (former residence) change the place name to 'Myer House' (former).
- HO330 'Sports Pavillion': In the HO Schedule change the address to 494-498 & 500-520 St Kilda Road and Queens Rd, Melbourne.
- HO356 'Flats': In the HO Schedule change the address to 290A Inkerman Street, St Kilda East.
- HO372 'Maisonettes, including the courtyard garden and the mature bull bay magnolia, privet, Bhutan cypress and concrete pond': In the HO schedule remove reference to Bhutan cypress in the place name.

▸ Update the PPHR Incorporated document by replacing old citations with new and adding the new citations. The new and updated citations are contained in Appendix B; and
▸ Update the PPHPM and PPNCM to ensure the correct heritage statuses are applied. The table in Appendix C provides a complete list of changes.

APPENDIX A – Assessment methodology

A.1 Introduction

This assessment methodology draws on relevant guidelines for the preparation of heritage studies including the VPP Practice Note, the *Heritage Issues: Summaries from recent Panel Reports* (2015) prepared by Planning Panels Victoria, the Advisory Committee report in relation to the *Review of Heritage Provisions in Planning Schemes* (2007) (the Advisory Committee Report), and *The Victorian Heritage Register Criteria and Threshold Guidelines (*2014).

A.2 Establishing a threshold of local significance

What is a threshold?

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

The Advisory Committee Report notes that the related questions of the application of appropriate heritage criteria and establishing 'thresholds' that provide practical guidance to distinguish places of 'mere heritage interest from those of heritage significance' have been the subject of continuing debate in recent times. While there was agreement that the AHC criteria may be appropriate for use at the local level, the question of what establishes a threshold remains open to interpretation.

The Advisory Committee Report defines 'threshold' as follows:

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

How is a threshold defined?

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

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

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

While there are application guidelines for the use of the AHC criteria (Developed in 1990, these are known as the AHC *Criteria for the Register of the National Estate: Application Guidelines*), they are designed for application at the regional or National level and the Advisory Committee Report cited a report prepared by Ian Wight for

Heritage Victoria, which noted that they may require rewriting to 'make them clearly applicable to places of local significance'.

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

> *As also discussed, a fundamental threshold is whether there is something on the site or forming part of the heritage place that requires management through the planning system.*
>
> *As we have commented, we see the development of thresholds as something which responds to the particular characteristics of the area under investigation and its heritage resources. Nevertheless the types of factors that might be deployed to establish local thresholds can be specified State-wide. They would include* **rarity in the local context, condition/degree of intactness, age, design quality/aesthetic value, their importance to the development sequence documented in the thematic environmental history***. (Emphasis added)*
>
> *This process is essentially a comparative one within the local area. That area may not coincide with the municipal area. Its definition should be informed by the thematic environmental history.*

The VPP Practice Note provides the following advice:

> *The thresholds to be applied in the assessment of significance shall be 'State Significance' and 'Local Significance'. 'Local Significance' includes those places that are important to a particular community or locality. Letter gradings (for example, "A", "B", "C") should not be used.*
>
> *In order to apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those that have previously been included in a heritage register or overlay. Places identified to be of potential State significance should undergo limited analysis on a broader (Statewide) comparative basis.*

Intactness vs. integrity

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

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

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

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

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

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

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

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

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

What is the role of the thematic history?

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

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

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

Conclusion

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

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

▸ The place is associated with a key theme identified in the thematic environmental history. It may have been influenced by, or had an influence upon the theme. The association may be symbolic. The fabric of the place will demonstrate the association with the theme, and the place may be early, distinctive or rare when compared with other places (Criterion A).

▸ The place is associated with a way of life, custom, process, function, or land use that was once common, but is now rare, or has always been uncommon or endangered. The design or form may be rare: for example, it may contain or be a very early building/s, or be of a type that is under-represented within the municipality or a locality (Criterion B).

▸ The place has potential to contribute further information about the history of the municipality or a locality and that may aid in comparative analysis of similar places (Criterion C).

▸ The fabric of the place exemplifies or illustrates a way of life, custom, process, function, land use, architectural style or form, construction technique that has contributed to pattern or evolution of the built environment of the municipality or the locality. It may demonstrate variations within, or the transition of, the principal characteristics of a place type and it will usually have the typical range of features normally associated with that type – i.e., it will be a benchmark example – and will usually have relatively high integrity and/or intactness when compared to other places (Criterion D).

▸ It will have particular aesthetic characteristics such as beauty, picturesque attributes, evocative qualities, expressive attributes, landmark quality or symbolic meaning (Criterion E).

▸ The place is an exemplar of an architectural style, displays artistic value, or represents significant technical or artistic/architectural innovation or achievement when compared to other similar places in the municipality. The places will usually have a high degree of intactness and/or integrity when compared to other places (Criterion F).

▸ The place has strong social or historic associations to an area/community (Criterion G) or to an individual or organisation as a landmark, marker or signature, meeting or gathering place, associated with key events, a place or ritual or ceremony, a symbol of the past in the present, or has a special association with a person, group of people or organisation that have made an important or notable contribution to the development of the municipality or locality (Criterion H) and, in particular:

   ➢ There is continuity of use or association, meanings, or symbolic importance over a period of 25 years or more (representing transition of values beyond one generation).

   ➢ The association has resulted in a deeper attachment that goes beyond utility value.

   ➢ The connection between a place and a person/s or organisations is not short or incidental and may have been documented – for example in local histories, other heritage studies or reports, local oral histories etc.

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

‣ Historical associations are not well established or are not reflected in the fabric because of low intactness; or

‣ The place is common within the municipality or locality or already well-represented in the Heritage Overlay; or

‣ If a precinct, it has low proportion of Significant/Contributory buildings (i.e., low intactness), or if an individual place it has low intactness and/or integrity; or

‣ It is a typical, rather than outstanding example of an architectural style or technical achievement and there are better comparative examples the municipality or locality; or

‣ The social or historical associations are not well established or demonstrated.

APPENDIX B – New and revised citations

B.1   New places of individual significance

Place	Page no.
Citation 2409 (new), Houses, 110-118 Barkly Street & 2-6 Blanche Street, St Kilda	1
Citation 2411 (new) House, 324 Esplanade East, Port Melbourne	7
Citation 2002, 'Greycourt', 96 Grey Street, St Kilda	10
Citation 2049, 'Edgewater Towers', 12 Marine Parade, St Kilda	15
Citation 2382 (new), Houses, 152 & 154 Mitford Street, Elwood	21

City of Port Phillip Heritage Review

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: Recommended

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.

The land on which the subject residences stand was vacant in 1897 (MMBW) and remained so until 1910 when it was sold to Williamina Downie of Longwarry in Gippsland (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 and owner Mrs James (Williamina) Downie, 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 a number of 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

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. 588-590 City Rd, South Melbourne*, 25 May 2017

Other studies

-

Other images

-

City of Port Phillip Heritage Review

Place name:	**House**		Citation No:
Other names:	-		**2411**

Address:	**324 Esplanade East, Port Melbourne**	Heritage Precinct:	Port Melbourne
		Heritage Overlay:	HO1
Category:	**Residential: House**	Graded as:	Significant
Style:	**Early Victorian**	Victorian Heritage Register:	No
Constructed:	**1876**		
Designer:	**Unknown**		
Amendment:	**C29, C161**		
Comment:	**Revised citation**		

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), Volume 1, Version 27 2018

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:	**Greycourt**	Citation No:
Other names:	**Bungalow Court Flats**	**2002**
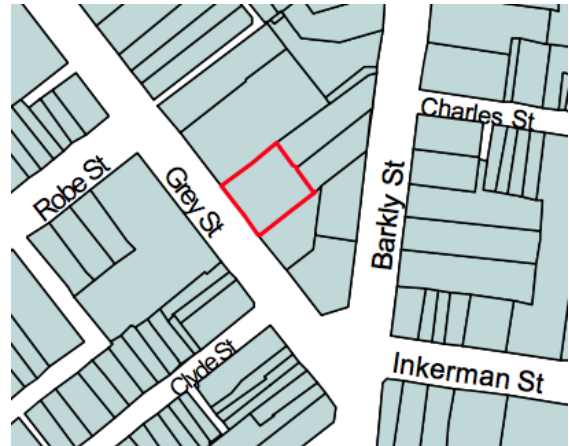
Address:	**96 Grey Street, St Kilda**	Heritage Precinct:	St Kilda Hill
Category:	**Residential: Flats**	Heritage Overlay:	HO5
Style:	**Interwar: Arts & Crafts**	Graded as:	Significant
Constructed:	**1920**	Victorian Heritage Register:	No
Designer:	**Richardson & Wood**		
Amendment:	**C29, C161**		
Comment:	**Revised citation**		

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

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:	None
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:	**Houses**	Citation No:
Other names:	**Duplex**	**2412**

Address:	**152 & 154 Mitford Street, Elwood**	Heritage Precinct:	None
Category:	**Residential: Duplex**	Heritage Overlay:	Recommended
Style:	**Edwardian Arts & Crafts Bungalow**	Graded as:	Significant
		Victorian Heritage Register:	No
Constructed:	**1915**		
Designer:	**Schreiber & Jorgensen**		
Amendment:	**C161**		
Comment:	**New citation**		

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

B.2a   Revised - existing HO places (full review)

Place	Page no.
Citation 57, Halcyon, 53 Acland Street, St Kilda	1
Citation 2152, Drill Hall, 29A Albert Road Drive, South Melbourne	5
Citation 1100, South Melbourne Town Hall, 208-220 Bank Street, South Melbourne	9
Citation 68, St Kilda Town Hall, 99a Carlisle Street, St Kilda	13
Citation 314, Rail over bridges, Carlisle, Grosvenor & Nightingale Streets	17
Citation 26, Victoria Hotel (former), 113 Cecil Street, South Melbourne	21
Citation 976, Houses, 131 & 133 Cobden Street, South Melbourne	24
Citation 881, Maisonettes, 2 Crimea Street, St Kilda	28
Citation 888, Flats, 254-56 Dandenong Road, St Kilda East	33
Citation 640, House, 331 Esplanade East, Port Melbourne	35
Citation 2311, Railway cutting and bridges, 221-351 Ferrars St & 332A Park St, South Melbourne	38
Citation 987, House, 15 Ferrars Place, South Melbourne	42
Citation 1486, Ritz Mansions, 171 Fitzroy Street, St Kilda	45
Citation 329, Ripponlea Railway Station, Glen Eira Road, Ripponlea	49
Citation 1495, Burnett Grey Gardens, 11-13 Glen Eira Road, Ripponlea	53
Citation 1992, Elwood Post Office (Former), 75 Glen Huntly Road, Elwood	56
Citation 338, Road over Rail bridge, Hotham Street, Ripponlea	60
Citation 48, J. Kitchen & Sons Pty Ltd (former), 164 Ingles Street & 14 Woodruff Street, Port Melbourne	62
Citation 2055, Woy Woy, 77 Marine Parade, Elwood	67
Citation 801, Elwood Central School No.3246, 161 Mitford St & 49 Scott St, Elwood	71
Citation 746, Free Kindergarten of St Kilda & Balaclava, 23 Nelson Street, St Kilda	77
Citation 362, Surrey Court Flats, 71 Ormond Road, Elwood	81
Citation 791, Duplex, 15 Robe Street, St Kilda	87
Citation 8, B.A.L.M. Factory (former), 2 Salmon Street, Port Melbourne	91
Citation 2141, Hile Terrace, 26-28 The Esplanade, St Kilda	95
Citation 911, Flats, 5 Wimbledon Avenue, Elwood	99

City of Port Phillip Heritage Review

Place name:	**Halcyon**	**Citation No:**
Other names:	**House**	**57**
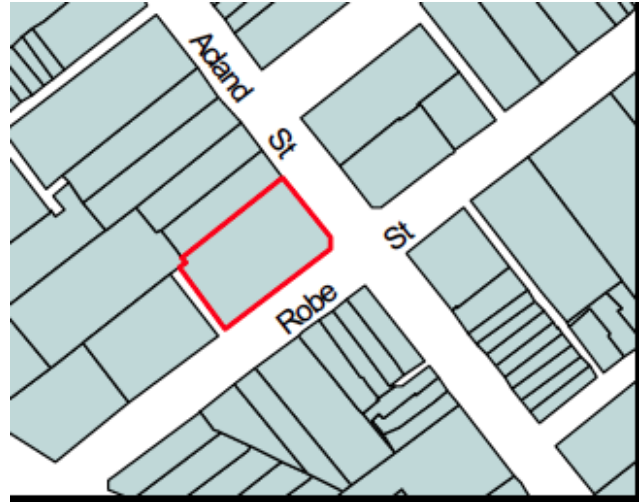
Address:	**53 Acland Street, St Kilda**	**Heritage Precinct:**	**St Kilda Hill**
Category:	**Residential: detached**	**Heritage Overlay:**	**HO11**
Style:	**Victorian Italianate**	**Graded as:**	**Significant**
Constructed:	**1886, 1929, 1939**	**Victorian Heritage Register:**	**Yes, H0775**
Designer:	**Frederick De Garis & Sons**		
Amendment:	**C29, C161**		
Comment:	**Revised citation**		

Significance

What is significant?

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

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

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

How is it significant?

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

Why is it significant?

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

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

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

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

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

References

Heritage Victoria (HV) – VHR H0775 citation

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

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

St Kilda Rate Books (RB)

Description

The two-storey mansion at 53 Acland Street, St Kilda formerly known as 'Halcyon' is an exuberant example of the residences erected for wealthy St Kilda residents during the Melbourne land boom. It is an asymmetrical two storey Italianate villa. The return balcony and verandah, which terminates at the entrance-tower, feature slender paired cast iron columns, cast iron balustrading and 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:	**Army Signal Corps Drill Hall (former)**	Citation No: **2152**
Other names:	**Albert Park Training Depot**	
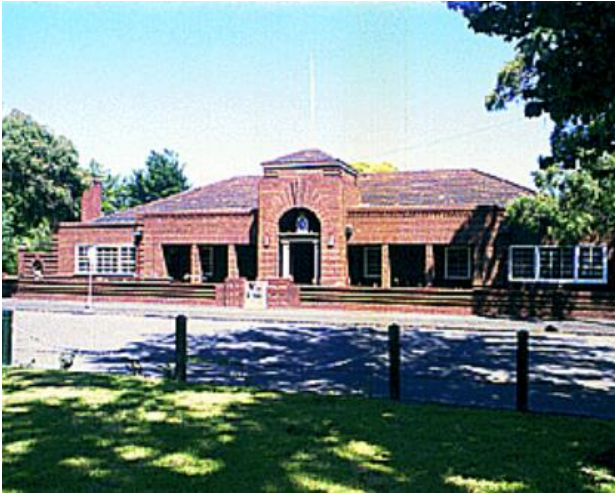
Address:	**29a Albert Road Drive, Albert Park**	Heritage Precinct: Albert Park
		Heritage Overlay: HO489
Category:	**Military: Drill Hall, residence**	Graded as: Significant
Style:	**Interwar Stripped Classical**	Victorian Heritage Register: Yes, H2362
Constructed:	**1935-36**	
Designer:	**George H. Hallandal**	
Amendment:	**C29, C161**	
Comment:	**Revised citation**	

Significance

The former Army Signal Corps Drill Hall is included on the Victorian Heritage Register (VHR H2362) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

What is significant?

The former Army Signal Corps Drill Hall, designed by principal architect George H. Hallandal and constructed in 1935-36 is significant. It comprises a complex of domestic-scale single-storeyed buildings. In a manner typical of the 1930s, they are planned symmetrically, and have a formality in their architecture despite the low scale. Along the Albert Road Drive facade there are three main buildings, between which run two driveways. The three buildings are pivoted around the central entrance tower that rises above the eaves line, higher than any other point. Each of the buildings has red bricks walls that are strongly banded with rows of tapestry bricks and they all have terracotta roofs be they either shingled or tiled. The banding in the bricks is used to good effect around the large arch within the entrance tower, as it has been built to suggest radiating voussoirs. In contrast, the arch houses a classically derived pair of columns and a cornice carved in freestone. This is the only departure from the otherwise consistent vocabulary, which is even repeated across the front fence that extends full width. At the rear the building comprises a large hall with an arched roof and rear elevation also has a strong symmetrical composition, emphasized by flagpoles.

In addition, the wrought iron decoration on the pedestrian and vehicular gates, to the Art Deco external light fittings and the sign stating 'Signal Depot' above the front entrance all add greatly to the embellishment

of the buildings and their domestic effect. So too the red bricks set in patterns to the pedestrian paths. To the southeast is a long gabled garage building.

How is it significant?

The former Army Signal Corps Drill Hall complex at 29A Albert Road Drive, South Melbourne is of local historic and architectural significance to the City of Port Phillip.

Why is it significant?

The former Army Signal Corps Drill Hall complex is of historic significance as evidence of the use of Albert Park for military purposes and for the association with an important phase of expansion in Australia's military capabilities in the period prior to World War Two. (Criterion A)

The Army Signal Corps Drill Hall complex is of architectural and aesthetic significance as a fine and well-detailed example of 1930s planning and architectural detailing of a domestic scale, applied to an institutional group of buildings. It is a fine example of a design by George Hallandal, who designed all of the drill halls constructed c.1935-1940. (Criteria D, E & H)

Thematic context

Victoria's framework of historical themes

7. Governing Victorians: 7.4 Defending Victoria and Australia

Port Phillip thematic environmental history

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History

In 1854 Melbourne became the new headquarters of the officer commanding imperial troops in Australia and later that year the Victorian Volunteer Artillery Regiment was formed (Daley 1940:213). By 1864 an Emerald Hill Company was in operation using the rifle range of three butts extending from Middle Park towards the beach (Daley, 1940:216) The Corps of Signals had their well-equipped depot and parade ground in the north-west corner of Albert Park, in which over two acres of land had been used for military purposes for many years. By 1884 however, the military forces were re-organised to become a Department for Defence (Daley 1940:221-2).

After federation in 1901 the Commonwealth took over responsibility for defence, although there was no Commonwealth legislation until the first *Defence Act* was passed in 1903. As Miller (1994:34) notes:

> *In essence the colonial policy of a predominantly citizen force whose aim was the defence of Australia remained in place. Yet at the very time of federation colonial forces were involved on Imperial service in South Africa. Paradoxically, and despite the continuing commitment to the principles of citizen soldiery and home defence, Australia's major wartime soldiering has been done overseas by special enlistment in response to real or perceived obligations to allies. Nonetheless, the underlying system of citizen forces has continued, thereby leading to a situation whereby Australia has at times maintained two armies, one for home defence and one for overseas service.*

According to Miller (1994:56) it was some years before defence planning required any significant building program. After the Imperial Conference of 1911 it was clear that 'while superficially preparing a scheme of home defence, the real priority at the highest level of planning was preparation for war'. Nonetheless, a number of notable defence facilities were established during that time including the Naval Base at Flinders

and the Air Force base at Point Cook, and between 1912 and 1916 forty timber and iron drill halls were built in Victoria following the introduction of universal military training in 1911 (HV).

Most of the drill halls were timber buildings. An exception was the Naval Drill Hall, erected in 1912 in Bay Street, Port Melbourne, which was constructed in brick. Commonwealth Department of Works architect J.S. Murdoch designed all of these halls (HV).

The period from 1935 to 1939 saw a dramatic increase in defence spending in anticipation of World War Two (WW2) (Miller, 1994:40). The outbreak of WW2 had a profound effect as Miller (1994:42-3) notes:

> The war was a unique experience in Australian history because for the first time all activity was suborned to the war effort. In this war the armed forces were not just infantry but all arms of a modern mechanised military. The capacity for the establishment or redirection of munitions manufacturing capability during this period is simply astonishing for a country, which until that time had relied almost exclusively on primary industry.

> The period of the Second World War saw the biggest program of defence related property acquisition in Victoria. As well as direct acquisition of sites for camps, factories, airfields, stores, hospitals, headquarters and so on, land was leased or occupied by regulation and proclamation.

> A systematic expansion of defence sites and upgrading of building was underway at the start of the war in 1939, and in general terms the style and construction followed the building types established in the mid-1930s, which were usually constructed of red brick. However, after the entry of the Japanese into the war in December 1941 a new sense of urgency arose and red brick was discarded in favour of timber framed buildings clad with corrugated galvanised iron or asbestos sheet.

In January 1933 the old timber drill hall in Albert Park was destroyed by fire and in 1935 the Albert Park Committee of Management reported that it was to be re-built in brick. Although the committee had requested the transfer of the buildings to another site the Defence Department advised that it was 'anxious to meet the views of the committee, by erecting buildings which would not be unsightly' (*Emerald Hill Record*, 26 January 1935, p.1).

J.C. Corbett constructed the new army signal depot in 1935-36 for the Australian Corps of Signallers. The cost of the new depot, which included the depot, an adjoining drill hall for training purposes, residential quarters for the staff sergeant-major, and office buildings for the staff, was £24,300. The opening of the depot was celebrated in July 1936 with a function attended by over 200 guests (*The Argus* 26 July 1935, p.10; *The Age* 3 August 1936, p18; Daley 1940:224).

The complex was still used by the Army in the 1980s when it was known as the Albert Park Training Depot and occupied by the Army Reserve Unit whose headquarters were at 55 Queens Road (Allom Lovell 1987).

In 2016 Parks Victoria used part of the building as an office, while Orchestra Victoria used the hall as a rehearsal venue.

References

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

Butler, Graeme, *Twentieth century architecture survey*, 1984

Daley, Charles, *History of South Melbourne*, 1940

Heritage Victoria (HV) Warragul Drill Hall VHR citation

Miller, Patrick, *A thematic history of defence in Victoria*, 1994

Description

The depot comprises an impressive complex of domestic-scale single-storeyed buildings. In a manner typical of the 1930s, they are planned symmetrically, and have a formality in their architecture despite the low scale. Along the Albert Road Drive facade there are three main buildings, between which run two driveways to the depot behind. The three buildings are pivoted around the central entrance tower that rises above the eaves line, higher than any other point. Each of the buildings has red bricks walls that are strongly banded with rows of tapestry bricks and they all have terracotta roofs be they either shingled or tiled. The banding in the bricks is used to good effect around the large arch within the entrance tower, as it has been built to suggest radiating voussoirs. In contrast, the arch houses a classically derived pair of columns and a cornice carved in freestone, above which is the insignia of the Army Signal Corps. This is the only departure from the otherwise consistent vocabulary, which is repeated across the front fence that extends full width. At the rear the building comprises a large hall with an arched roof and rear elevation also has a strong symmetrical composition, emphasized by flagpoles.

In addition, the wrought iron decoration on the pedestrian and vehicular gates, to the Art Deco external light fittings and the sign stating 'Signal Depot' above the front entrance all add greatly to the embellishment of the buildings and their domestic effect. So too the red bricks set in patterns to the pedestrian paths.

To the southeast is a long gabled garage building.

Comparative analysis

George Hallendal designed most of Victoria's drill halls during the post-1935 phase of military construction. Each of these drill halls was built specifically for the unit that was to occupy the building (Heritage Victoria). There are no other comparative examples in Port Phillip. Examples elsewhere in Melbourne include the Royal Regiment Drill Hall, 49-53 Victoria Street, Melbourne (VHR H0951), which was built in 1937 in the Moderne style, and the former Army Medical Corps Drill Hall at 239 A'Beckett Street, Melbourne (1938-39).

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

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

City of Port Phillip Heritage Review

Place name:	**South Melbourne Town Hall**	Citation No:
Other names:	**Emerald Hill Town Hall**	**1100**
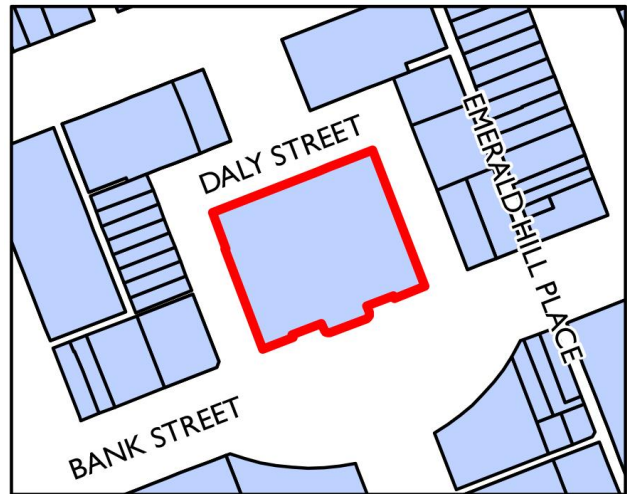
Address:	**208-220 Bank Street, South Melbourne**
Category:	**Community: Town Hall**
Style:	**Victorian Academic Classical**
Constructed:	**1879**
Designer:	**Charles Webb, Oakley & Parkes**
Amendment:	**C29, C161**
Comment:	**Revised citation**

Heritage Precinct: Emerald Hill Estate

Heritage Overlay: HO28

Graded as: Significant

Victorian Heritage Register: Yes, H217

Significance

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

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

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

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

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

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

References

1 Architects' Index, University of Melbourne

2 ibid.

3 Charles Daley, 'History of South Melbourne', p.57

4 Architects' Index

5 Daley, op. cit., p.125

6 ibid.

7 ibid.

8 Architects' Index

9 Daley, op.cit., p.62

10 ibid., op.cit., p.127

11 Architects' Index

12 Daley, op. cit., p.128

13 ibid., p.129

14 ibid., p.143

15 ibid., p.129

16 ibid., pp.365-367

17 ibid.

18 ibid., p.367

Description

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

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

Comparative analysis

No information.

Assessment

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

Recommendations

Retain in the heritage overlay.

Primary source

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

Other studies

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

Other images

City of Port Phillip Heritage Review

Place name: **St Kilda Town Hall**

Other names: **-**
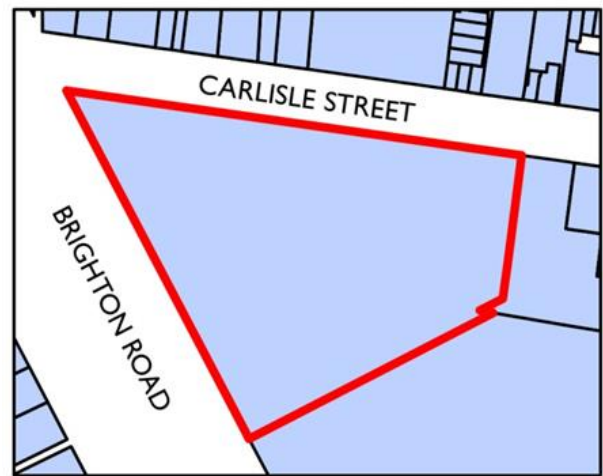
Address:	**99A Carlisle Street, St Kilda**
Category:	**Community: Town Hall**
Style:	**Victorian Free Classical**
Constructed:	**1889-90, 1925, 1939, 2008**
Designer:	**William Pitt, Sale & Keage, B.S.W. Gilbertson**
Amendment:	**C29, C161**
Comment:	**Revised citation**

Heritage Precinct: St Kilda, Elwood, Balaclava, Ripponlea

Heritage Overlay: HO63

Graded as: Significant

Victorian Heritage Register: No

Significance

St. Kilda Town Hall is important historically, of architectural note for its evolved form and several important features, is a local landmark and a key element of the old market reserve group of public buildings. The basic structure, a front wing extending also along Carlisle Street and the hall, was opened in 1890, having been constructed in face brickwork devoid of the external ornament that Pitt's design proposed. The columns had no capitals and only the base of the massive tower was built. In common with most 19th century town halls in Melbourne during the 1920s and 1930s, the building was extensively renovated and the interiors are now a fusion of 19th and 20th century details. The portico of 1925 is an uncommon and important feature, whilst the associated foyer is of note. The resulting arrangement of portico, foyer, and main hall reflects the premier position of St. Kilda at the end of the 19th century and particularly in the first decades of this century. Even so the awkward junction between the main body and the stucco portico remained until the face brickwork was covered up in recent times. The Mayor's room ceiling is the most notable feature of the offices. In 2008 a three level contemporary addition of glass, steel and concrete accommodating administrative Council offices was constructed to the northeast of the original building.

EXTENT OF SIGNIFICANCE
Nineteenth century building and the later supper room and Council Chamber section.

SURROUNDING ELEMENTS OF SIGNIFICANCE
St. Kilda Town Hall is set in landscaped grounds with established trees. It forms part of a group of public buildings located on the old market reserve.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

7. Government services: 7.1 Local Government: the emergence of cities, 7.4 St Kilda

History

The main body of the St. Kilda Town Hall was constructed by Clark and Smith builders and opened on the 23rd of June, 1890 (2). Controversy over the sum that the Council could spend on building resulted in the deletion of the 178 foot (54.3 m) tower of Architect William Pitt's design (2), and the 'carcass' of the building only being erected, devoid of all decoration and the proposed mansard roofs (1). The building stayed like this for much of the early twentieth century, disguised by creeper.

In 1925 the portico, designed by Architects Sale and Keage, was added (2) and other renovations made. A supper room was added at the rear of the hall in 1939, the designer being Council's building surveyor, B.S.W. Gilbertson. The Council Chamber presumably dates from the same time. The north wing facing Carlisle Street was the last section to be added. The main body was rendered in recent times.

In April 1991 a fire destroyed the banquet hall and supper room and severely damaged the interior of the hall. One year later building commenced on the reconstruction. A new administrative wing was added on the east side of the building facing Carlisle Street, which was extended in 2008.

References

1. City of St. Kilda archives, perspective of proposed Town Hall by William Pitt.

2. John Butler Cooper, *The History of St. Kilda: from its first settlement to and after 1840-1930*, City of St. Kilda, Melbourne, 1931, vol. II, pp. 48-55, photograph facing p. 58, p. 61

3. E.N. Matthews, 'Colonial Organs and Organbuilders', Melbourne University, Carlton, 1969, p.151

Description

The main body of the St. Kilda Town Hall is a two storey, brick building set on substantial semi-basement. The front section faces the intersection of the two streets, with an angled North wing extending along Carlisle Street. The Southern angled wing was never built. The hall is located on the other side of the foyer. The Council Chamber section is located where the southern wing was to have been. The hall contains a three- manual organ by Fincham and Hobday, opened in 1892 and enlarged and modernised in 1961(3).

Internally, the main foyer with its associated staircases remains very intact. The ceiling of the Mayor's office is also very intact. This space has been divided by partitioning.

The forecourt contains a teardrop-shaped concrete driveway leading from the street corner. The form of the driveway appears to date from the late nineteenth century, although the concrete paving appears to date from the post-war era. There are what appear to be early cast iron bollards and a lamppost. The date of these is unknown, as they do not appear in pre-World War II images of this area.

The forecourt and surrounds also contains several significant trees that date from the late nineteenth or early twentieth centuries. These include two Norfolk Island Pines (*Araucaria heterophylla*), two Bunya Bunya

Pines (*Araucaria bidwillii*), a large Fig (*Ficus sp.*), two Bhutan Cypresses (*Cupressus torulosa*), a Magnolia Grandiflora, and a Canary Island Pine (*Pinus canariensis*).

Comparative analysis

No information.

Assessment

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

Recommendations

Retain in the heritage overlay.

Primary source

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

Other studies

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

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

Other images
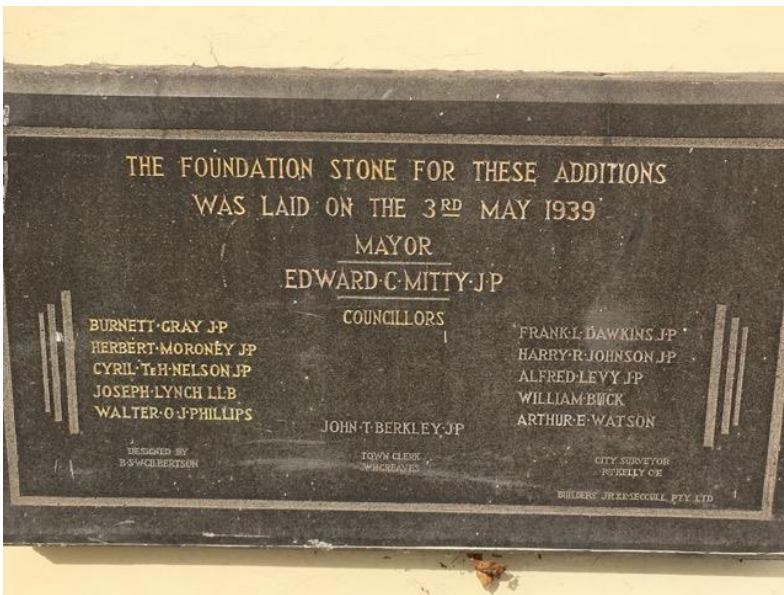
City of Port Phillip Heritage Review

Place name:	Rail over Road Bridges	
Other names:	Brighton & Sandringham Railway	

Grosvenor Street bridge
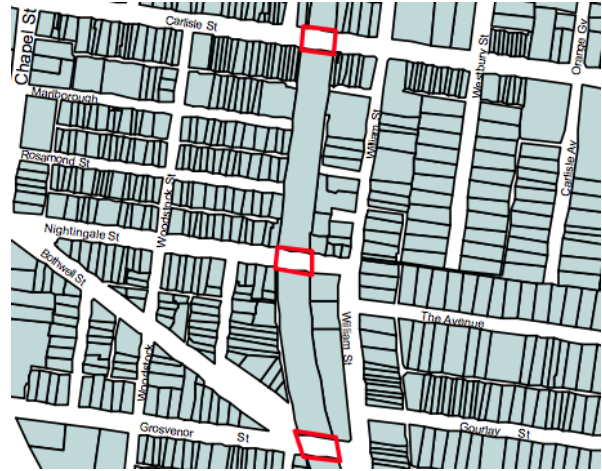
Address:	Carlisle Street, Grosvenor Street & Nightingale Street, Balaclava	Heritage Precinct:	Elwood St Kilda Balaclava Ripponlea
Category:	Transport: Railway	Heritage Overlay:	HO147
Style:	Victorian	Graded as:	Significant
Constructed:	1859-60, 1882-83	Victorian Heritage Register:	No
Designer:	W.H. Greene (1883)		
Amendment:	C29, C161		
Comment:	Revised citations		

Significance

What is significant?

The railway bridges across Carlisle, Grosvenor and Nightingale streets, Balaclava, are significant. All were designed and built for the St. Kilda and Brighton Railway Co., presumably to the design of the company engineer in 1858-59 and subsequently duplicated by the Victorian Railways in 1882, the engineer for existing lines at the time being William Henry Greene. The three bridges have axe finished bluestone abutments with tooled margins and dressed copings, the associated retaining walls being curved and terminated by low piers. At Grosvenor and Nightingale streets, the bridge is supported by two sets of stone piers in pairs, the eastern piers being the earliest along with the eastern portions of the abutments, which are more roughly worked than the later Government sections of work. The Carlisle Street bridge retains early riveted iron girders, and brick shops have built adjacent to the bridge abutments.

The concrete girders at the Grosvenor and Nightingale bridges are not significant.

How is it significant?

The three railway bridges in Balaclava are of historic, representative and aesthetic significance to the City of Port Phillip.

Why is it significant?

They are historically important (Criterion A) as evidence of the early development of the railway network and as rare (Criterion B) surviving structures of its type built by a private railway company during the first

decade of railways in Victoria. The bluestone construction and the iron girders at Carlisle Street are representative of the early railway bridges in Victoria (Criterion D).

They are aesthetically important (Criterion E) for the graceful curved retaining walls associated with the abutments and for the similarity with those of the Hobson's Bay Co. on the St. Kilda line of 1857 and the Government's bridges on the Williamstown Pier line opened earlier in 1859.

Thematic context

Victoria's framework of historical themes

3. Connecting Victorians: 3.3 Linking Victorians by rail

Port Phillip thematic environmental history

3. Transport: 3.1 The first railways

History

Construction of the railway line between the terminus at St. Kilda and Bay Street, Brighton was authorised on November 24 1857. The contractor William Randle work, who was awarded the contract in August 1858, undertook the works for the St. Kilda and Brighton Railway Co.. The first train ran on 3rd. December 1859 and there were 11 bridges on the single line of railway included in the work. These three bridges, as well as the road over rail bridges at Alma Road and Hotham Street and the rail over road bridge at Inkerman Street were among these bridges. The Melbourne and Hobson's Bay United Railway Co. purchased the line on September 1 1865 and it was during this company's period of ownership that iron girders were used to replace several of the timber bridges on the line of which this bridge may have been one.

The company's assets were sold to the Government on July 1 1878. In 1881 the Minister of Railway requested an inspection of the condition of bridges along the railway in anticipation of the construction of a 'second line of way' between Windsor and Elsternwick. At the time the Carlisle Street bridge was comprised of two wrought iron 'lattice' girders that rested upon the stone abutments and two pairs of cast iron columns, creating three openings, one for vehicles and side spans for pedestrians. The Nightingale and Grosvenor bridges were of similar design with boilerplate double-flanged girders supported by the stone abutments and two stone piers. All bridges were described as being in 'good order' but suitable for 'light traffic only' (*The Argus*, 23 December 1881, p.7).

On November 25 1882 a contract was let to Sharp and Campbell for the construction of a "second line of way" between Windsor and Elsternwick, and the bridges were widened at this time.

In the 1920s, the Victorian Railway built shops within the curved abutments of the bridge over Carlisle Street.

In 1993 the sculptures 'The Lady of St Kilda' created by Alex Nemirovsky and Ruv Nemiro were installed on both sides of the Carlisle Street bridge. The sculptures are inspired by the story of the naming of St Kilda. On July 15 1842, the Executive Council of the Government of New South Wales, having fixed upon a site for a village to be known as *Fareham*, approved a plan to change the name of the proposed village to *St Kilda*. Tradition has it that the name of *St Kilda* was taken from the schooner *Lady of St Kilda* which was anchored near the foreshore for a sufficiently long time in 1841 to associate the shoreline with the schooner's name (Port Phillip website).

References

Harrigan, L.J., *Victorian Railways to '62,* VR Public Relations and Betterment Board, 1962

Port Phillip website, https://heritage.portphillip.vic.gov.au/People_places/History_of_Port_Phillip [viewed 11 February 2019]

Victorian Railways: "Report of the Board of Land and Works for the y.e. 31st. Dec., 1883

Description

The three rail over road bridges at Carlisle, Grosvenor and Nightingale streets have axe finished bluestone abutments with tooled margins and dressed copings, the associated retaining walls being curved and terminated by low piers. At Grosvenor and Nightingale streets, the bridge is supported by two sets of stone piers in pairs, the eastern piers being the earliest along with the eastern portions of the abutments, which are more roughly worked than the later Government sections of work.

The Carlisle Street bridge retains early riveted iron girders (which appear to date from either the late nineteenth or early twentieth century), while at Nightingale and Grosvenor streets concrete girders have replaced the original iron girders. However, at the Nightingale Street bridge the eastern (1858) sections of the abutment retain cast iron stirrups mounted on bluestone blocks.

At Carlisle Street, brick shops built in the early twentieth century obscure views of the original abutments. The identical shops on the south have distinctive pyramidal ripple iron roofs with timber cornice brackets under the eaves. The shops to the north side are of different designs with Edwardian style parapets.

The sculptures 'The Lady of St Kilda' adorn the sides of the Carlisle Street bridge. The sculptures, made of steel and enamel paint, each feature an impression of the ship said to have given St Kilda its name, flanked by mermaids and sea creatures floating on ocean waves.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

The interwar shops at Carlisle Street contribute to the streetscape and should be conserved. However, demolition may be considered only if the intention is to reveal the original bluestone abutments and side walls and the buildings are not replaced.

Primary source

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

Other studies

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

Other images

Carlisle Street bridge showing 'The Lady of St Kilda' sculpture

Nightingale Street bridge and abutment detail

Carlisle Street bridge pier detail

City of Port Phillip Heritage Review

Place name: **Victoria Hotel (former)**
Other names: **Shop**
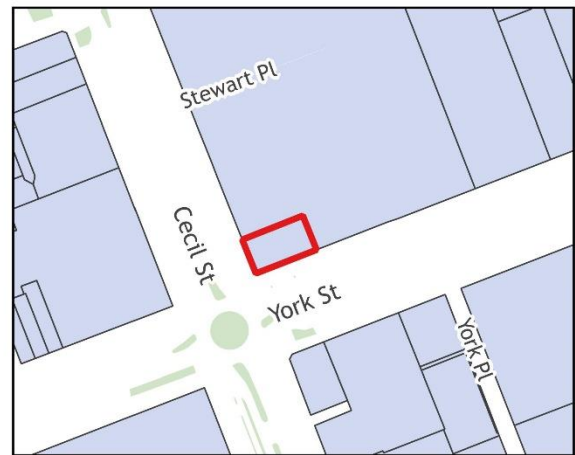
Address:	**113 Cecil Street, South Melbourne**
Category:	**Hotel**
Style:	**Victorian**
Constructed:	**1873, c.2007**
Designer:	**Unknown**
Amendment:	**C161**
Comment:	**Revised citation**

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:	**Houses**	
Other names:	**-**	**976**
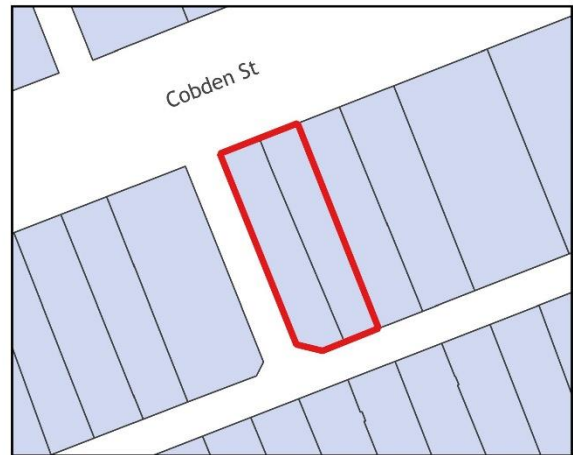
Address:	**131 & 133 Cobden Street, South Melbourne**	Heritage Precinct: Emerald Hill Residential
Category:	**Residential: Terrace**	Heritage Overlay: HO440
Style:	**Early Victorian**	Graded as: Significant
Constructed:	**c.1860**	Victorian Heritage Register: No
Designer:	**Unknown**	
Amendment:	**C29, 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: **Maisonettes**
Other names: **Flats**

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: **-**
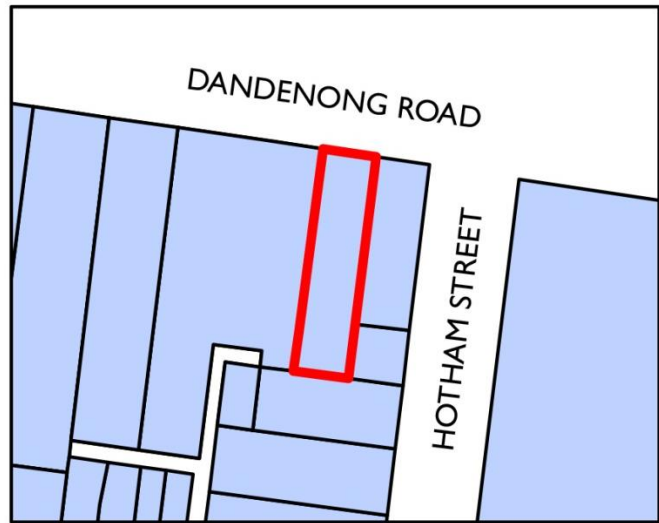
Address:	**254-256 Dandenong Road, St Kilda East**
Category:	**Residential: Flats**
Style:	**Interwar Moderne**
Constructed:	**c.1870, c.1920**
Designer:	**Unknown**
Amendment:	**C29, C161**
Comment:	**Revised citation**

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

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

Address: **221-351 Ferrars Street & 332A Park Street, South Melbourne**

Category: **Transport: Railways**

Style: **Victorian**

Constructed: **1856-57, 1890**

Designer: **William Elsdon**

Amendment: **C52, C161**

Comment: **Revised citation**

Heritage Precinct: Emerald Hill

Heritage Overlay: HO440

Graded as: Significant

Significance

What is significant?

The railway cutting extends for about 800 metres between the former South Melbourne and Albert Park railway stations. Originally excavated in 1856-57 as part of the St Kilda branch line of the Melbourne & Hobson's Bay Railway Company, this landscaped cutting includes three bluestone bridges at Dorcas, Park and Bank streets.

How is it significant?

The railway cutting and bridges are of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

Aesthetically, the railway cutting is of significance as an important vista between the railway stations at South Melbourne and Albert Park. Extending in a straight line for almost a kilometre, this notably long view can be appreciated from several vantage points including the road bridges at Dorcas, Bank and Park streets, the footbridge at Coventry Street, and the level crossing at Bridport Street. The bridges themselves are important visual elements, punctuating the vista, while the grassed embankments and mature trees also contribute to its aesthetic qualities. It contrasts with many other early railway cuttings (eg that in Alma Park) which tend to be curved. (Criterion E)

Historically, the railway cutting and road bridges are of significance for their associations with the initial development of Melbourne's railway network in the 1850s. Although much of the actual railway infrastructure was removed following the line's conversion to a light rail, the cutting itself remains as one of the oldest and longest in the inner city area, while the three bluestone bridges are also rare and significantly early surviving examples of their type. (Criteria A & B)

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 first railway line in the present-day City of Port Phillip, and also the first public steam train service in Australia, was the 2¼ mile (3.6 kilometre) link between Sandridge Pier to Flinders Street, which was laid out from 1852 by the Melbourne & Hobson's Bay Railway Company. This opened on 12 September 1854 and such was its success over the next twelve months that the company, having returned an eight percent dividend to its shareholders, decided to erect a branch line to St Kilda. A public meeting was held in December 1855 to consider possible routes; A proposal to locate the line to the south and west of the hill was rejected by residents, who considered that it would hinder their access to the beach, and it was subsequently decided that the line should be on the east of the hill, along Moray Street. Early the following year, this option was also dropped when a select committee deemed it too expensive. Instead, it was decided that the new line should neither follow the east or west of the hill but, rather to extend through the centre of it, parallel to Ferrars Street.

Construction of the branch line commenced in Spring 1856, with 200 workmen under the direction of the company engineer, William Elsdon, who had replaced its original engineer, James Moore, in December 1854. The new line turned off the main Sandridge railway soon after the Flinders Street terminus, extending 3 miles (4.8 kilometres) to a purpose-built station building on Fitzroy Street. Completion of the project was delayed due to difficulties with the original contractor, who was eventually replaced by another from Sydney, and the new line opened on 13 May 1857. Over the next few years, the Melbourne & Hobson's Bay Railway Company upgrading both of its lines, which included the duplication of tracks and the opening of new stations. On the St Kilda branch, stations were opened at Emerald Hill (now South Melbourne) in September 1858, and at Butts (now Albert Park) in November 1860.

References

Leo Harrigan, *Victorian Railways to '62*, pp. 38-43.

Susan Priestley, *South Melbourne: A History*, pp. 86-87.

Description

The railway cutting extends for 800 metres between Coventry Street and Bridport Street, corresponding, approximately, to the portion of railway line between what are now the South Melbourne and Albert Park light rail stations. The cutting is crossed at Dorcas Street, Bank Street and Park Street by three bluestone bridges of identical design. Each of these comprises, at the lower level, a central segmental-arched opening with rock-faced voussoirs, flanked by smoother battered piers, and thence by rock-faced abutments. The upper level, with smoother ashlar masonry, is delineated by two projecting courses of smooth-faced

stonework. On the inside of this wall, facing the road, the stonework has a bush-hammered finish with a smooth border, and there are some iron spike railings. The bridge closest to South Melbourne station also has an engraved panel bearing the name of the original engineer, William Elsdon, and the date 1857.

The steeply sloping sides of the railway cutting are grassed, and there are also a number of mature pepper trees (Schinus molle, a ubiquitous element along railway reserves such as these) and other plantings. A number of buildings have been erected alongside the railway cutting, variously fronting Ferrars Street or Ferrars Place. The scout hall, on Ferrars Place near Bridport Street, is a utilitarian red brick structure with buttress-like brick piers and a broad gabled roof. The premises of the South Melbourne Cycle Club at 335-337 Ferrars Street is a red brick building, apparently of Edwardian or inter-war vintage, which is enlivened by rendered stringcourses, scotia cornices and flat-arched windows with steel-framed casement sashes. There is also row of townhouses, of quite recent origin, at 339-349 Ferrars Street..

Comparative analysis

The railway cutting at South Melbourne can be compared to a small number of similar cuttings in the inner metropolitan area. In terms of its early date, it is most comparable to the cutting that runs between Windsor Station and Alma Road, East St Kilda. The railway line between Windsor and North Brighton opened on 19 December 1859, being part of a longer route to Brighton Beach that was laid out by the St Kilda & Brighton Railway Company, in several stages, from 1858. The cutting, which is approximately 600 metres long, bisects Alma Park and includes the road bridges at Chapel Street and Dandenong Road. The cutting retains some historic infrastructure, including red brick bridges and retaining walls (within the City of Stonnington), while the portion through Alma Park (within the City of Port Phillip) is delineated by rows of mature pepper trees. While this cutting is clearly of some aesthetic and value, it is of a curving form and thus lacks the continuous vista qualities that are so strongly evident at South Melbourne. A second cutting, in the portion between Hotham Street and Elsternwick Station, is straighter but shorter (about 500 metres), and this is located within the City of Glen Eira. Other railway cuttings in the inner suburbs also tend to be of curved profile, and are generally shorter, and of more recent origin, than the example at South Melbourne. The cutting between Brewster Street and

Glenbervie station in Essendon, which dates from 1872, is about 500 metres long and is also of a gently curving form. Like the cutting at South Melbourne, it has roadways running parallel to it. Slightly different is the example that runs between Jolimont and West Richmond Stations. This is a distinctive element in that local landscape, as it actually runs below houses and incorporates two bridges and a long viaduct beneath Wellington Parade. Laid out during 1901 as part of the railway line between Princess Bridge and Collingwood, this cutting is also about 600 metres long, and curves at a particularly sharp angle.

Further east is the substantial railway cutting between Burwood Road and Camberwell Station, which dates from 1882. This is about 800 metres long, and, with multiple tracks, is considerably wider than its counterpart at South Melbourne. It is also curved, thereby lacking the same vista qualities. It is of aesthetic significance in its own right, but its character is more industrial; the western portion, running parallel to Burwood Avenue/Auburn Parade, having vast buttressed red brick retaining walls, some with early painted advertising signage.

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 HO440, 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

-

City of Port Phillip Heritage Review

Place name: **House**
Other name: **-**
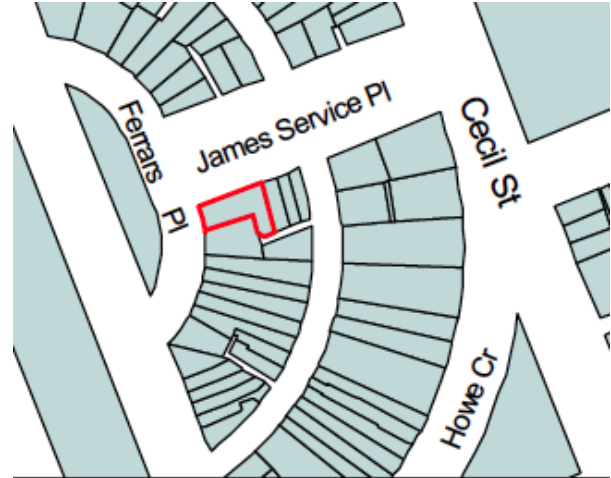
Address:	**15 Ferrars Place, South Melbourne**
Category:	**Residential: House**
Style:	**Victorian**
Constructed:	**c.1866**
Designer:	**Unknown**
Amendment:	**C161**
Comment:	**Revised citation**

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
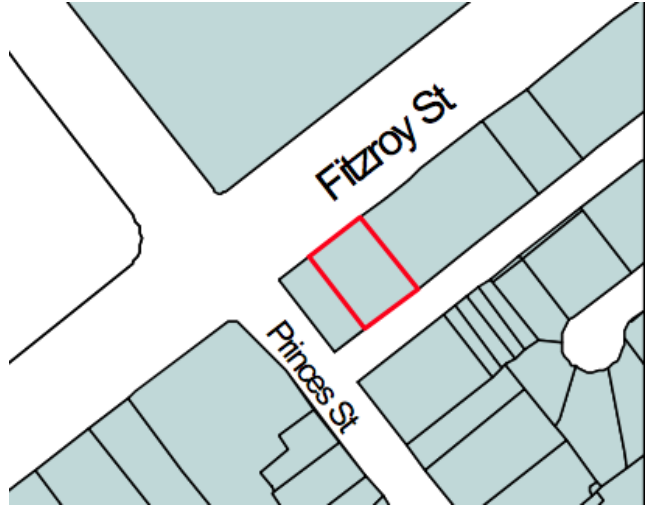
Address:	**171 Fitzroy Street, St Kilda**
Category:	**Residential: Flats**
Style:	**Interwar: Stripped Classical**
Constructed:	**1927**
Designer:	**Ernest H. Long**
Amendment:	**C29, C161**
Comment:	**Revised citation**

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:	**Ripponlea Railway Station**	Citation No:
Other names:	**-**	**329**

Address:	**11-13 Glen Eira Road & 3 Glen Eira Avenue, Ripponlea**	Heritage Precinct:	St Kilda, Elwood, Balaclava, Ripponlea
Category:	**Railway Station**	Heritage Overlay:	HO137
Style:	**Edwardian: Arts & Crafts**	Graded as:	Significant
Constructed:	**1913, c.1925**	Victorian Heritage Register:	Yes, H1588
Designer:	**Victorian Railways (John Hardy)**		
Amendment:	**C29, C161**		
Comment:	**Revised citation**		

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:	**Burnett Grey Gardens**	Citation No:
Other names:	-	**1495**

Address:	**11-13 Glen Eira Road, Ripponlea**	Heritage Precinct:	St Kilda, Elwood, Balaclava, Ripponlea
Category:	**Parks & Gardens**		
Style:	**Interwar**	Heritage Overlay:	HO137
Constructed:	**c.1920-c.1940**	Graded as:	Significant
Designer:	**St Kilda Council Parks & Gardens Committee**	Victorian Heritage Register:	No
Amendment:	**C29, C161**		
Comment:	**Revised citation**		

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)**	Citation No:
Other names:	**Cafe**	**1992**
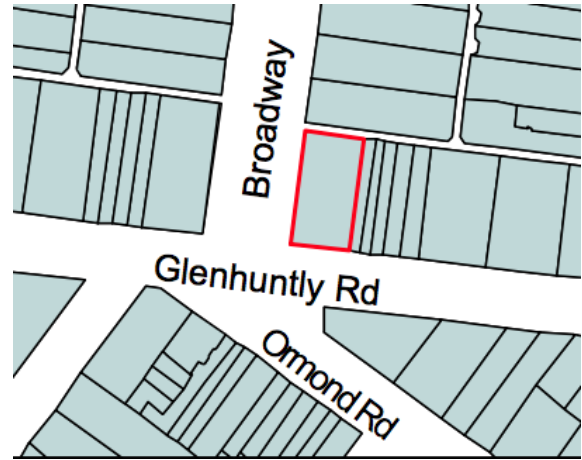
Address:	**75 Glen Huntly Road, Elwood**
Category:	**Post Office**
Style:	**Interwar: Stripped classical**
Constructed:	**1925**
Designer:	**H.J. Mackennal**
Amendment:	**C29, C161**
Comment:	**Revised citation**

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:	**Road over Rail Bridge**	**Citation No:**
Other names:	**Brighton & Sandringham Railway**	**338**
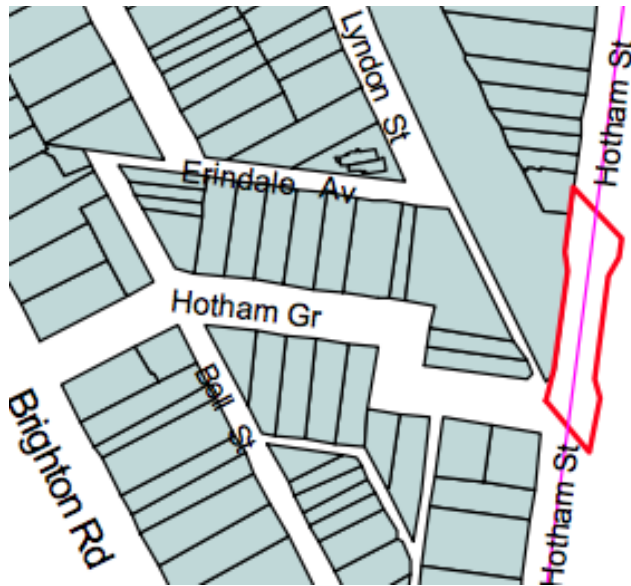
Address:	**Hotham Street, Ripponlea**	**Heritage Precinct: None**
		Heritage Overlay: HO150
Category:	**Transport: Railway**	**Graded as: Significant**
Style:	**Victorian**	**Victorian Heritage Register: No**
Constructed:	**1859-60**	
Designer:	**Unknown**	
Amendment:	**C29, C161**	
Comment:	**Revised citation**	

Significance

This bridge was constructed in 1859-60 and complements the bridges at Carlisle, Nightingale and Grosvenor Streets (q.v.) as part of one of the earliest railway lines in Melbourne. The beams supporting the roadway are presumably a replacement.

Thematic context

Victoria's framework of historical themes

3. Connecting Victorians: 3.3 Linking Victorians by rail

Port Phillip thematic environmental history

3. Transport: 3.1 The first railways

History

Construction of the railway line between the terminus at St. Kilda and Bay Street, Brighton was authorised on 24 November 1857. The work was undertaken for the St. Kilda and Brighton Railway Co. by the

contractor William Randle who was awarded the contract in August 1858. The first train ran on 3rd. December 1859 and there were 11 bridges on the single line of railway included in the work. The Hotham Street Bridge was one of these bridges. The Melbourne and Hobson's Bay United Railway Co. purchased the line on 1st. September, 1865 and it was during this company's period of ownership that iron girders were used to replace several of the timber bridges on the line of which this bridge may have been one. The company's assets were sold to the Government on 1st. July, 1878. In 1881 the Minister of Railway requested an inspection of the condition of bridges along the railway in anticipation of the construction of a 'second line of way' between Windsor and Elsternwick. This bridge was described as having stone abutments and wings, built for a double line, with the roadway carried on hardwood beams with a span of 42 feet. The parapet was of corrugated iron, framed with hardwood. It was in 'good repair' (*The Argus*, 23 December 1881, p.7).

On 25 November 1882 a contract was let to Sharp and Campbell for the construction of a "second line of way" between Windsor and Elsternwick.

References

Harrigan, L.J., "Victorian Railways to '62" VR Public Relations and Betterment Board, 1962

Victorian Railways: "Report of the Board of Land and Works for the y.e. 31st. Dec., 1883.

Description

Road over rail bridge with skewed bluestone abutments and wrought iron girders and balustrade.

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 Vol. 1*, 1984

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name:	**J. Kitchen & Sons Pty Ltd (former)**	Citation No: **48**
Other names:	**-**	

Address:	**164 Ingles Street, 14 Woodruff Street, Port Melbourne**	Heritage Precinct: None
Category:	**Industrial: office and factory**	Heritage Overlay: HO164
Style:	**Interwar Stripped Classical**	Graded as: Significant
Constructed:	**1925, c.1945**	Victorian Heritage Register: No
Designer:	**Unknown**	
Amendment:	**C29, C161**	
Comment:	**Revised citation**	

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

Address:	**77 Marine Parade, Elwood**	Heritage Precinct: None
		Heritage Overlay: HO301
Category:	**Residential: Flats**	Graded as: Significant
Style:	**Interwar Functionalist**	Victorian Heritage Register: No
Constructed:	**1936**	
Designer:	**Mewton & Grounds**	
Amendment:	**C29, C161**	
Comment:	**Revised citation**	

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:	**Elwood Central School No.3942**
Other names:	**Elwood Primary School**
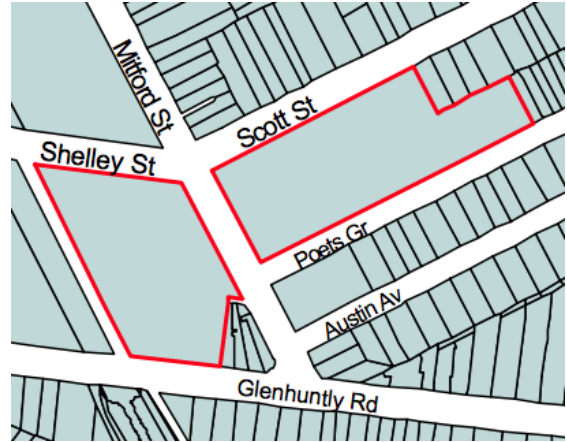
Address:	**49 Scott Street & 161 Mitford Street, Elwood**
Category:	**School (State)**
Style:	**Interwar Free Classical**
Constructed:	**1916-17 & 1926**
Designer:	**Public Works Department, G.E. Greenwood, E. Evan Smith**
Amendment:	**C29, C161**
Comment:	**Revised citation**

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. Other early buildings include 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 entrances in the east wing of the 1917 school and the porch of the 1926 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:	**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:	**Surrey Court**	Citation No:
Other names:	**Flats**	**362**

Address:	**71 Ormond Road, Elwood**	Heritage Precinct: None
Category:	**Residential: Flats**	Heritage Overlay: HO220
Style:	**Interwar Old English**	Graded as: Significant
Constructed:	**1933**	Victorian Heritage Register: No
Designer:	**J.H. Esmond Dorney**	
Amendment:	**C29, C161**	
Comment:	**Revised citation**	

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
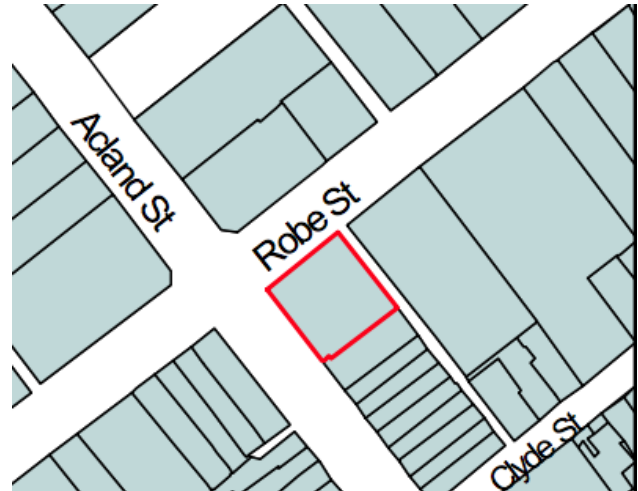
Address:	**15 Robe Street, St Kilda**	Heritage Precinct:	St Kilda Hill
Category:	**Residential: Duplex, House**	Heritage Overlay:	HO5
Style:	**Interwar: Stripped Classical**	Graded as:	Significant
Constructed:	**c.1880, c.1924**	Victorian Heritage Register:	No
Designer:	**Unknown**		
Amendment:	**C29, C161**		
Comment:	**Revised citation**		

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:	**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

City of Port Phillip Heritage Review

Address:	**26-28 The Esplanade, St Kilda**	Heritage Precinct:	St Kilda Hill
Category:	**Residential: Terrace**	Heritage Overlay:	HO5
Style:	**Victorian Italianate**	Graded as:	Significant
Constructed:	**1885**	Victorian Heritage Register:	No
Designer:	**William Pitt**		
Amendment:	**C29, C161**		
Comment:	**Revised citation**		

Significance

What is significant?

'Hile Terrace', designed by William Pitt and constructed in 1885, at 26-28 The Esplanade, St Kilda is significant. 'Hile Terrace' is a restrained example of the Victorian Italianate 'boom style' with decorated central pediment, balustrade, ruled façade, rendered corniced chimneys and characteristic cast iron verandah. In addition to this more typical detailing it has some unusual features including the Serlian windows with collonettes at ground level and the semi-detached columns to the party walls. There is also the original cast iron palisade front fence with large rendered piers embellished with cornices and string courses.

Non-original alterations and additions are not significant.

How is it significant?

'Hile Terrace' at 26-28 The Esplanade, St Kilda is of local historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is historically significant as an illustration of the desirability of The Esplanade as a residential address during the nineteenth century. (Criterion A)

It is aesthetically significant as a relatively intact boom-era terrace row, which is notable for the unusual and fine detailing including the Serlian windows with collonettes at ground level and the semi-detached columns to the party walls, and is complemented by the original front fence (Criteria D & E).

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

The development of St. Kilda during the 1840s and 50s has its origins in the attraction of the place as a residential location by the sea and after the 1850s as a well-connected residential area, served by a suburban railway from 1857 and with Yan Yean water from 1860. St. Kilda retained its importance as a seaside resort for "Marvellous Melbourne" throughout the nineteenth century and as a desirable address for Melbourne's elite. A view of the Esplanade c.1870 captures the spirit of the age with the activity on the footpaths overlooking the bay and the sailing ships at anchor (PPHR 2016:26-29).

The population of St Kilda grew rapidly during the building boom of the 1880s, rising from 12,000 in 1881 to 19,000 by 1890.

Hile Terrace

'Hile Terrace', comprising three eight-roomed brick houses, was erected by 1886 as an investment for William Branch. The terrace was named after Sophia Hile, the widowed sister of the owner who occupied one of the houses. The first residents of the other houses were William Brown, a solicitor and James Wilson, a 'gent' (RB). The architect was William Pitt who invited tenders for 'Terrace of three houses, Esplanade, St Kilda' in January 1885. At the same time Pitt also called tenders for a terrace of four houses on a site Acland Street immediately behind this property, also for William Branch (*The Argus*, 1 January 1885, p.2).

Branch retained ownership of 'Hile Terrace' and 'Hile Villas' (the terrace of four houses in Acland Street) until his death in 1895. In May 1895 these two buildings and other property owned by Branch throughout Melbourne were offered for sale. 'Hile Terrace' was described as 'Three handsome brick houses' each containing drawing and dining rooms, four bedrooms, kitchen, bathroom and scullery. The sale notice added:

This is most desirable property, well built, fitted and finished in a superior manner, having elegant verandahs and balconies and ornamental iron palisade fencing, and occupies one of the picked positions in this popular maritime suburb, commanding an extensive and pleasing view of the foreshore, the bay, and shipping. Rental, £170 per annum. (*The Argus*, 16 May 1895, p.2)

William Pitt, architect

William Pitt (1855-1918) was born in Melbourne and was an architect, public servant and politician working in Victoria, Australia in the later part of the nineteenth century and early twentieth century. Commencing practice in 1879, Pitt that year won first prize for his design for the Melbourne Coffee Palace, the city's first temperance hotel, which, built in Bourke Street, became one of the tallest buildings in Melbourne. In 1883 another award-winning design was used for 'Gordon House' a complex of 'improved lodging houses and

dwellings' in Little Bourke Street. Pitt was highly sought after during the land boom in Melbourne, working almost solely in commercial architecture and becoming one of the most prolific proponents of eclecticism, in particular the Gothic revival and Second Empire styles of architecture. He was responsible for such Melbourne landmarks as the Princess Theatre (one of many theatres he designed in Melbourne, Adelaide, Sydney and New Zealand), and the Olderfleet and Rialto Buildings in Collins Street. In Port Phillip, Pitt designed the St Kilda Town Hall (1889-90) and the former Albion Hotel (Clarendon Hotel), 209-215 Clarendon Street, South Melbourne (1891) (ADB).

References

Australian Dictionary of Biography (ADB) http://adb.anu.edu.au/biography/pitt-william-8058 [viewed 24 January 2017]

National Trust of Australia (Victoria) File No. 3364

Port Phillip Heritage Review (PPHR), Volume 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

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

B.2b Revised – existing HO places (minor updates)

Place	Page No.
Citation 95, State Savings Bank of Victoria (former, now Commonwealth Bank), 133-35 Acland Street, St Kilda	1
Citation 58, Houses, 1 & 2 Alfred Square, St Kilda	3
Citation 602, Shops, 383-387 Bay Street, Port Melbourne	5
Citation 447, Flats, 3 Byrne Avenue, Elwood	8
Citation 2313, St Vincent de Paul Boys' Orphanage (former), 231-241 Cecil Street, 199-201 Napier Street & 34 Church Street, South Melbourne	10
Citation 2221, Prefabricated Cottage, 17 Coventry Place, South Melbourne	15
Citation 74, The Canterbury, 236 Canterbury Road, St Kilda	19
Citation 320, St Kilda Cemetery, Dandenong Road, St Kilda East	22
Citation 1116, Emerald Hill Presbyterian Church, 317-329 Dorcas Street, South Melbourne	24
Citation 964, House, 44 Finlay Street, Albert Park	27
Citation 1482, St Kilda Cricket Ground (Junction Oval), 150-180 Fitzroy Street, St Kilda	29
Citation 327, Maisonettes, 3 Glen Eira Road, Ripponlea	32
Citation 1497, Moira, 16 Glen Eira Road, Ripponlea	34
Citation 1498, Milverton, 22 Glen Eira Road, Ripponlea	36
Citation 1499, Shops & residences, 31-37 Glen Eira Road, Ripponlea	38
Citation 1501, Shops & residences, 57-67 Glen Eira Road, Ripponlea	40
Citation 1502, Shop & residence, 60 Glen Eira Road, Ripponlea	42
Citation 333, Glen Eira Road Bank Group, 74-78 Glen Eira Road, Ripponlea	44
Citation 1984, State Savings Bank of Victoria (former), 78 Glen Eira Road, Ripponlea	47
Citation 31, House (Ulverston), 23 Hotham Grove, Ripponlea	49
Citation 33, Congregational Church (former), 72 Hotham Street, St Kilda East	52
Citation 2018, B'nai B'rith House, 99 Hotham Street, Balaclava	55
Citation 2021, House and flats, 175 Hotham Street, Ripponlea	57
Citation 1118, Congregational Church, 34-36 Howe Crescent, South Melbourne	59
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Place	Page No.
Citation 1112, MacRobertson Girls' High School, 350-70 Kings Way, Melbourne	64
Citation 2057, St Kilda Marina Beacon, Marine Parade, St Kilda	67
Citation 2354, House, 1 Morris Street, South Melbourne	69
Citation 1103, St Vincent de Pauls Girls Orphanage (former), 179-197 Napier St, South Melbourne	75
Citation 768, Broadway Theatre (former), 143-149 Ormond Road, Elwood	78
Citation 365, Shops & residences, 157-59 Ormond Road, Elwood	80
Citation 771, Shops & residences, 161-67 Ormond Road, Elwood	82
Citation 1003, Netherby (former), 8 Queens Road, Melbourne	84
Citation 2223, Lancaster House, 18 Queens Road, Melbourne	87
Citation 2224, Devon Flats, 19 Queens Road, Melbourne	90
Citation 1008, Bendigonia (former), 25 Queens Road, Melbourne	92
Citation 1050, Newburn, 30 Queens Road, Melbourne	94
Citation 2129, Brookwood Flats, 32 Queens Road, Melbourne	97
Citation 2225, Lenhurst Flats, 33 Queens Road, Melbourne	100
Citation 2149, Stanhill, 34 Queens Road, Melbourne	103
Citation 1147, Sports Pavilion, Queens Road & 494-498 & 500-520 St Kilda Road, Melbourne	105
Citation 1005, Lanark (former), 55 Queens Road, Melbourne	107
Citation 783, John Batman Motor Inn (former), 69 Queens Road, Melbourne	110
Citation 2227, Myer House (former), 72 Queens Road, Melbourne	112
Citation 2228, Queenslodge Motor Inn (former), 81 Queens Road, Melbourne	115
Citation 215, House, 83 Queens Road, Melbourne	118
Citation 1106, Middle Park Primary School No.2815, 194 Richardson Street, Middle Park	120
Citations 684 & 712, Swallow & Ariell Complex (former), Rouse & Stokes Streets, Port Melbourne	123
Citation 1124, First Church of Christ (Scientist), 336-340 St Kilda Road, Melbourne	128
Citation 1004, Airlie (former), 452 St Kilda Road, Melbourne	131
Citation 982, Rathgael (former), 462 St Kilda Road, Melbourne	133
Citation 1096, VACC Offices, 464 St Kilda Road, Melbourne	135

City of Port Phillip Heritage Review

Place name:	**State Savings Bank of Victoria (former)**	Citation No:
Other names:	**Commonwealth Bank**	**95**

Address:	**133-35 Acland Street, St Kilda**	Heritage Precinct:	Elwood St Kilda Balaclava Ripponlea
Category:	**Commercial: Bank**	Heritage Overlay:	HO7
Style:	**Postwar**	Graded as:	Significant
Constructed:	**1969**	Victorian Heritage Register:	No
Designer:	**Unknown**		
Amendment:	**C29, C161**		
Comment:	**Revised citation**		

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

No information

References

No information.

Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Address:	1 & 2 Alfred Square, St Kilda
Category:	Residential: House
Style:	Victorian: Italianate
Constructed:	c.1855 & c.1858
Designer:	Unknown
Amendment:	C29, C160
Comment:	Revised citation

Heritage Precinct: **St Kilda Hill**

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

Graded as: **Significant**

Victorian Heritage Register: **No**

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

References

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

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

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

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

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

Description

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

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary heritage study

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

Other heritage studies

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

Other images

-

City of Port Phillip Heritage Review

Place name:	**Shops**	Citation No:
Other names:	-	**602**

Address:	**383-387 Bay Street, Port Melbourne**	Heritage Precinct: Port Melbourne
Category:	**Retail and wholesale: Shop**	Heritage Overlay: HO1
Style:	**Federation Arts & Crafts**	Graded as: Significant
Constructed:	**1925**	Victorian Heritage Register: No
Designer:	**Unknown**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

383-7 Bay Street is of local significance. The simple Arts and Crafts design of the facade, with exposed eaves, raised central parapet projecting through the roof, and roughcast panel, is unusual in Port Melbourne and remains substantially intact. The intact bronze shop windows are original and are good examples.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Though the rate information relating to these three shops is somewhat unclear, it would appear that the

buildings were constructed in 1925. The site had been occupied since the nineteenth century by the Naval Brigade Hotel. Immediately to the south of the hotel were three nineteenth century brick shops. By 1924, the hotel had come into the ownership of Dennis Ryan, whose family had been residents of Port Melbourne since the 1860s. The hotel was described in the rate books for this year as a fourteen-roomed brick hotel, valued at £80 (1). The following year, however, two different premises were listed on the site of the hotel. The first was a ten-roomed brick shop, valued at £80, and the second was a brick shop, with the number of rooms not specified, valued at £50. (2) The larger premises were occupied by another member of the Ryan family, Joseph John Ryan, a boot retailer, while the smaller building was occupied by a milliner, Ruby Anderson.

It is possible that the ten roomed premises used by Ryan actually comprised two separate shops used jointly, while the third shop was leased by a different tenant, and so, was listed separately. No building permit application for the demolition of the hotel and the construction of the shops appears in the Port Melbourne Building Register, however, and the origins of the buildings remain unclear. It is possible that the hotel building may have been retained and absorbed into the shop development.

By the 1920s, a great deal of pressure had been placed on hotel licensees in Victoria by the Licenses Reduction Board. Many hotels in inner-suburban municipalities such as Port Melbourne were de-licensed in the first three decades of the twentieth century, while those which were not de-licensed, were pressured to improve the standard of their premises and the Naval Brigade Hotel was one of seven in Port Melbourne that the Licensing Court recommended for closure (*Record*, 10 March 1923, p.3 'Port Melbourne Hotels'). It may be that by the 1920s, the Naval Brigade Hotel had become rundown and required upgrading works. Because of its location in Port Melbourne's main shopping strip, the hotel's closure and demolition and the construction of the three shops which survive on the site today may have been a more profitable solution for owner, Dennis Ryan.

References

1. Port Melbourne rate book, 1924-5, no. 734.

2. Port Melbourne rate book, 1925-26, nos 729-730.

3. D. Bick et al. *St. Kilda Conservation Study. Area 2*. Vol. 1. p. 176.

Description

This building comprises two ground floor shops with a central entrance to the first floor offices. The front elevation, mainly brick with panels of smooth and roughcast render, is painted, but probably was unpainted originally. The facade to the upper floor has a pair of brick piers defining a centre bay rising above the eaves of the gabled roof and enclosing a tall segmental-arched rendered parapet. Two additional piers rise above the roof at each end of the facade. The two central piers have ball finials on moulded caps. The first floor windows have plain rectangular openings, the centre window having a roughcast panel below and the flanking windows having moulded sills. The bronze-framed shop windows are original and have glazed tiles below. The cantilevered awning is not original.

Comparative analysis

The Arts and Crafts design of 383-7 Bay Street is atypical in Port Melbourne and relatively uncommon among shops in other suburbs. Perhaps the best comparable example is Brinsmead's Pharmacy, 71-73 Glen Eira Road, Ripponlea (Sydney Smith and Ogg, 1918), notable in particular for its elaborate and intact Edwardian shop front and fittings. Like 383-7 Bay Street, this building is designed in an Arts and Crafts style with transverse gabled roof, but is more elaborate, having also a front facing gable and stepped gable parapets.

Assessment

No information.

Recommendations

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

Primary source

Allom Lovell and Associates, *Port Melbourne Conservation Study Review*, Volume 2, 1995

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name:	**Newhaven Flats**
Other names:	**-**

Address:	**3 Byrne Avenue, Elwood**
Category:	**Residential: Flats**
Style:	**Interwar: Arts & Crafts**
Constructed:	**c.1925**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: Elwood: Glen Huntly Road & Ormond Road

Heritage Overlay: HO8

Graded as: Significant

Victorian Heritage Register: No

Significance

An imposing and almost entirely intact block of flats highlighted by extremely unusual use of a skin of copper cladding to the flared canopies of its two front window bays. It is the best of an important series of similarly scaled flats that stretch down the eastern side of the street. The intact front fence, brickwork and detailing contribute to its significance.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

No information.

References

No information.

Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary heritage study

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

Other heritage studies

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

Other images

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City of Port Phillip Heritage Review

Address:	231-241 Cecil Street & 199-201 Napier Street & 34 Church Street, South Melbourne
Category:	Religion, Institutional: Orphanage
Style:	Victorian: Italianate
Constructed:	c.1855, 1870-75, 1902, 1925, 1935
Designer:	George & Schneider (1855) John B. Denny (1867), Leonard Terry (1900), Kempson & Conolly (1902)
Amendment:	C52, C160
Comment:	Revised citation

Heritage Precinct:	Emerald Hill Residential
Heritage Overlay:	HO466
Graded as:	Significant
Victorian Heritage Register:	Yes, H2170

Significance

The former St Vincent de Paul Boys' Orphanage is included on the Victorian Heritage Register (H2170) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

What is significant?

The former St Vincent de Paul Boys' Orphanage comprises a large double-storey rendered brick building on a two-acre site. The original portion (built 1855-58) has a central tower and arcaded loggia, flanked by wings (built 1870 and 1875) also with loggias. There is an attached double-storey rendered brick wing to Napier Street (1902), some red brick outbuildings along Raglan Street (1925), and, within the grounds, an early timber hall (1866), a handball court (1925) and a grotto (1935). Founded by the St Vincent de Paul Society in 1854, the orphanage was operated by the Sisters of Mercy from 1861 and then by the Christian Brothers from 1874 until its closure in the late 1990s.

How is it significant?

The former St Vincent de Paul Boys' Orphanage is of historic and aesthetic significance to the City of Port Phillip.

Why is it significant?

Historically, the former orphanage is significant as the oldest Roman Catholic Orphanage in Victoria. It is also one of the oldest surviving charitable institutions of its type in the state, comparable in date only to the former (and somewhat more intact) Geelong Orphan Asylum at Herne Hill, also dating from 1855. Its physical fabric provides valuable evidence of many aspects of denominational welfare over many decades, retaining dormitories, school rooms, staff quarters, a chapel, a grotto and even a 1920s handball court. At the local level, the former orphanage also provides evidence of the substantial institutional presence maintained by the Roman Catholic Church in South Melbourne from the mid-nineteenth century.

Aesthetically, the former orphanage is significant as a rare, if substantially altered, example of an institutional building in the Italianate style that was fashionable in Victoria in the 1850s. Despite several subsequent phases of extension and remodelling, the nineteenth century form of the building still remains strongly evident, as is some of the original Italianate detailing such as the central tower, arcaded loggias, Serlian windows and triangular pediments. Later additions to the main frontage, executed in stages between 1870 and 1936, have remained sympathetic to the original Italianate style.

A number of other components of the site are of aesthetic significance in their own right, including the chapel (added 1905), with windows by noted stained glass designer William Montgomery, the Picturesque Gothic schoolroom in the south-east corner (1866), with its pointed arch vent and scalloped bargeboards, and the grotto (1935), a rare surviving example of its type.

The entire complex, still occupying its original two acre site bounded by Cecil, Napier, Church and Raglan streets, retains a prominent presence in this part of South Melbourne, and its principal frontage to Cecil Street, with its elongated rough-cast facade, arcaded loggias and distinctive tower, remains as an important element in the historic streetscape.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

The former Roman Catholic Orphanage in South Melbourne, the first of its kind in Victoria, traces its origins back to a modest enterprise that was begun in 1854 by Father Gerald Ward, founder of the first local branch of the St Vincent de Paul Society. His orphanage was initially based in a small cottage in Prahran, which soon became overcrowded. In early 1855, the government granted a two acre site on the corner of Cecil and Raglan Streets, and the foundation stone for the new purpose-built co-educational orphanage was laid on 8 October. The new building, designed by architects George & Schneider in the then-fashionable Italianate style, was to have a H-shaped plan, comprising a central single-storeyed arcaded block with a squat tower, flanked by double-storey wings containing dormitories for each sex. Construction, however, was delayed, and when the first children took occupancy in 1857, the building was still unrendered and lacked bathroom and kitchen facilities. Father Ward died early the following year, and a Committee of Management was subsequently created to operate the orphanage. Its first priority was the completion of the building, for which architect Patrick Scanlan called tenders in April 1858. Its second priority was to segregate the genders, and a site for a separate girls' orphanage, on the other side of Church Street, was granted in 1859. Construction, however, did not actually commence until 1863, two

years after the Sisters of Mercy (then based in Fitzroy) had assumed control of the orphanage, at the specific request of the Archbishop.

In this way, the original building became the boys' orphanage but, even despite the removal of the female orphans, overcrowding remained a problem. In November 1866, architect J.B. Denny called tenders for 'additions to Catholic Orphanage, Emerald Hall', which included a new schoolroom and dormitory. Four years later, architect Leonard Terry called tenders for considerable alterations and additions' to the orphanage. This included the complete gutting of the original 1858 building, which was then refitted internally to create new refectory, reception rooms, and dormitories with nurses' rooms. A new wing was also added on the north side, with kitchen, laundry and washrooms to the ground floor, and another dormitory above. A second wing, with an infant's school and yet another dormitory, was added to the south side of the main building in 1875, following the transfer of the boys' orphanage from the Sisters of Mercy to the Christian Brothers, who had arrived in Victoria only a few years earlier.

The MMBW map of South Melbourne, prepared around the turn of the century, shows that the complex then comprised the main block fronting Cecil Street, and towards the rear, a contiguous row of brick and timber outbuildings. Fronting Napier Street was a stretch of vacant land, then used as a vegetable garden, and a timber schoolroom, presumably the same one added in 1866 by architect J.B. Denny. In 1902, a new wing was built on this frontage, and the old timber schoolroom was relocated to the south-eastern corner of the complex (where it still remains). Designed by prolific Catholic architects Kempson & Conolly, the new double storey block cost £2,500 and had a schoolroom on the ground floor with yet another dormitory above. Three years later, the same architects were retained to design a new 250-seat chapel, to cost £1,200. Described by the *Advocate* as 'a beautiful and devotional structure', it included an embossed zinc ceiling supplied by W.H. Rocke & Co, and windows by Melbourne's leading stained glass artist, William Montgomery.

By the 1920s, the premises was once again in need of upgrading, described in the *Advocate* as being 'out of date and lacking many conveniences necessary for carrying on the orphanage work'. A proposal was made to relocate to an entirely new site, with a prominent Catholic estate agent donating 110 acres in Preston for the purpose. This, however, was later sold for £5,000 and the money used to fund extensive building works at South Melbourne. Completed during 1926, these works included repair and renewal of the main block, redecoration of the chapel, a new laundry and lay staff quarters fronting Raglan Street, and an upgraded playground with swings, bars, maypole and four handball courts. As reported in the *Advocate*, 'every portion of the orphanage has been improved and the whole scheme was carried out regardless of cost and with attention to thoroughness and completeness'.

Subsequent additions included a grotto, which was built at the rear of the main building in late 1935. Modelled on the famous Shrine of Our Lady of Lourdes, it was a gift from Monsignor Collins, from the nearby Church of SS Peter & Paul. The following year saw the orphanage's last substantial phase of renovations. Described in the *Advocate* as 'handsome and striking … in keeping with the design of this fine home', this work included the extensive remodelling of the Cecil Street frontage and the provision of sleepout balconies, a club room for senior boys and a new dining room.

References

Miles Lewis (ed.) 'Australian Architecture Index'
Karen Twigg. *Shelter for the Children : a History of St Vincent de Paul Child and Family Service, 1854-1997*, Alphington, 2000.
Some of the Fruits of Fifty Years: Annals of the Catholic Church in Victoria, pp. 50-51.
Advocate. 13 Mar 1880, p 10; 26 Sep 1891, p 9; 29 Nov 1902, p 16; 13 May 1905, p 17; 4 Feb 1926, p 14; 19 Dec 1935, p 16; 26 Mar 1936, p 15; 23 Apr 1936, p 22

Description

The orphanage site, bounded by Cecil, Napier, Church and Raglan streets, comprises several structures built between 1855 and 1936. The principal block, on Cecil Street, is a substantial double-storeyed hip-roofed rendered masonry building, itself made up of components from several phases of addition. Its elongated and symmetrical Cecil Street façade comprises a central projecting bay, surmounted by a squat tower and flanked by pavilion-like wings. Each bay has an arcaded loggia at ground floor (one since infilled), with rectangular windows above. The windows to the central bay have timber-framed double-hung sashes, variously with blind arches, pediments or moulded spandrels, while the windows to the flanking wings have larger multipaned steel-framed sashes. The entire façade has a roughcast rendered finish, enlivened by plain rendered stringcourses, parapet copings and window surrounds. Despite the extent of alteration, several elements of the original 1858 building still remain evident, most notably the pairs of windows flanking the central loggia (with triangular pediment to first floor and a Serlian motif below, both evident on the earliest illustrations of the building) and the tower itself (which still retains a immature loggia of round arched windows, although its original pyramidal roof has been removed or rebuilt behind a stepped and capped parapet.

There are two double-storeyed rendered buildings along Napier Street. That closest to Cecil Street (built 1870) has a hipped roof of corrugated galvanised steel with moulded chimneys, while the other (built 1902) has a slate-clad gambrel roof, with ridge vents. Both have bays of segmental-arched windows with projecting sills and multi-paned double-hung sashes. The corresponding block on Raglan Street (built 1875) is similar in scale, form and detailing. The Raglan Street frontage is otherwise taken up by some red brick buildings (built 1926) with rendered banding, hipped slate roofs and rectangular windows. A tall tapered chimney marks the former laundry block. On the Church Street side is a weatherboard hall with a gabled roof of corrugated galvanised steel, scalloped timber bargeboards and a Gothic-arched louvred vent. This building, relocated from the northern boundary in 1902, may date back to 1866. One of the brick handball courts (built 1925) survives alongside, fronting the courtyard. This area is otherwise distinguished by a row of mature deciduous trees, and by the grotto (built 1935), attached to the rear of the main building. This is built of volcanic rock and contains a statue of the Virgin Mary amidst rampant ground cover planting.

Comparative analysis

The former St Vincent de Paul Boys' Orphanage in South Melbourne was one of a large number of denominational charitable institutions that were established in Victoria from the mid-nineteenth century. As such, comparisons can be drawn on numerous levels.

At the local level, the orphanage is most comparable to its Protestant counterpart, the Melbourne Orphan Asylum, located nearby on a ten-acre site bounded by Dorcas, Cecil, Clarendon and Park streets. Not only was it comparable in scale, intent and location, but also in date – its foundation stone was laid in September 1855, only a month prior to St Vincent de Paul's. The vast complex, however, no longer exists, as the orphanage was relocated to Brighton in 1877 and its South Melbourne property was sold to the council as the site for the present Town Hall.

Locally, St Vincent de Paul's Boys' Orphanage can also be seen in the context of the substantial institutional presence that the Roman Catholic church maintained in South Melbourne in the second half of the nineteenth century, which included the adjacent St Vincent de Paul's Girls' Orphanage (1863-67), the Carmelite Priory on Beaconsfield Parade (1886), the Loretto Convent at Albert Park (1889) and the Convent of the Good Shepherd and the Magdalen Asylum for Penitent Women, also on Beaconsfield Parade (1892). The boys' orphanage, however, stands out the earliest of these.

More broadly, St Vincent de Paul Boys' Orphanage is notably early when compared to other charitable institutions across Victoria. It was the first Roman Catholic orphanage, predating regional examples such as

St Augustine's Boys' Orphanage in Newtown (1857), Our Lady's Girls' Orphanage, Newtown (1864), as well as the much later suburban institutions such the Girl's Reformatory at Oakleigh (1883), St Vincent's Home for Men in Fitzroy (1887), St Joseph's Home for Destitute Children in Surrey Hills (1890), St Joseph's Foundling Hospital in Broadmeadows (1901) and St Aidan's Orphanage in Bendigo (1903). Compared to its Protestant counterparts, St Vincent de Paul Boys' Orphanage predates the example at Ballarat (1865; demolished) and Brighton (1877) but is otherwise contemporaneous with the former Geelong Orphan Asylum at McCurdy Road, Herne Hill (also built 1855). The latter, a fine bluestone building in the Tudor Revival style, is also considerably more intact that its counterpart at South Melbourne.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay 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

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City of Port Phillip Heritage Review

Place name:	Prefabricated Cottage	Citation No:	
Other names:	Singapore House	**2221**	
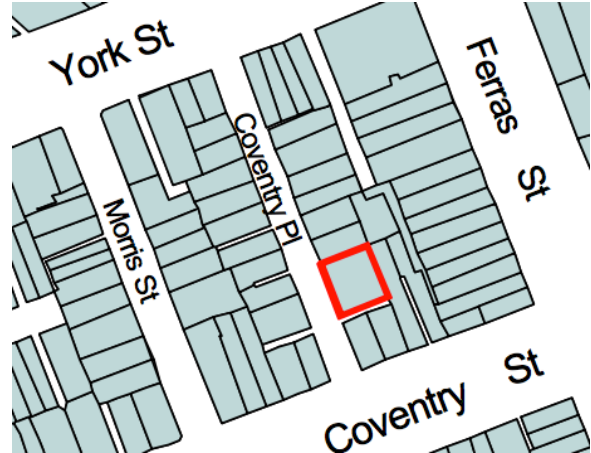
Address:	17 Coventry Place, South Melbourne	Heritage Precinct:	Emerald Hill Residential
Category:	Residential: House	Heritage Overlay:	HO367
Style:	Victorian	Graded as:	Significant
Constructed:	1854	Victorian Heritage Register:	Yes, H1958
Designer:	Unknown		
Amendment:	C29, C160		
Comment:	Revised citation		

Significance

The Prefabricated Cottage at 17 Coventry Place, South Melbourne is included on the Victorian Heritage Register (H1958) 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 house is historically significant (Criterion A) as representing a phase of importation of Singapore houses to Victoria in the 1840s and 1850s. This in turn illustrates the extraordinary historical, economic and cultural circumstances of the time. It relates to the more general phenomenon of international prefabrication in the nineteenth century, and it parallels the trade in Chinese and other buildings to California. The house in Coventry Place is the only identified Singapore building of this period in Victoria, or in the world, to be identified still standing on its original site. It is also important in the context of South Melbourne, where the first sale of land by the Crown was explicitly designed to facilitate the construction of buildings outside the scope of the Melbourne Building Act. As a result South Melbourne always had more prefabricated houses than any other part of Melbourne. In the vicinity of Coventry Street there were prefabricated buildings of timber and zinc, and more than twenty of iron, two of which survive.

The house is of scientific significance (Criterion F) as one of only a small number of buildings exhibiting the use of Malayan timbers such as dedaru and meranti, Malayan and/or Chinese carpentry details, early wallpapers, and other aspects of 1850s construction.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

The house stands on a part of allotment 7, section 4, believed to have been bought from the Crown by F Smith late in 1852, together with the adjoining allotment 6. The first Crown land sales in South Melbourne had been held on 18 August 1852, and the originally sold land in sections 1, 2, 3 and 6, together with sections 4 and others that followed, formed a deliberately isolated area of development outside the scope of the *Melbourne Building Act*. The intention was that building below the standard of the Act could proceed more cheaply, but without the risk of fire spreading to the previously established suburbs. The result was that wooden and other buildings - which were permitted in Melbourne proper only if 'insulated' by a considerable setback from the lot boundaries - proliferated in South Melbourne in the absence of such restrictions. A large proportion of the building that resulted consisted of 'portable' (now called prefabricated) houses, mainly from Britain but including a small minority from Singapore, and possibly elsewhere.

Coventry Place was privately created street cutting through allotments 7 and 12, and would have required cooperation between Smith and Edwin Stooke, purchaser of allotment 12 (or their successors). The date of this has not been established, but must have preceded the erection of the present building. The first evidence of a building on the site is a rate book entry of 1854, in the Lonsdale Ward of Melbourne, when John Watson (later to be described as a civil servant) is the owner and occupier of a four-roomed weatherboard house and stable.

In 1855 Emerald Hill became the first municipality created under Clarke's *Municipal Corporations Act*, and rate book entries over the next decade variously describe the property as being of wood, or of wood and zinc, and as being one of four rooms plus an outhouse or a kitchen, or as five rooms. It is hard from this to establish when the skillion extension was added, but probably no later than 1859 when the house is first described as being of five rooms. The zinc, which appears to have been the roofing, is also mentioned in 1859 but not in 1854, and it may therefore have been added during the intervening period.

J. Moore had become the owner by 1869, but Watson remained in occupation until at least 1872. By 1874 it had been acquired by William Jenman (variously described as licensed victualler, publican, or gentleman), and by 1898 it was in the hands of his executors. David Carnegie, a shipwright, was Jenman's tenant from 1872 into the 1880s, and the David Gray, a builder, by 1890. Mrs Louisa Schranik leased the house by 1900 and by 1910 had bought it.

References

City of Melbourne Rate Book, Lonsdale Ward: 1853, pp 33-40; 1854, p 51, rate no 1068. PROV VPRS 5708/P2, Units 6 & 7
Emerald Hill Rate Book: August 1856, rate nos 660 ff, 1859-60, 1861-2. 1865-6, p 74, rate no 2193; 1872-3, p 89, rate no 2986; 1875-6, p 76 PROV VPRS 8264/P2
South Melbourne Rate Book: 1890-91, p 53, rate no 2031; 1900-01, p 19, rate no 687; 1910-11, p 19, rate no 690. PROV VPRS 8816/P1
Melbourne & Metropolitan Board of Works, plan no 19, South Melbourne, 1894..

Charles Daley, *The History of South Melbourne* (Melbourne 1940).
Susan Priestley, *South Melbourne, a History* (Melbourne 1995).
City of South Melbourne, *South Melbourne's Heritage.*
Miles Lewis, 'The Diagnosis of Prefabricated Buildings', Australian Journal of Historical Archaeology, 3 (1985), pp 56-69
Miles Lewis, 'The Portable House' in Robert Irving [ed], The History and Design of the Australian House (Melbourne 1985), pp 274-289.
Miles Lewis, 'The Asian Trade in Portable Buildings', *Fabrications*, 4 (June 1993), pp 31-55

Description

A four-roomed house framed in exotic (believed Malayan) timbers, with a later skillion extension at the rear and a detached shed to the north. Externally the house has been rendered, aluminium windows inserted in the façade, the roof clad in corrugated iron, and all original features are concealed except for the crossed top plates, characteristic of Malayan carpentry, which are visible at the south-west corner, and a single protruding plate at the north-west corner. Internally there has been substantial alteration to the south-east room, where the wall to the passage has been removed, and angled brick fireplace built in one corner, and the ceiling height lowered. More generally the floor height has been raised, the internal surfaces have been relined, and the former rear windows and other joinery removed. Where the floor have been opened the original bearers can be seen, and were the wall lining has been lifted a wide range of nineteenth century wallpaper fragments are exposed, and original coded markings on structural timbers are visible. The roof space is highly intact, displaying the characteristic features of such houses including a row of king posts, a sub-ridge beam, and marked timbers; inconsistencies in the boarded roof cladding are taken to be original, but there is evidence that a former trap or dormer window on towards the south has been removed.

Condition: apparently sound. Integrity: visibly low, but structurally high.

Comparative analysis

No information.

Assessment

No information.

Recommendations

2001: It is recommended:

- That the building be listed as Significant and included in the Heritage Overlay in the Port Phillip Planning Scheme.
- That the building be nominated for the Victorian Heritage Register.
- That the National Trust be approached to develop a submission for the World Heritage Listing of prefabricated buildings in the City of Port Phillip, together with others elsewhere. To this end documentation should be assembled on 17 Coventry Place and on other prefabricated houses of the period in the City, including 391 Coventry Street; 399 Coventry Street; former corner of Montague St & Patterson Place, now at Swan Hill; rear of 306 Bank Street; 34 Waterloo Crescent, St Kilda; and the former 30 Longmore Street, St Kilda.

- That an approach be made to the Government of Singapore to appraise it of the existence and importance of this building and to seek assistance in obtaining information upon the manufacture of such structures.
- That, possibly with assistance from Heritage Victoria, (a) an expert (Mr Jugo Ilic) be engaged to identify the timbers in the structure, (b) a measured drawing survey of the fabric be commissioned, and (c) an archaeological survey of the site be commissioned with special reference to the sub-floor space.

Primary source

RBA Architects and Conservation Consultants, *Heritage Appraisal, 17 Coventry Place, South Melbourne*, St Kilda [Victoria] 2001

Other studies

Miles Lewis, '17 Coventry Place, South Melbourne', 2001

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

Other images

City of Port Phillip Heritage Review

Place name:	**The Canterbury**	Citation No:
Other names:	**Flats**	**74**

Address:	**236 Canterbury Road, St Kilda**	Heritage Precinct: Middle Park & St Kilda West
Category:	**Residential: Flats**	Heritage Overlay: HO73
Style:	**Edwardian Art Nouveau**	Graded as: Significant
Constructed:	**1914, 1919**	Victorian Heritage Register: Yes, H1836
Designer:	**H.W. & F.B. Tompkins**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

The Canterbury is included on the Victorian Heritage Register (H1836) 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 Canterbury is one of the first block of flats built in St Kilda, one of the very earliest in suburban Melbourne and is also important for its design. Blocks of flats were first built in Melbourne's suburbs in the 1910s, almost all in the latter half of that decade. The Canterbury was built in the middle of 1914, though without the third floor which was added in the middle of 1919, reflecting the rapid development of St. Kilda at that time. In design terms this building illustrates the transition between Art Nouveau inspired architecture of the 1900s to the heavily detailed classicism of the early 1920s. It is unusual in form and adds to St Kilda's dominant character of residential flats.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Architects H.W. and F.B. Tompkins designed 'The Canterbury' for Mrs Gurney and they were constructed by W. Picol (or Picot), builder in the middle of 1914. The estimated cost was £1,581 (BP). The third floor was added in the middle of 1919 by the builder McDonald for the then owner Mrs M. Wright, the estimated cost being £500 (BP).

References

City of St. Kilda building permit records (BP) No. 2287 granted 12/5/1914, contains working drawing, No. 3860 granted 12/4/1919, contains floor plan

Description

'The Canterbury' is a red brick building of four storeys that is vertical in form: this being accentuated by the division of the front façade into three main vertical sections. The protruding bay of red brick is plain and merely incorporates one window at each level, the lower one being arched. The central section, is a curved tower element with octagonal roof, which incorporates windows and shield-like decorative elements in the spandrels between. This tower section curves back towards a third vertical section of alternating windows and curved lattice work bays, with an Ionic pilaster corner support.

According to building records, 'The Canterbury' was constructed with 'cement and brick walls… concrete floors to balconies… first floor hollow block concrete… flat roof 'ruberoid' …. concrete mullions to oriel windows'. As built each of the first three floors contained one flat, containing a dining room facing the sea, a bedroom at the front and a kitchen and bathroom. The later top floor contained two flats, each of two main rooms, requiring the balcony area to be part of a room. The so-called oriel window was apparently heightened and the cupola re-used.

Externally 'The Canterbury' is largely intact. The first and second floor front balconies have been enclosed, though the third floor one was built enclosed and forms part of a room. The building has been repainted externally.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

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

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

City of Port Phillip Heritage Review

Place name:	**St Kilda Cemetery**	Citation No:
Other names:	-	**320**
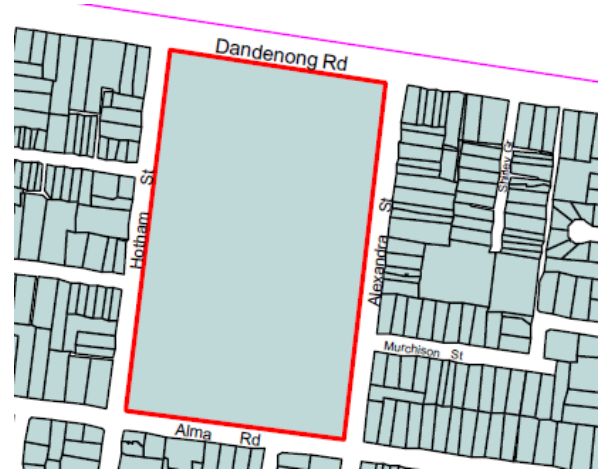
Address:	**260-288 Dandenong Road, St Kilda East**
Category:	**Cemetery**
Style:	**Victorian**
Constructed:	**c.1855-1900**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO455

Graded as: Significant

Victorian Heritage Register: Yes, H1081

Significance

The St Kilda Cemetery is included on the Victorian Heritage Register (H1081) 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:

St. Kilda Cemetery is one of Melbourne's oldest cemeteries and is closely associated with the settlement of greater Melbourne, being the principal cemetery during the 19th century south of the Yarra River. There are a large number of important memorials and the graves generally have a high level of intactness. The tall fences along the street frontage and the size of the cemetery make it a local landmark. St. Kilda Cemetery is particularly associated with the history and settlement of St. Kilda.

Thematic context

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History

St. Kilda Cemetery was opened on the 9th of June 1855(2) and originally extended from Hotham Street to Orrong Road, being reduced to its present 20 acres later. The deed of grant from the Government to the Trustees was issued on the 7th of February 1861 and the cemetery continued in use throughout the 19th century, despite some local objectors. On the 31st of December 1900, the cemetery was closed as all the land had been used. It was reopened in 1928 to allow the Trustees to raise funds for maintenance.

References

H.B. Foot surveyor, 'Plan of Portions Marked in the Parish of Prahran', 1853, Crown Lands and Survey Department, in Public Records Office, Laverton, shows denominational layout

John Butler Cooper, *The History of St. Kilda. From its first settlement to a city and after 1840 - 1930*, City of St. Kilda, Melbourne, 1931, vol. 1, pp. 35-38

L.P. Planning, 'National Estate Cemetery Study', unpublished, Melbourne, c. 1980.

J.E.S. Vardy, Plan of the Borough of St. Kilda compiled under the direction of the Borough Council, Harnel and Ferguson, Melbourne, 1873, map no. 3 North Ward

Description

St. Kilda Cemetery is fenced by solid brick walls on the side (east and west) frontages with iron palisade fences to the entry (north and south) frontages. The entry gates are set in a wide semi-ellipse and the stone posts are finely carved. The cemetery is divided into denominational areas, each showing a diversity in types of monuments, as does the cemetery generally. One grave has three large iron crosses.

A memorial lawn has been established along part of the Dandenong Road frontage, with a flat roofed toilet /administration block on the other side of the main gate.

This cemetery is in good condition and well kept. The memorials are in mostly good condition and vandalism has been minimal generally. There are established avenues of plane trees within the road reserve along part of the Dandenong Road and Alexandra Street frontages.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Avenue planting of exotic trees in the streets around the cemetery would materially enhance the surrounding environment as well as the cemetery itself.

Primary source

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., *St. Kilda Conservation Study Area 2*, Volume 1, 1985

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name:	Presbyterian Church (former)	Citation No:
Other names:	Fincham & Hobday Organ	**1116**

Address:	317-329 Dorcas Street, South Melbourne	Heritage Precinct:	Emerald Hill Residential
		Heritage Overlay:	HO112
Category:	Religion: Church & Organ	Graded as:	Significant
Style:	Victorian Gothic	Victorian Heritage Register:	Yes, H2195 (Organ)
Constructed:	1860-67 (Church), 1891 (Organ)		
Designer:	Unknown		
Amendment:	C29, C160		
Comment:	Revised citation		

Significance

The former Presbyterian Church is of significance as one of the earlier churches built in the South Melbourne area. The extant Fincham and Hobday organ enhances the significance of the church, as does the retention of large curtilage around the building.

The Fincham & Hobday organ is included on the Victorian Heritage Register (H2195) as an object of State significance. Please refer to the VHR citation for the statement of significance for the organ.

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.1 Maintaining spiritual life

Port Phillip thematic environmental history

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

History

On 21 April 1867 (3) the Emerald Hill Presbyterian Church was opened for worship, additions being made to the earlier 1860 bluestone building at a cost of £567 (1, 2, 3, 4). The tower, shown on the original plan was never erected (5). By 1887, although the church membership was booming, its financial situation had suffered with the substantial alterations to the session house, vestry and organ loft (6). The Fincham and Hobday organ, built in Richmond in 1891, and now contained within the gallery, is a fine example of its type and is one of the largest two-manual Fincham organs of its Period to survive essentially intact (7).

In 1911 tenders were called for painting the church and for replacing the ceiling with steel panels (8). By 1930 the Dorcas Street congregation had amalgamated with the Clarendon Street Presbyterian Church (9), the building of the latter congregation being used for worship (10). The church at 317-29 Dorcas Street is now occupied by the Uniting Church and retains a substantial tract of land free from buildings.

References

1 J. Walsh, ' Brief Histories of the Churches in the Parish of South-Port-Parks' 1977, held in South Melbourne Local History Collection LH 275
2 'Jubilee History of South Melbourne', p. 69
3 ibid.
4 ibid.
5 J Walsh, loc.cit.
6 ibid.
7 National Trust of Australia (Vic.) File No. 4605
8 J Walsh, loc.cit.
9 C. Daley, 'History of South Melbourne', pp. 175-176
10 Refer to Citation for 223 Dorcas Street

Description

The church is built in basalt in a cruciform plan with an octagonal apse. In reflection of its relatively early date, externally it is quite sparse of detailing with stylistic derivation being Gothic, expressed in elements such as the pointed tripartite windows.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

Andrew Ward, *Port Phillip Heritage Review*, 1998

Other images

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City of Port Phillip Heritage Review

Address:	44 Finlay Street, Albert Park	Heritage Precinct:	Albert Park Residential
Category:	Residential: House	Heritage Overlay:	HO442
Style:	Victorian: Italianate	Graded as:	Significant
Constructed:	1881	Victorian Heritage Register:	No
Designer:	Unknown		
Amendment:	C29, C160		
Comment:	Revised citation		

Significance

44 Finlay Street is of significance as an investment property built for the leading South Melbourne businessman, W.P. Buckhurst and for the intricate nature and the substantially intact state, of the timber decoration.

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: 5.3 The late nineteenth century boom

History

William Parton Buckhurst, the highly successful South Melbourne real estate entrepreneur built a row of speculative houses in Finlay Street, including No. 44, in 1881-82 (1). This six-roomed wooden dwelling was first rated at £14 (2). The following rateable period of the N.A.V. had jumped to £34 and was then owned and occupied by William Robertson, a tailor (3). After about six years, ownership passed to Thomas Brown, a 'manufacturer', who leased it to Henry Green, a miner (4). By 1900 Brown and Green still owned and occupied the property.

References

1 City of South Melbourne Rate Books, 1881-1882
2 ibid.
3 ibid, 1882-1883
4 ibid, 1890-1901

Description

The house, while a small building and built as an investment property, was given some very unusual quirks of detailing that remain substantially intact. The house is clad in timber to represent Ashlar blocks, but is dominated by the projecting gable and the decoration under it. The barge board has an accentuated scalloped edge and turned timber finial and drops, while the bay window under has – all in timber – bold castellation drowning it, a moulded cornice, hood moulds terminated with consoles to each of the three double hung sash windows, and the whole is flanked by pilasters. Despite such intricate work in timber, the building remains substantially intact. The main elements that have not survived are the frieze and capitals to the verandah.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay 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

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City of Port Phillip Heritage Review

Place name: **St Kilda Cricket Ground**
Other names: Junction Oval
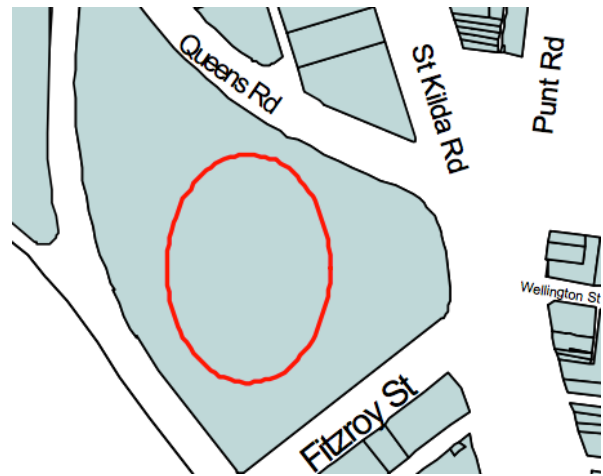
Address:	150-180 Fitzroy Street, St Kilda
Category:	Recreation: Cricket Ground
Style:	Federation/Edwardian, Interwar
Constructed:	c.1856 to c.1930
Designer:	Unknown
Amendment:	C29, C160
Comment:	Revised citation

Heritage Precinct:	Albert Park
Heritage Overlay:	HO463
Graded as:	Significant
Victorian Heritage Register:	Yes, H2234

Significance

The St Kilda Cricket Ground is included on the Victorian Heritage Register (H2234) 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 St Kilda Cricket Ground has its own small claim to international significance as the longest serving home ground site of any cricket club in the world. Its playing surface is also known as one of the finest in the world. As a venue, it is of historical significance on several counts: as one of the earliest established sites in St Kilda (predating the formation of the Municipality); in its associations with the early days of organised cricket and the genesis of Australian Rules football in Victoria; as one of the original VFL home grounds; and as a communal focus in St Kilda in an era in which so much of the civic identity of each of Melbourne's inner suburbs was invested in its sporting teams. Though none of its architecture is outstanding, its four grandstands, and, behind them, an array of red brick out-buildings, walls and entrance gates, are strong examples of their type and have survived virtually untouched from the first half of the century. Numerous structures associated with the ground's use for cricket and football are evocative reminders of the oval's history and of the days of pre- commercialised sport. The grandstands, structures and relics together have a strong and coherent character. Their physical presence is of great significance to the identity of St Kilda. They hold the collective memory of generations of St Kilda followers; a virtual sacred site in Melbourne's sporting culture.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

7. Government services: 7.3 St Kilda

8. Ways of life: 8.3 St Kilda

History

The St Kilda Cricket Ground has occupied a prominent place in the history of the City since the St Kilda Cricket Club played its first match there in 1856 (1). No other cricket club in the world has played on the same site for a longer period. The oval is said to be one of the finest playing surfaces in the world, and it has been graced by many of Australia's greatest cricketers, of which the St Kilda Club produced more than its share (2). The St Kilda Football Club also had a long association with the ground. Football matches were played on the adjacent "Alpaca Reserve" as early as 1864 (3). The Football Club's links were severed, amidst bitter controversy, in 1965 when it relocated to Moorabbin. For generations of St Kilda residents the ground had been a focal point of the City's civic identity within the sports-mad Melbourne metropolis (4). Along with its venerable association with Victorian cricket, the Junction Oval still holds a permanent place in Melbourne's folklore as one of the original VFL football grounds. Between 1972 and 1983 the Fitzroy Football Club used the oval as its home ground and Sheffield Shield cricket has been played at the ground. The ground's record attendance was 46,973 in 1950 (5).

References

(1) 'Centenary Report of the St Kilda Cricket Club', 1956.
(2) Conversations with Mr Orm Bird, Secretary of the St Kilda Cricket Club.
(3) Cooper, John Butler. *The history of St Kilda*, Volume 2 p.35; see also Volume 1 pp. 310-312.
(4) Longmire, *St Kilda. The show goes on*, pp 212-213; see also pp. 11-13.
(5) Rodgers, 'The Complete Book of VFL Records', p 127

Description

(The following description was prepared in 1992. Since that time the R.L. Morton Stand and the Racecourse Stand have been demolished and other changes made)

The architecture of the ground reflects the days before big money and ground rationalization by the VFL began to change the face of its suburban venues. Of the three larger grandstands, two are of the old style timber variety: the Kevin Murray (formerly G.P. Newman) Stand, built in 1925, and the Don Blackie, Bert Ironmonger Stand of 1934. The two are identical in style: built on red brick bases housing changing rooms and other facilities, roofed with long, pitched roofs supported at the front on eight slender posts and sporting over each end bay smaller forward-facing gabled sections with flagpole finials. Ornamental treatment is limited to the bracket supports at the top of the columns, but the visual effect of both grandstands is rich in character and old fashioned charm.

The third major grandstand is the R.L. Morton Stand. Though built only a couple of years after the Blackie Ironmonger Stand, it is a complete departure into modern functionalism. Its reinforced concrete and its minimally supported curving cantilevered steel roof lack the character of the older stands, but it is nonetheless a strong example of its type and an indispensable part of the ground's character. The ground's oldest stand is a modest timber structure between the social club and the scoreboard. Known as the "Racecourse Stand", it was shifted from the old Elsternwick Racecourse to its present location in the 1920s. Also of considerable note are the red brick perimeter walls, entrance gates and facilities and out- buildings behind the grandstands, all dating from around the 1930s.

Associated structures, such as the outer terracing, the scoreboard, kiosks and press boxes, though of no architectural significance, are integral parts of the ground and its historical use. Relics of the VFL era, such

as the timber bench seating around the boundary fence, the coaches' boxes on the boundary line, and the Cyclone fenced players' races are all evocative reminders of the Saturdays of old when the ground would shake to the roar of 30,000 or more parochial football fans.

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

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City of Port Phillip Heritage Review

Place name:	**Maisonettes**	Citation No:
Other names:	**Alcazar**	**327**

Address:	**3 Glen Eira Road, Ripponlea**
Category:	**Residential: Flats**
Style:	**Interwar Spanish Mission**
Constructed:	**1929**
Designer:	**P.J. Brunning Pty Ltd**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: Elwood, St Kilda, Balaclava, Ripponlea

Heritage Overlay: HO372

Graded as: Significant

Victorian Heritage Register: No

Significance

This building is one of the few blocks of maisonettes built during the 1920s or '30's and is most probably the only such block in the Spanish Mission style in Melbourne. Maisonettes were uncommon in the first decades of flat building in Victoria, during the 1910s, '20s and '30s. The Spanish Mission style was popular in the latter half of the 1920s and was almost always used for more expensive buildings than the norm. The nature of maisonettes, each with their own stair, make them more costly to build than flats, which was no doubt the reason for using this style. The building is well detailed with an individual porch on timber brackets to each pair of entrances, with their angled reveals. The bay windows are clad in octagonal tiles, each with a graded colouring. Each maisonette has a first floor balcony.

The maisonettes are complemented by a courtyard garden which includes a mature bull bay magnolia (Magnolia grandiflora), privet, and concrete pond which all date from c.1930s. It is of historic and aesthetic significance to the locality of Ripponlea.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

P. J. Brunning Pty. Ltd. were the owner/builders for this building, which was constructed in the latter half of 1929. The drawings were drawn by K. Hooker in July 1929. The subdivision of Brunnings Nursery to the north in 1926 resulted in much of the surrounding building stock and there are several Spanish Mission style houses (BP).

References

City of St. Kilda building permit records (BP) No. 7515 granted 5/7/1929, includes working drawing

Description

This two-storey building contains eight maisonettes arranged on an irregular site in one long block, with two smaller wings forming a courtyard at the northern end. Construction is in rendered brickwork with clinker brick accents with a cement tiled roof. Face brickwork frames the pairs of arched front doors, with angled reveals and quoins. The tiled porch roofs are supported on shaped timber brackets and dwarf face brick walls define each entry. Windows are timber, multi-pane upper and single pane lower sashes to each. The arched balcony openings (now enclosed) are framed with barley twist pilasters on brick corbels. Each maisonette contains lounge, dining room and kitchen /breakfast room on the ground floor, with two bedrooms, bathroom and balcony on the first floor. A wall with an arched opening to the right of the main building facing Glen Eira Road has Cordoba tiles.

The courtyard garden contains a mature bull bay magnolia (*Magnolia grandiflora*), privet, and concrete pond, and concrete pathways which all appear to date from c.1930s. The brick fence to the front and side boundary with mild steel front gate appears to be contemporary with the maisonettes.

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

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

Other studies

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

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

City of Port Phillip Heritage Review

Place name:	**Moira**
Other names:	**-**

Address:	**16 Glen Eira Road, Ripponlea**
Category:	**Residential: House**
Style:	**Interwar: Mediterranean & Functionalist**
Constructed:	**c.1930s**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct:	St Kilda, Elwood, Balaclava, Ripponlea
Heritage Overlay:	HO7
Graded as:	Significant
Victorian Heritage Register:	No

Significance

Perhaps St Kilda's finest example of this particular architectural style: a hybrid of Mediterranean and Functionalist influences, which had some currency in the 1930s. It is especially notable for its finely detailed tapestry brick and plasterwork, and its diverse range of exquisite steel framed windows. Almost all features of the building including its garden paths and front fence are intact.

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

No information

References

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Description

Perhaps the best example of the rare 1930s hybrid Mediterranean-Functionalist architectural style in St Kilda. It is notable for its finely detailed tapestry brick and plaster work, and its diverse range of exquisite steel framed windows. Even the metal lettering of the name "Moira" is of a quality far above the ordinary. The yellow of the window frames and eaves linings is a felicitous touch. The canvas awning is the only feature that does not contribute to this gem of a house.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name:	**Milverton**	Citation No:
Other names:	**Flats**	**1498**

Address:	**22 Glen Eira Road, Ripponlea**	Heritage Precinct: St Kilda, Elwood, Balaclava, Ripponlea
Category:	**Residential: House**	
Style:	**Interwar: Old English & Spanish Mission**	Heritage Overlay: HO7
		Graded as: Significant
Constructed:	**c.1930s**	Victorian Heritage Register: No
Designer:	**Unknown**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

A sprawling two storey block of flats notable for its elongated stepped form, and the way in which each step is treated as with its own, individual set of stylistic motifs. These motifs are quotations from styles as diverse as Spanish Mission and Old English. The composition is unified by its consistent building materials and the thematic use of variegated brick trim and banding. The form of the building on this corner site is of importance to the surrounding streetscapes of the precinct.

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

No information.

References

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Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name:	**Shops & residences**	Citation No:
Other names:	-	**1499**

Address:	**31-37 Glen Eira Road, Ripponlea**	Heritage Precinct:	St Kilda, Elwood, Balaclava, Ripponlea
Category:	**Commercial: Shops**	Heritage Overlay:	HO7
Style:	**Federation: Freestyle**	Graded as:	Significant
Constructed:	**c.1910s**	Victorian Heritage Register:	No
Designer:	**J.R. Daley**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

Four shops with dwellings above forming part of a very important streetscape. Like the shops further east (45-67) the upper facades are intact and unpainted. Their chimneys and chimney pots are integrated into their parapets, an extremely unusual feature, which gives the streetscape its distinctive punctuated skyline. Shop No. 35 is the only one with its original shop front fittings.

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

No information.

References

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Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Address:	**57-67 Glen Eira Road, Ripponlea**	Heritage Precinct: St Kilda, Elwood, Balaclava, Ripponlea
Category:	**Commercial: Shops**	Heritage Overlay: HO7
Style:	**Federation: Freestyle**	Graded as: Significant
Constructed:	**c.1910s**	Victorian Heritage Register: No
Designer:	**J.R. Daley**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

Six shops with dwellings above forming part of a very important retail strip streetscape. Like the shops further west (31-37 and 45-55) the upper facades are intact and unpainted and have their chimneys and chimney pots integrated into their parapets, an extremely unusual design feature which gives the streetscape its distinctive punctuated skyline. The shop fronts seem to have all been refitted in the 1930s with Nos. 65-67 only recently destroyed. No. 59 is of special note having all the original signage of the footwear shop opened there at the time of the 1930s refit.

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

No information.

References

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Description

Style: Federation Freestyle. Two storey shops and dwellings.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name:	**Shop & residence**	
Other names:	-	

Address:	**60 Glen Eira Road, Ripponlea**	Heritage Precinct:	St Kilda, Elwood, Balaclava, Ripponlea
Category:	**Commercial: Shops**	Heritage Overlay:	HO7
Style:	**Federation: Arts & Crafts**	Graded as:	Significant
		Victorian Heritage Register:	No
Constructed:	**1918**		
Designer:	**Arthur Plaisted**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

An excellent example of corner shop and dwelling of this period by the noted architect Arthur Plaisted. The significant surviving elements of the building include the tall rendered frieze and bracketed cornice, and the porthole and verandah openings of the diagonally symmetrical front portion. Several unfortunate alterations have been made to the street facades, however, some of the window openings are intact (though unsympathetically glazed), and the red brick and render finishes are as original. One of the most important individual elements in this significant retail strip streetscape.

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

This corner shop and dwelling was designed by the important architect Arthur Plaisted in 1918 for the owner J. Durston.

References

St Kilda Council building permit no. 3670

Description

This corner shop and dwelling, designed by the important architect Arthur Plaisted, was one of the three or four best pieces of shop-and-dwelling architecture to be found in St Kilda (compare 71-73 Glen Eira Rd, 90 and 121 Ormond Rd). Its strength is still to be seen in the upstairs front section, which is still fairly intact. The rest of the building has been largely ruined. Permit drawings show the Quat Quatta Ave elevation as a charming composition of irregularly sized and placed windows, a 45 degree sloping roof and parapet at the end, and an unusual asymmetrical arched entry porch. The porch has now been completely bricked over, the windows (except for the two port holes in the first floor corner) have been unsympathetically reglazed, and the awnings have been lost to a particularly unfortunate steel deck replacement. The shop itself, as is normal, has long since been refitted.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name:	**Glen Eira Road Bank Group**
Other names:	**State Savings Bank, E.S&A Bank, Bank of Australasia**
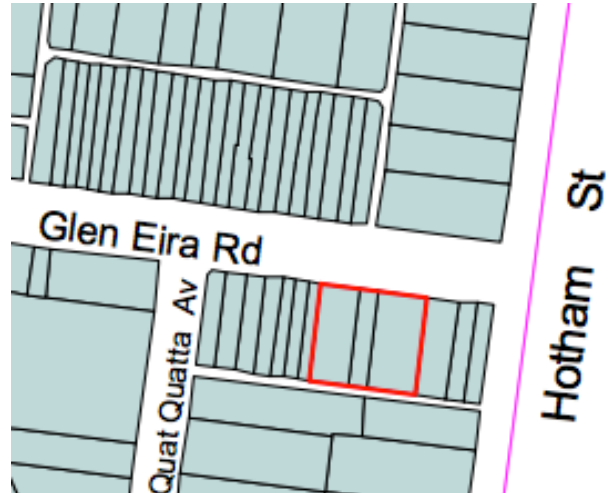
Address:	**74, 76 & 78 Glen Eira Road, Ripponlea**
Category:	**Commercial: Bank**
Style:	**Interwar: Classical Revival, Greek Revival, Georgian Revival**
Constructed:	**1922-1930**
Designer:	**Sydney Smith & Ogg (1922), Twentyman & Askew (1927-28), A & K Henderson (1930)**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct:	St Kilda, Elwood, Balaclava, Ripponlea
Heritage Overlay:	HO7
Graded as:	Significant
Victorian Heritage Register:	No

Significance

This group is opposite Brinsmead's Pharmacy and is part of a conservation area.

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

This group comprises three bank buildings built next to each other between 1922 and 1930. The easternmost and earliest, the former State Bank, built in 1922 is in a Classical style derived directly from

the Edwardian Baroque of the 1900s and 1910s. This building is nearly identical to the State Bank in Glenhuntly Road, Elwood (q.v.) by the same Architects, Sydney Smith, Ogg & Serpell, but has been more extensively altered. The adjacent number 76 was built for the English, Scottish & Australian Bank (E.S. & A.) in 1927-28 and is in the comparatively rare, so-called Greek or Greek Revival style. The architects of this building were Twentyman & Askew. The third bank in the group, the A.N.Z. at number 74, was originally the Bank of Australasia and, unlike the other two banks, which were specially built, this was two shops, extensively rebuilt to the designs of A. & K. Henderson Architects in 1930.

References

St Kilda Council building permit records:
1. No. 4818 granted 10/5/1922, includes working drawing (builder E.H. Plaisted);
2. No. 7030 granted 22/11/1927, includes working drawing (builder G. Reid)
3. No. 7831 granted 22/10/1930, includes working drawing (builder W. Machlin). Additions to the rear no. 11,081 granted 3/11/1944 (builder A. Deseter)

Description

This group comprises three bank buildings built next to each other between 1922 and 1930. They show something of the diversity of architectural styles used during the 1920s. The easternmost and earliest, the State Bank, built in 1922 is in a Classical style derived directly from the Edwardian Baroque of the 1900s and 1910s. This building is nearly identical to the State Bank in Glenhuntly Road, Elwood (q.v.) by the same Architects, Sydney Smith, Ogg & Serpell, but has been more extensively altered. The adjacent number 76 was built for the English, Scottish & Australian Bank (E.S. & A.) in 1927-28 and is in the comparatively rare, so-called Greek or Greek Revival style. The architects of this building were Twentyman & Askew. The third bank in the group, the A.N.Z. at number 74, was originally the Bank of Australasia and is significant in that it portends the architecture of the next decades. The overall form of the façade is more reminiscent of the 1940s and 50s whilst the Colonial details, the multi-pane double hung windows and the door case were commonly used in the mid to later 1930s. Unlike the other two banks, which were specially built, this building was two shops, extensively rebuilt to the designs of A. & K. Henderson Architects in 1930.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name:	**State Savings Bank of Victoria (former)**	Citation No: **1984**
Other names:	-	

Address:	**78 Glen Eira Road, Ripponlea**
Category:	**Commercial: Bank**
Style:	**Interwar: Free Classical**
Constructed:	**1922**
Designer:	**Sydney Smith & Ogg**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct:	St Kilda, Elwood, Balaclava, Ripponlea
Heritage Overlay:	HO7
Graded as:	Significant
Victorian Heritage Register:	No

Significance

This group comprises three bank buildings built next to each other between 1922 and 1930. They show something of the diversity of architectural styles used during the 1920s. The easternmost and earliest, the State Bank, built in 1922 is in a Classical style derived directly from the Edwardian Baroque of the 1900s and 1910s. This building is nearly identical to the State Bank in Glenhuntly Road, Elwood (q.v.) by the same Architects, Sydney Smith, Ogg & Serpell, but has been more extensively altered. The adjacent number 76 was built for the English, Scottish & Australian Bank (E.S. & A.) in 1927-28 and is in the comparatively rare, so-called Greek or Greek Revival style. The architects of this building were Twentyman & Askew. The third bank in the group, the A.N.Z. at number 74, was originally the Bank of Australasia and is significant in that it portends the architecture of the next decades. The overall form of the façade is more reminiscent of the 1940s and 50s whilst the Colonial details, the multi-pane double hung windows and the door case were commonly used in the mid to later 1930s. Unlike the other two banks, which were specially built, this building was two shops, extensively rebuilt to the designs of A. & K. Henderson Architects in 1930.

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

-

References

St Kilda Council building permit record:
1. No. 4818 granted 10/5/1922, includes working drawing (builder E.H. Plaisted) Identical design to State Bank at 6 Ormond Road and similar to State Bank at 54 Fitzroy Street.
2. No. 7030 granted 22/11/1927, includes working drawing (builder G. Reid)
3. No. 7831 granted 22/10/1930, includes working drawing (builder W. Machlin). Additions to the rear no. 11,081 granted 3/11/1944 (builder A. Deseter)

Description

Free Classical two storey bank with dwelling.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name: **House**	Citation No:
Other names: **Ulverston**	**31**
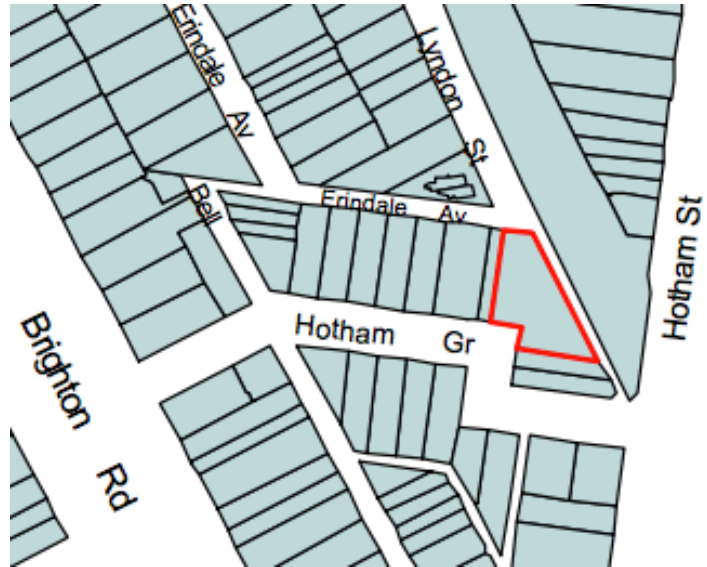
Address:	**23 Hotham Grove, Ripponlea**
Category:	**Residential: House**
Style:	**Victorian: Italianate**
Constructed:	**1887**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO149

Graded as: Significant

Victorian Heritage Register: No

Significance

The villa at 23 Hotham Grove, Elsternwick, was built in 1887 for Alfred Ramsden. It is important as a representative substantial house of its period, being larger than the other houses in its immediate vicinity and possibly linked with the bricklayer/ developer of the late Boom period, A. Ramsden of Richmond.

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: 5.3 The late nineteenth century boom

History

At Crown land sales, J.M. Holloway purchased portions 259, 268 and 269, which consisted of about 11 acres of the wedge of land where Brighton Road and Hotham Street met. Holloway of Northampton

Buildings in Acland Street, subsequently had the area surveyed for a housing estate by surveyor, S.W. Smith. Each allotment had two frontages or the benefit of a magnificent Right-of-Way, 15ft wide.

Hotham Grove at the time was named Susan Street. With some amendments, the sale of land later went ahead. John Reynolds, a gentleman of Winsdor, purchased all of Susan Street.

On the north side at the point where the street dog legged, Alfred Ramsden bought lots 12 and 13A-F and in 1887, built a six-roomed brick house on lot 13C. The house had an NAV of 65 pounds. In that year, the street name changed to Hotham Grove. Ramsden may have been the bricklayer/developer of Richmond who is known to have arrived in Melbourne in 1885 and built "villas, stores and cottages in Armadale and Richmond, and many more in the City" (see Sutherland A., "Victoria and its Metropolis Past and Present" (1888), v.2, p.651).

By 1891, the house and land were being leased to Peter Brady, a livery stable keeper. The number and nature of outbuildings shown on early MMBW plans suggest Brady ran his business from the site.

Brady, who progressed to the rank of cab proprietor, continued to lease the house in 1900, however by then, ownership had passed to the Victorian Permanent Building Society. The house had been extended to ten rooms and the NAV was 50 pounds. Two lots on the south of the property had by then been sold.

References

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

MMBW litho plan no.48, undated.

Parish Plan of Prahran, Borough of St. Kilda. SLV, Map Section, 820 bje St. Kilda Rate Books: 1887-91, 1889-1900. VPRS 2335, PROV.

Plan of Subdivision of Portions 259, 268 and 269 Parish of Prahran", undated. SLV, Map Section, Vale Collection, Book 4A, P.172.

Description

A representative substantial late Victorian Italianate asymmetrical stuccoed villa with two storeyed cast iron lace verandah and faceted window bay to the projecting wing. There is a hipped tiled roof and vermiculated cement spandrels over the lower level arched windows to the bay. The front doorway is arched and has associated stained glass work. Condition: Sound. Integrity: High.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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Other images

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City of Port Phillip Heritage Review

Place name: **Uniting Church**
Other names: **Congregational Church**
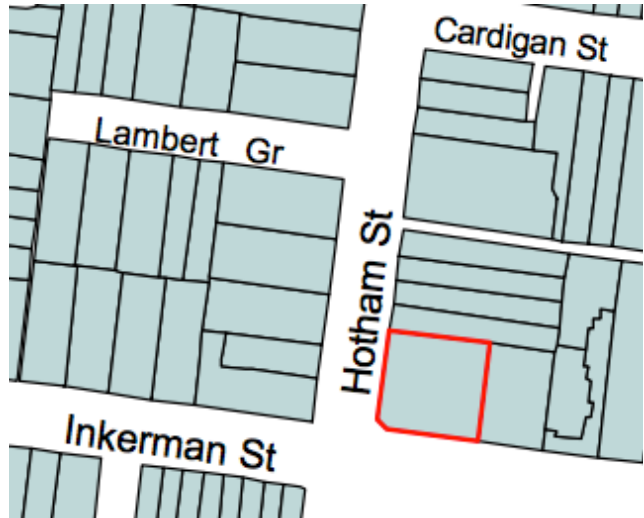
Address: **72 Hotham Street, St Kilda East**

Category: **Religion: Church**

Style: **Victorian: Gothic Revival**

Constructed: **1887-88**

Designer: **Beasley & Little**

Amendment: **C29, C160**

Comment: **Revised citation**

Heritage Precinct: None

Heritage Overlay: HO152

Graded as: Significant

Victorian Heritage Register: No

Significance

The former Congregational Church at 72 Hotham Street, St. Kilda East was built in 1887-88 to the design of architects, Beasley and Little. It is aesthetically important (Criterion E) as a highly successful design in full polychrome, comparing locally with the Toorak Jubilee Church (demolished), St. Georges Presbyterian Church (St. Kilda East) and the present Uniting Church (St. Kilda East). At the State level, it compares with many earlier polychrome churches but particularly with the former Wesley Church (Brunswick), the former Congregational Church (Hawthorn) and the former Wesley Church (Ballarat). The church is important also for its role as a place of worship in the community since 1888 (Criterion G).

Thematic context

Victoria's framework of historical themes

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

8. Building community life: 8.1 Maintaining spiritual life

Port Phillip thematic environmental history

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

History

Among the early independent churches in Victoria was the Congregational Church. Its parishioners and interests spread to East St. Kilda in the 1860s accompanied by the desire for a purpose built meeting place.

An early church was erected in 1868 in Westbury Street on the western side between Inkerman and Carlisle Streets. It was relocated in 1885 at a site purchased for the purpose of erecting a new church. The site was on the north east corner of Hotham and Inkerman Streets and had frontages of 100 feet to Hotham Street and about 166 feet to Inkerman Street. It was part of portion 161A, which had been purchased from the Crown by J. Sutherland and had in part, been subsequently acquired by E.Watson.

A Church Land and Building Committee requested submissions for the design of a new church in 1886. The design of architect Hillson Beasley (prepared jointly with John Little), and who later became Chief Architect of the Western Australian Public Works Department, was chosen as the 'most suitable'.

Tenders for the new church were called on the 1 June 1887 and James Potter was duly appointed. The building was described as "...English style...brick with Oamaru stone dressings...a turret in front, and single transepts on either side. Ultimately a spire of 100 ft in height will be erected...accommodation...for 380 persons...complete cost, about 2,500 pounds...". The church opened in May 1888.

Changes to the property occurred from time to time, the most significant being the subdivision of the land and sale of the block on which the Sunday School stood to provide funds for alterations to the Church. The rear of the Church was converted to a hall with a kitchen and toilets and in the body of the Church, the furniture and organ were relocated. Accommodation was reduced to 150 people.

In 1954, an addition to the rear of the Church designed by Hudson, Stevenson and Howden and built by H.G.Jacobs and Son, made provision for a Sunday school kindergarten. The Church otherwise remains close to its origins.

The East St. Kilda Church joined the Uniting Church in 1977. Since then, the parish has gained strength and presently serves the community as its Centre for Creative Ministries.

References

Barnes, Jack 'A History of the East St. Kilda Congregrational Church', East St. Kilda Uniting Church Parish Council, 1995.
Lewis, M. (ed), *Victorian Churches: their origins, their story and their architecture*, National Trust, 1991, p.85.
MMBW litho plan no.47, dated 1935.
Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.
Vardy, J.E.S., "Plan of the Borough of St. Kilda", 1873(?), North/7.

Description

A prominently situated incomplete late polychrome brick church in the Gothic Revival mode with Oamaru stone dressings consisting of a nave, transepts placed beneath transverse gables and an octagonal turret. The façade has a lancet arched west window enclosing a smaller rose window in the spandrels surmounting two entry doors, also with lancet arches, the visual effect of the complex polychrome brick and stone patterns being the most arresting feature of the design. Inside, there is a Fincham organ built c.1865-70. Condition: Sound. Integrity: High.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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Other images

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City of Port Phillip Heritage Review

Place name:	**B'nai B'rith House**
Other names:	**-**
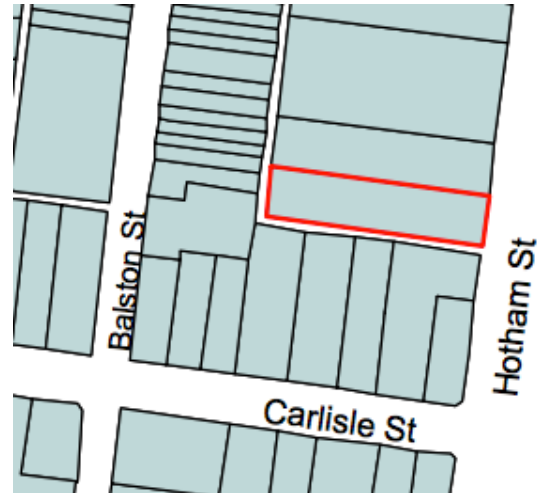
Address:	**99 Hotham Street, Balaclava**
Category:	**Community: Hall**
Style:	**Victorian, Postwar**
Constructed:	**c.1890, 1959**
Designer:	**Dr Ernest Fooks**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO337

Graded as: Significant

Victorian Heritage Register: No

Significance

Two aspects of this site are significant. The two storey religious institution (B'nai B'rith House), was built in front of a still existing c.1890 villa in 1959. Despite being rather too large for its allotment, its architecture is of a high quality, demonstrating the aesthetic possibilities of the usually banal building conventions of the time. It has served as an important community focus among the Jewish population in this area. The remnant 1890s house, sandwiched between the 1959 building and extensive additions behind, can be clearly recognised by the extent of the hipped and gable roofs, remnant chimneys, polychrome brick walls and eaves detailing is historically significant as a demonstration of the early settlement of the area as one with substantial houses with generous front setbacks on very large sites (see 305, 366 and 382 Carlisle Street).

Thematic context

Victoria's framework of historical themes

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

8. Building community life: 8.1 Maintaining spiritual life

Port Phillip thematic environmental history

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

History

B'nai B'rith House, designed by Dr. Ernest Fooks, was constructed in 1959.

References

St Kilda Council building permit no. 57/830 issued 3 August 1959

Description

No information.

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 Vol. 3*, 1992

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name:	**House**	Citation No:
Other names:	**Attic Villa**	**2021**
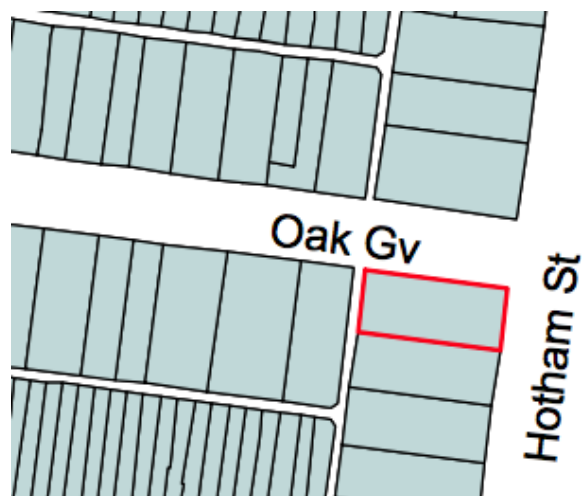
Address:	**175 Hotham Street, Ripponlea**
Category:	**Residential: House**
Style:	**Interwar: Arts & Crafts Bungalow**
Constructed:	**1923**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct:	St Kilda, Elwood, Balaclava, Ripponlea
Heritage Overlay:	HO7
Graded as:	Significant
Victorian Heritage Register:	No

Significance

A prominent attic villa notable for its raw roughcast wall finishes and its heavy terra cotta tiled roof and jerkinhead gables. Its neighbour at 1-3 Oak Grove is built of the same materials and together the pair make something of a local landmark.

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

Builder: Hogg. Original owner: Mrs M.I. Johnson

References

St Kilda Council building permit no. 5067

Description

Arts & Crafts attic villa.

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 Vol. 3*, 1992

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name:	Congregational Church & Hall (former)	Citation No: **1118**
Other names:	-	

Address:	32 & 34-36 Howe Crescent, South Melbourne
Category:	Religion: Church & church hall
Style:	Victorian Gothic
Constructed:	1886-7 (Hall), 1874-5 (Church)
Designer:	Crouch & Wilson (Hall), W.H. Ellerker (Church)
Amendment:	C29, C160
Comment:	Revised citation

Heritage Precinct:	St Vincent Place East
Heritage Overlay:	HO153 & HO154
Graded as:	Significant
Victorian Heritage Register:	Yes, H0573 (Church), H0574 (Hall)

Significance

The former Congregational Church & Hall at 32 and 34-36 Howe Crescent, South Melbourne are included on the Victorian Heritage Register, as places of State significance (H0573 & H0574). Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

The following citation has been quoted from the National Trust of Australia (Victoria) File No. 2824.

"Two successive Congregational churches which epitomise the mainstream of the bi-chrome and polychrome brick church architecture of Victoria between the 1860s and the 1880s, as well as relating well and deliberately to each other. The first church (later hall) was built in l867-8 to the design of the ecclesiastically prolific firm of Crouch and Wilson, and is now, after Joseph Reed's St. Jude's, Carlton (of the previous year) the oldest fully fledged polychrome church surviving in Melbourne. The second church of 1874-5 is a fine design by W.H. Ellerker, with a triple gable end and decorative polychrome friezes running up the gables, and a most distinctive galleried and plaster-vaulted interior."

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.1 Maintaining spiritual life

Port Phillip thematic environmental history
5. Settlement: growth and change: 5.1 Three settlements: Sandridge, St Kilda and Emerald Hill

History

The Congregational Church was formed in South Melbourne in 1859, holding its services in the 'Great Iron Store', and later in the Mechanics' Institute. By the end of 1865 a wooden church had been erected on this site and this was replaced by the northern of these two buildings in 1868, that was to later become the church hall. With the increase in congregation, the church was replaced by that to the south in 1874-75.

References
No information.

Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Victorian Heritage Register and Schedule to the Heritage Overlay of the Port Phillip Planning Scheme.

Primary source

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

Other studies
Andrew Ward, *Port Phillip Heritage Review*, 1998

Other images

City of Port Phillip Heritage Review

Place name:	**Elmar Flats**
Other names:	**-**
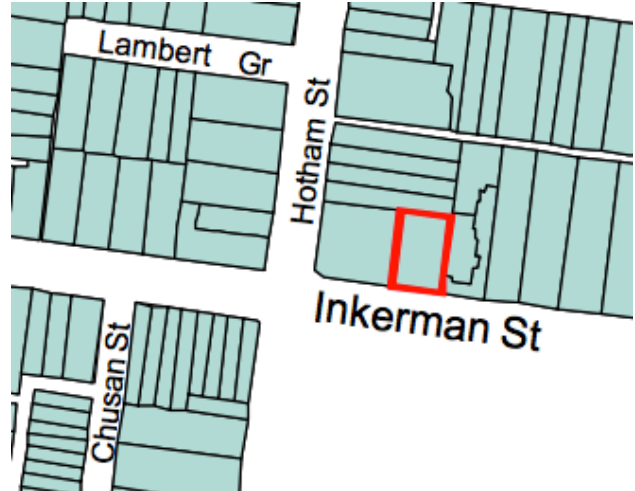
Address:	**290A Inkerman Street, St Kilda East**
Category:	**Residential: Flats**
Style:	**Interwar Moderne**
Constructed:	**1940-41**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO356

Graded as: Significant

Victorian Heritage Register: No

Significance

Elmar Flats, 290A Inkerman Street, St Kilda East, are significant because:

- They are a well preserved example of Moderne style inter-war flat design (Criterion D)
- It is also a building type and of an era which epitomises St Kilda and the growth of public and private transport networks in the suburb (Criterion A).

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

These four flats, each containing four rooms, were first rated in 1940-1 as owned by the Uralla Estate Co. care of 16 Wills St, Gardener (RB). Later a Mr FW Higgins was named in rate books, care of the Uralla Estate Co. Early occupiers included Leon Kinsman, a bricklayer; Bruce Lylle, painter; Arthur Simmelmann,

tailor; and Jacob Safron, an engineer. The flats were built in an era of growth of public and private transport networks in the suburb, allowing location of speculative medium density housing (flats) along major transport routes.

References

St Kilda Municipal Rate Book (RB) PROV VPRS 8816, P1 North Ward;

Longmire, A., *St Kilda: The Show Must Go On*, 1983, pp. 316-18

Description

This is a Moderne style symmetrically composed two storey block of flats, with a tiled hipped roof and patterned face brick walls. Bricks used include clinkers as the body brick and salt-glazed manganese as the streamline bands; the name is spelt out in simple wrought-iron outline, set off the face of the wall. Typically the central element in the street façade is the stairwell, which has curved edges and a stepped motif in bas-relief above the entry. Windows are generally paired and timber framed with horizontal mullions to promote the streamlining effect of the style. Parking is at the rear accessed by a drive on the west side. The front fence is not original.

Condition: good (partially disturbed, well preserved). Integrity: substantially intact/some intrusions

Context: Set beside a church and opposite an early house, both sited on the corner.

Comparative analysis

No information.

Assessment

No information.

Recommendations

2001: Schedule to the Heritage Overlay in the Port Phillip Planning Scheme.

Primary source

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

Other studies

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Other images

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City of Port Phillip Heritage Review

Place name:	**MacRobertson Girls' High School**	Citation No:
Other names:	**-**	**1112**
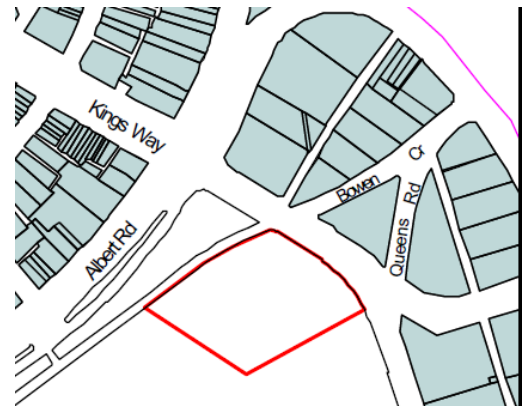
Address:	**350-370 Kings Way, Melbourne**	Heritage Precinct: None
Category:	**Secondary School (State)**	Heritage Overlay: HO176
Style:	**Interwar Moderne**	Graded as: Significant
Constructed:	**1934**	Victorian Heritage Register: Yes, H1641
Designer:	**Seabrook & Fildes, Norman Seabrook**	
Amendment:	**C29, C161**	
Comment:	**Revised citation**	

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

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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:	**Beacon**	Citation No:
Other names:	St Kilda Marina	**2057**

Address:	Marine Parade, St Kilda	Heritage Precinct:	Nil
Category:	Transport (Water): Beacon/Lighthouse	Heritage Overlay:	HO187
Style:	Postwar	Graded as:	Significant
Constructed:	1969	Victorian Heritage Register:	No
Designer:	Unknown		
Amendment:	C29, C160		
Comment:	Revised citation		

Significance

This visually distinctive structure is of significance primarily as a scenic element, which contributes to the maritime character of the Foreshore area.

Thematic context

Victoria's framework of historical themes

9. Shaping cultural and creative life: 9.1 Participating in sport and recreation

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

Address:	1 Morris Street, South Melbourne	Heritage Precinct:	Emerald Hill Residential
Category:	Residential: House	Heritage Overlay:	HO210
Style:	Victorian	Graded as:	Significant
Constructed:	c.1855	Victorian Heritage Register:	No
Designer:	Unknown		
Amendment:	C29, C160		
Comment:	Revised citation		

Significance

What is significant?

The house at 1 Morris Street, South Melbourne was constructed in 1855 or earlier for Stephen Dorman. It is a small weatherboard building, which faces south, perpendicular to the street, illustrating how the house was built before the rest of the street was subdivided. Its early 1850s origins are reinforced by its high-hipped roof and casement windows. The main part of the house has a high-hipped roof, which was originally covered in timber shingles and is now clad in new corrugated metal. It does not have any external chimneys. Behind the hipped roof section is a skillion roof addition (north end).

There is a skillion-roofed verandah to the façade, with very narrow chamfered posts. The fascia above them appears to be original, though the roof structure of the verandah has been reconstructed. There is a central front door between two long casement windows; all three openings retain moulded architraves. The door is a typical four-panelled Victorian door with raised mouldings. It has a fine transom with diamond-shaped panes and deep muntins. The double casement windows have three large panes each (originally the panes probably would have been smaller). The weatherboards of the façade have a rectangular profile and appear to be original.

The house has a moderate level of external integrity. Changes to the c.1855 fabric include the presumed removal of the chimney(s), replacement of weatherboards, particularly on the east and west elevations, replacement of the verandah superstructure, paving the verandah floor with tiles, replacement of window architraves on the west elevation, removal of the rear verandah (which began in the 19th century) and construction of rear additions.

The interior has not been inspected and its level of integrity is not known

How is it significant?

The house at 1 Morris Street, South Melbourne is of local historic and architectural significance to the City of Port Phillip.

Why is it significant?

The house at 1 Morris Street, South Melbourne is historically significant as it is one of the oldest houses in South Melbourne (and Port Phillip generally) and provides evidence of the earliest phase of development of South Melbourne (then known as Emerald Hill) in the years immediately after the first land sales of 1852. It is significant as a representative example of the type of simple cheap housing erected in Melbourne in the wake of the gold rush. Its significance is enhanced by its rarity value as one of only a small number of surviving examples of an 1850s workers cottage in South Melbourne and one of only a few in the metropolitan area (Criterion A & D).

The house at 1 Morris Street, South Melbourne is architecturally significant as a rare surviving example of an early building type, which retains its characteristic form with a steeply pitched roof and some early detailing including to the front façade and verandah. (Criterion D)

The house at 1 Morris Street, South Melbourne is aesthetic significance as an important contributory element within the nineteenth century streetscape of Morris Street (Criterion E).

Levels of significance
Primary significance – all c.1855 fabric as noted above. Note: The interior has not been inspected and it is possible that further significant fabric may survive, for example, the original shingles under the later iron.
Secondary significance – nineteenth century additions to the rear.
No or limited significance – twentieth century alterations and additions.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

What would become Nimmo Street (and later Morris Street) was within Block 4 of the 1852 township survey and the subject property, now known as 1 Morris Street, is part of CA14, which was purchased together with the adjoining allotment CA13 by F. Clarke In November 1852. A key factor in the development of this area is that it was outside the control of Melbourne Building Act and therefore enabled the construction of cheap buildings. It is said that many of the buildings erected within Block 4 were prefabricated or portable types, mostly from Britain with a lesser number from Singapore (Heritage Victoria).

The exact date of the house at 1 Morris Street, South Melbourne is not known, but valuers and rate book information shows that it was in existence by August 1855, and so it was built sometime in the period before that date and after it was purchased late in 1852. As noted above, the municipality of Emerald Hill was created in May 1855. In August of that year a valuation for assessment of all rateable properties was carried out by George Avery Fletcher, 'surveyor and valuator'. The subject property, location given as 'off York St' was described as a wooden house of 4 rooms with '64 yds & garden'. It is owned and occupied by Stephen Dorman and has a rateable value of £32. A notation in the 'Remarks' column appears to say 'no frontage'. Stephen Dorman also owned the building immediately to the north facing York Street, which is

described as 'Brick 2 stories' of 9 rooms with kitchen with a rateable value of £117. This building, later known as the 'Halfway House Hotel', was the predecessor of the Marine Hotel (RB 1855i:680, 681; Daley, 1940:Map in Appendix A).

Over the next 25 years the description for the subject property remains very similar and there are only three changes in ownership. In 1856-57 the house is noted as being 'behind' the adjoining brick building, now referred to as the 'Halfway House Hotel' (RB, 1856-7:316, 317). In 1857-58 the house is described as containing five rooms with a 'shingle roof', while the valuation has increased slightly to £35 (RB, 1857-8:330, 331). By the following year, it is listed in Nimmo Street for the first time and the valuation has increased to £48. Stephen Dorman is still owner of both the house and the hotel, but the house is listed as 'vacant' (RB, 1859-60:1775, 1776). By this time there are another six, 2 or 3 room weatherboard cottages on the opposite side of the street.

The rate book for 1861-62 records that Stephen Dorman has sold to R. Howarth and the house is tenanted to Peter McGregor (RB, 1861-2:1928). Howarth in turn sold to Sarah Murray by 1864 (RB, 1864-5:2051). Murray lived in the house until she sold it to George Birnie, a storeman, by 1867 (RB, 1867-8:2365). Rachel Birnie later replaces George as the owner and from 1870 to 1876 the house is tenanted to a variety of people including John Monfleet (a clerk), Charles James (boilermaker) and John Gale (bricklayer). From 1877 to at least 1880 (when it is listed as 5 Nimmo Street) Rachel is listed as both owner and 'person rated' and presumably lived in the dwelling (RB, 1877-8:3269; 1880- 1:3712).

Title information shows that Rachel Birnie was owner until 1895 until it was sold to Donald McArthur. McArthur remained owner until 1902 when it was sold to Joseph Arbuckle (Land Victoria). The house can be seen in the 1895 MMBW Detail Plan. Nimmo Street is fully built-up by this time.

References

Primary sources
Land Victoria, Certificate of titles
Municipality of Emerald Hill Rate Books, as cited
'Valuation for assessment of all rateable property in the municipality of Emerald Hill made August by Geo. Avery Fletcher, Surveyor and Valuator' – referred to as '1855i' (VPRS)

Secondary sources
Allom Lovell & Associates, City of South Melbourne Urban Conservation Study, 1987
Daley, Charles, *The History of South Melbourne: From the foundation of settlement at Port Phillip to the year 1938*, Melbourne, 1940

Description

The house at 1 Morris Street, South Melbourne, is a small weatherboard building. Its façade faces south, perpendicular to the street, indicating that the house was built before the rest of the street was subdivided. Its early 1850s origins are reinforced by its high-hipped roof and casement windows. The west side of the house abuts the footpath, and the rear of the house abuts the boundary with the former Marine Hotel on York Street. There is a small garden on the south side of the house and a small open area on the east side of the house.

The main part of the house has a high-hipped roof, which suggests that it was originally covered in timber shingles (this appears to be confirmed by the history, as noted above).

It is now clad in new corrugated metal. It does not have any external chimneys. Behind the hipped roof section is a skillion roof addition (north end). There is a skillion-roofed verandah to the façade, with very narrow chamfered posts. The fascia above them appears to be original, though the roof structure of the verandah has been reconstructed. There is a central front door between two long casement windows; all three openings retain moulded architraves. The door is a typical four-panelled Victorian door with raised mouldings. It has a fine transom with diamond-shaped panes and deep muntins. The double casement

windows have three large panes each (originally the panes probably would have been smaller). The weatherboards of the façade have a rectangular profile and appear to be original.

The west, or street, elevation has three windows: a one-over-one sash window near the back of the hipped- roof section and two small fixed windows to the rear skillion extension. All three have narrow, plain 20th-century architraves. The join between the hipped-roof section and skillion extension is clearly delineated by a narrow timber post. This side of the house has largely been reclad with curved-profile weatherboards (c1930s or later). Square-edged boards remain on the hipped-roof section, between the sash window and the join with the rear extension, and a few boards at the top of the wall between the window and the front of the house.

The east elevation is partially visible from a laneway. The rear third of the hipped-roof section is obscured by a small weatherboard extension (which abuts the rear skillion extension). Most of the cladding on this side of the house has been replaced with curved-profile weatherboards.

The rear elevation of the house forms the boundary with the former Marine Hotel to the north, without even a fence to separate them. This elevation has no windows. The west half of the skillion extension is clad in painted corrugated iron (Super-8 profile) in very good, undinted condition. Considering its location in a high traffic area (providing access to the hotel and its bins), this siding does not appear to be very old. The east half of the skillion extension is constructed of rendered brick and extends further east than the hipped-roof section.

Condition and integrity
As noted above, the 1895 MMBW detail plan indicates that the house (then 5 Nimmo Street) originally had a rear verandah as well. By 1895 part of it had been filled in (on the street side), plus an even narrower extension to the rear boundary. In summary, alterations to the 19th-century fabric include: the presumed removal of the chimney(s), replacement of weatherboards, particularly on the east and west elevations, replacement of the verandah superstructure, paving the verandah floor with tiles, replacement of window architraves on the west elevation, removal of the rear verandah (which began in the 19th century) and construction of rear additions.

As previously noted the house was assessed and documented in 1987 by the *South Melbourne Urban Conservation Study*. The description of the building noted, in part, that:

"the front and side weatherboards are beaded to their lower edge in a manner typical of the 1850s."

It appears that the majority of the original weatherboards to the street elevation have been replaced at some time in the intervening period. It is not known whether this was done with or without a planning permit.

Comparative analysis

Very few 1850s era dwellings survive in Port Phillip or the metropolitan area. Within the former City of South Melbourne examples include the weatherboard cottage at 51 Church Street (1857), a bluestone house at 414 Coventry Street (1859), a two storey timber house at 337 Dorcas Street (c.1857), and Park House, a two storey brick rendered dwelling at 352 Moray Street (1856). Of these, none have the early cottage form of the house at 1 Morris Street. Perhaps the most directly comparable example is the prefabricated cottage just one street away at 17 Coventry Place, which is included on the Victorian Heritage Register. This is an example of 'Singapore' cottage, and although it has been significantly altered it retains its simple form with a hipped room. Also of comparative interest as simple early pre-fabricated building types are the portable iron houses at 399 Coventry Street (1853 -1854).

In St Kilda, comparative examples include the pre-fabricated house at 7 Burnett Street (c.1855), a cottage at 63 Argyle Street (c.1853, still extant?), a two storey pre-fabricated house at 2 Lambeth Place, and 'Wattle House' at 53 Jackson Street (c.1850).

The form of this cottage also compares with the simple surviving early 1850s timber cottages in the Cox's Gardens precinct in Williamstown.

Assessment

No information.

Recommendations

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

Primary source

David Helms Heritage Planning, *Heritage assessment. Four Places in Port Phillip*, 2008

Other studies

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

Other images

City of Port Phillip Heritage Review

Place name: St Vincent de Paul Girls' Orphanage
Other names: -

Address: 179-197 Napier Street, South Melbourne

Category: Religion, Institutional: Orphanage

Style: Victorian: Gothic Revival

Constructed: c.1867, c.1895, 1900

Designer: John B. Denny (1867), Kempson & Conolly (1900)

Amendment: C29, C160

Comment: Revised citation

Heritage Precinct: Emerald Hill Residential

Heritage Overlay: HO212

Graded as: Significant

Victorian Heritage Register: Yes, H1531

Significance

The former St Vincent de Paul Girls' Orphanage is included on the Victorian Heritage Register (H1531) 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 former Girls Orphanage is of significance as a physical document to Australia's welfare history, to the social conditions in Melbourne in the mid to late nineteenth century and to the congregate care system administered by the Sisters of Mercy. The 1860s building is a rare example of surviving buildings of this age and type in Australia.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

The first Catholic orphanage in Victoria was started by Fr. Gerald Ward in October 1853 from a rented cottage in Prahran (2). Following the reservation of land granted for the building of a Catholic Orphan school in Emerald Hill in 1855 (3), (the site of the present St. Vincent Boys' Orphanage), the adjoining site on the south-east corner of Napier and Church Streets was secured in 1858 (4). The death of Fr. Ward in that year resulted in the Rev. Matthew Downing taking control of the Orphanage (5), while a lay committee was appointed to assist (6). By 1861 the Sisters of Mercy had taken charge (7).

The earliest buildings at the Girls' Orphanage were erected circa 1863-1866 (8) and by 1867 (9) a large two-storey basalt complex with two wings had been constructed for the total cost of £9,000 (10). Although it is not definite who was the architect for this building it is evident that two designers made their mark, Patrick Scanlon and William Wardell (11). Later extensions to the rear and sides of the original structure were made during the 1890s and 1940s as the need arose and finances allowed (12). Alterations to the facade resulted in the removal of a double height timber verandah facing Clarendon Street and its replacement with a rendered brick structure (13).

In 1900 Kempson and Conolly, architects, called tenders for the construction of a brick chapel at the Girls' Orphanage (14) which was enlarged in 1926 (15). While also a part of the complex are a number of separate buildings, including an infirmary built in 1897 and a brick domestic science building (17).

The Sisters of Mercy vacated the buildings in 1965, subsequently establishing a system of family group homes for children. The Napier Street complex reverted to the Crown (18). As an important reminder of Australia's welfare history, the complex illustrates the extent of child destitution in Victoria in the 1850s and 1860s and the economic depression of the 1890s (19). The congregate care system as administered by the Sisters of Mercy and the original St. Vincent de Paul's Orphanage is particularly expressed in the core 1858 basalt building (20).

References

1. HBPC, 'St. Vincent de Paul's Girls' Orphanage: Synopsis of Report', held in File 84/3207
2. R. Mullens, 'The Former St. Vincent de Paul's Girls' Orphanage...', Draft Report, Heritage Branch, Ministry of Environment and Planning, January 1986.
3. ibid.
4. HBPC, loc.cit.
5. Mullens, loc.cit.
6. ibid.
7. National Trust of Australia (Vic.), 'Research into Former St. Vincent's Girls' Orphanage....', 6 April 1979.
8. HBPC, loc.cit.
9. ibid.
10. ibid.
11. U. de Jong has commented, in a submission presented to the HBPC on the Former St. Vincent de Paul's Girls' Orphanage, on the possible link between William Wardell, undated sketch plans by him for a Girls' Orphanage at Emerald Hill and the buildings that were eventually erected on the site. The Architects' Index, University of Melbourne, lists the Melbourne architect Patrick Scanlan as advertised for tenders for the completion of a Catholic Orphanage at 231-265 Cecil Street in 1858.
12. HBPC, loc.cit.
13. ibid.
14. Architects' Index, University of Melbourne
15. HBPC, loc.cit.
16. Architects' Index, University of Melbourne
17. HBPC, loc.cit.
18. Mullens, loc.cit.
19. HBPC, loc.cit.
20. ibid

Description

The original buildings remain in a substantially intact state despite the later additions that have been made. They are in a pavilioned form, with a substantial gable unit above the main entrance. The facade is clad in rock faced basalt and has coupled gothic windows that are framed by dressed freestone edgings, while the chimneys are fashioned in similar freestone.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Schedule to the Heritage Overlay 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

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City of Port Phillip Heritage Review

Place name:	**Broadway Theatre (former)**	Citation No:
Other names:	**Broadway Cinema**	**768**

Address:	**143-149 Ormond Road, Elwood**	Heritage Precinct: Elwood: Glen Huntly Road & Ormond Road
Category:	**Recreation and entertainment: Cinema**	
Style:	**Federation/Edwardian: Free Classical**	Heritage Overlay: HO8
		Graded as: Significant
Constructed:	**1919, 1930**	Victorian Heritage Register: No
Designer:	**Unknown**	
Amendment:	**C29, C161**	
Comment:	**Revised citation**	

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

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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:	**Concrete Shops**	Citation No:
Other names:	**Shops and residences**	**365**
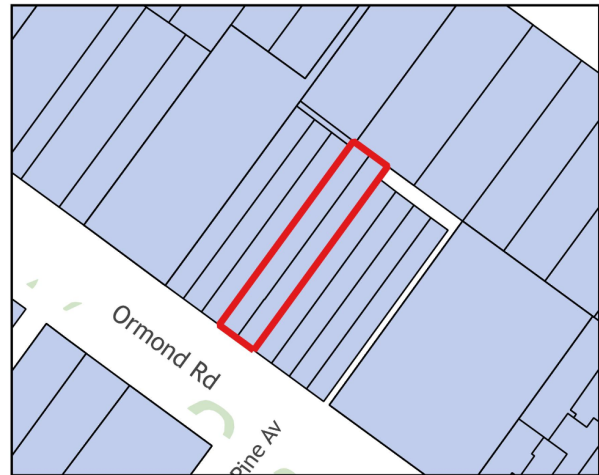
Address:	**157 & 159 Ormond Road, Elwood**	Heritage Precinct:	Elwood: Glen Huntly Road & Ormond Road
Category:	**Retail and wholesale: Shop**	Heritage Overlay:	HO8
Style:	**Interwar: Arts & Crafts**	Graded as:	Significant
Constructed:	**1922-1930**	Victorian Heritage Register:	No
Designer:	**John Marshall (Engineer)**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

These two shops are unusual and possibly of importance for their concrete construction. Concrete buildings were occasionally constructed at this time, but not often. Consequently, these two shops may be the only concrete shops built in Victoria from this, or any period. Until a comprehensive survey of such buildings is undertaken throughout the State, this cannot be determined. The concrete construction extends to the first floor bay windows.

Mrs. N. Harris commissioned the building, designed by John Marshall, Engineer.

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

Designed by John Marshall, engineer, the Fibro Construction Co. constructed this pair of concrete shops in 1920 for Mrs. M. Harris.

References

St Kilda Council building permit record No. 4099 dated 16 March 1920

Description

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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 Vol. 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:	**Shops and residences**	Citation No:
Other names:	-	**771**

Address:	**161-167 Ormond Road, Elwood**	Heritage Precinct: Elwood: Glen Huntly Road & Ormond Road
Category:	**Retail and wholesale: Shop**	Heritage Overlay: HO8
Style:	**Interwar**	Graded as: Significant
Constructed:	**1922**	Victorian Heritage Register: No
Designer:	**Unknown**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

Four shops with dwellings above, whose distinctive first floor facades match Nos 151-155 (q.v.), forming an important streetscape. The facades are generally intact with only a few rendered surfaces painted.

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

A.E. Watson constructed these four brick shops and dwellings in 1922 for H & W. Cattlin.

References

St Kilda Council building permit records No. 5041 dated 31 October 1922

Description

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Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name:	**Netherby (former)**	Citation No:
Other names:	-	**1003**
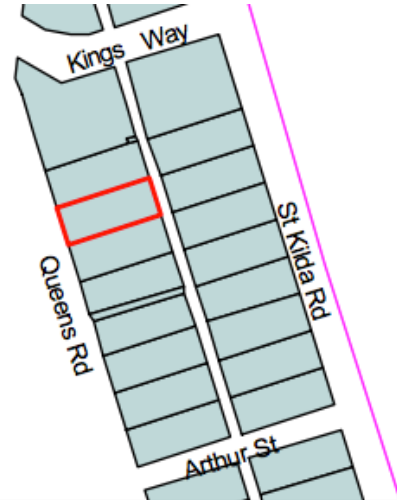
Address:	**8 Queens Road, Melbourne**	Heritage Precinct:	None
Category:	**Residential: Mansion**	Heritage Overlay:	HO233
Style:	**Victorian Italianate**	Graded as:	Significant
Constructed:	**1891**	Victorian Heritage Register:	No
Designer:	**David C. Askew (?)**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

'Netherby' is of significance as a substantially intact mansion remaining from the original subdivision of Queens Road. The additions at the rear detract from the significance of the house.

Thematic context

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History

Despite strong public objection, the area on the western side of St Kilda Road and bounded by Queens Terrace (now Queens Road) was alienated from parkland and sold for residential purposes in April and May of 1875 (3). This lot, 100 feet by 250 feet, was purchased by J.B. Scott in May of that year (4) and was subsequently sold to the Sharp family (5). In 1891 this twelve-roomed brick and render house was built for William Sharp, a timber merchant, who was to live in the house for over forty years (6). David Askew was possibly the architect (2).

Sharp took over his father's timber business in City Road, South Melbourne, in 1901, having previously been a partner of the firm since 1877 (7). An advertisement in 1890 describes the prospering and substantial establishment of 'John Sharp and Sons, Australian Saw, Planing and Moulding Mills' as providing 'building materials of all descriptions ... at the current rates ...' (8). Sharp devoted much of his time to business matters and was involved in the Melbourne and Suburban Timber Merchants Association, and was

its president from 1896 until 1908 (9). He was also a director of various other companies including the Metropolitan Gas Company, the Norwich Union Assurance Company and the Royal Humane Association of Australia (10).

Following the death of Sharp in January 1918, his wife Isabella occupied 'Netherby' until the early 1930s (11). It was around this time that the building was altered and added to by the prominent architects, Anketell and Keith Henderson (12). From about 1939 until 1950 the building was operated as a guest house and from 1950 until 1968 it was used as the office of the Attorney General's Department (13).

References

1 DHC, 'Interim Heritage Assessment' 8 Queens Road', April 1986
2 ibid. Askew, a noted Melbourne architect, was responsible for designing the Block Arcade in Collins Street in 1892. Certain architectural similarities make it possible that he also designed 'Netherby'
3 Murphy, J. and Murphy P. 'An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road ...' prepared for the HBPC
4 ibid.
5 ibid.
6 ibid.
7 DHC, loc. cit
8 Sands & McDougall Melbourne Directory, 1890
9 DHC, loc. cit
10 ibid.
11 ibid.
12 ibid.
13 ibid.

Description

'Netherby' is a two storeyed rendered house with Italianate detailing. There is an arcaded loggia at both levels that wraps around the south-west corner of the house. It is supported on slender cast iron composite colonettes and at first floor level has an Italianate balustrade. The render is also quite heavily decorated with foliated hood mouldings to the loggia, pediments to the ground floor bay windows and hood mouldings to those above. The eave line is heavily bracketed in the Italianate tradition. The six panel front door with fine surrounded and Victorian leadlight is intact, as are the tessellated tiles to the verandah floor. The red brick addition at the rear is very unsympathetic.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name:	**Lancaster House**	Citation No:
Other names:	**Lancaster Flats**	**2223**
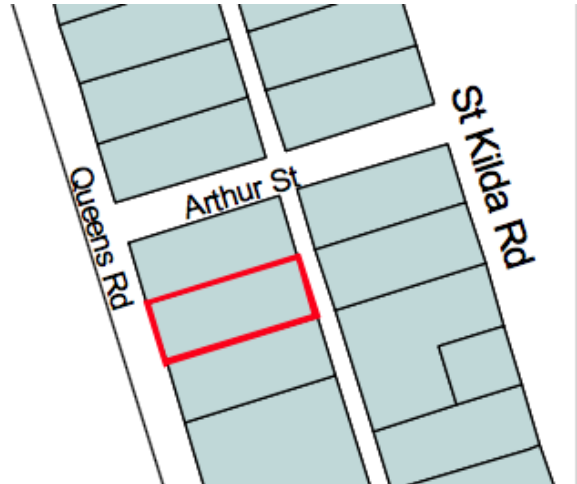
Address:	**18 Queens Road, Melbourne**	Heritage Precinct: None
Category:	**Residential: Flats**	Heritage Overlay: HO321
Style:	**Interwar Georgian Revival**	Graded as: Significant
Constructed:	**1938**	Victorian Heritage Register: No
Designer:	**General Construction Co.**	
Amendment:	**C29, C161**	
Comment:	**Revised citation**	

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

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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:	**Devon Flats**
Other names:	**Alan Ramsey House Secondary Teachers' Hostel**

Address:	**19 Queens Road, Melbourne**	Heritage Precinct:	None
Category:	**Residential: Flats**	Heritage Overlay:	None
Style:	**Interwar**	Graded as:	Nil
Constructed:	**1929 (Demolished)**	Victorian Heritage Register:	No
Designer:	**Claude Gibbs**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

Demolished.

Thematic context

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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 houses had been built there including one at no.18, which had an adjoining block of land at no.19. In 1926 this property was owned by Frederick W. Blight who during the following year, disposed of the block of land to Robina Hartley of South Yarra. At the time it was described as vacant land with an NAV of 125 pounds. During 1927 Hartley developed a Garden there and in 1928 commenced building a block of flats, now demolished. It is understood they were designed by the architect Claude Gibbs and comprised of four flats with garages. They were completed in 1929 and

tenanted by Raymond Hawkins, Mark Alexander and one Hughes. Hartley retained one flat for herself. By 1931, Hughes had vacated his flat and the merchant Charles Turton was living there.

By 1938 Mabel Micallef had bought the property. As with her predecessor she lived in one of the flats, letting the others to Nora Baxter (home duties), Mark Alexander (tobacconist) and Charles Turton (manager). In 1951 the building was known as "Devon Flats", a large hostel being added to it in 1958-9, subsequently known as the "Alan Ramsay House-Secondary Teachers' Hostel".

In 1998 the was site redeveloped with a new block of apartments to be named "Grandview Apartments", the contractors being L.U. Simon Builders Pty Ltd.

References

Judith Raphael Buckrich, *Melbourne's Grand Boulevard The Story of St Kilda Road*, State Library of Victoria, Melbourne, 1996, pp.50-51.
Part Parish plan, City of Port Phillip building records, file no.4870/018/1
South Melbourne, MMBW plan no.20, 1894
Ibid.,1926-27, p.217, rate no.8180. Unit 72
Ibid.,1927-28, p.219, rate no.8123. Unit 73
Ibid.,1928-29, p.217, rate no.8151. Unit 74
Ibid.,1929-30, p.218, rate nos.1867-70. Unit 75
Ibid.,1930-31, p.218
Ibid.,1937-38, p.223. Unit 83
Sands and McDougall Directory of Victoria, 1963
City of Port Phillip building records, file no.4870/019.
Ibid., 1965, p.180a

Description

Demolished.

Comparative analysis

No information.

Assessment

No information.

Recommendations

No information

Primary source

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

Other studies

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City of Port Phillip Heritage Review
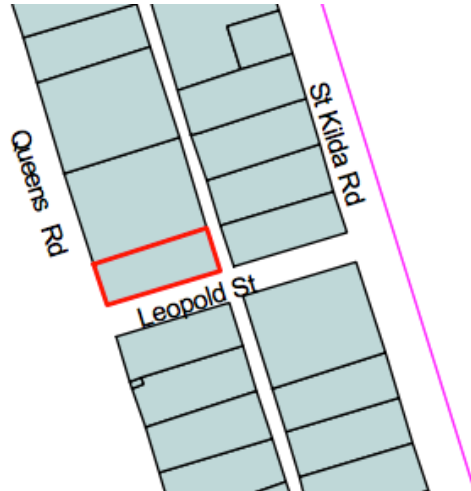
Address:	**25 Queens Road, Melbourne**	Heritage Precinct:	None
Category:	**Residential: Mansion**	Heritage Overlay:	HO234
Style:	**Victorian Gothic Revival**	Graded as:	Significant
Constructed:	**1882**	Victorian Heritage Register:	Yes, H0909
Designer:	**John Beswicke**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

'Bendigonia' is included on the Victorian Heritage Register (VHR H0909) 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:

'Bendigonia' is of significance as a substantially intact house built very soon after the subdivision of Queens Road and for its atypical use of the Gothic that forms a major departure from the Italianate.

Thematic context

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History

Despite some strong public opposition the area on the western side of St Kilda Road and bounded by Queens Terrace (now Queens Road) was alienated from parkland and sold for residential purposes in April and May of 1875 (4).

Although eight allotments were bought by R. Hepburn, he subsequently sold this lot to John Edward Card, a 'gentleman' in 1881 (5). In the following year Card erected this fifteen-roomed brick mansion, which he occupied for a number of years (6). The 1896 MMBW plan indicates a large fernery as well as a number of

outbuildings on the property (7). It is believed that John Beswicke, a noted Melbourne architect, was responsible for the design of this house (8).

References

1 Murphy, J. and Murphy P., 'An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road ...', prepared for the HBPC
2 ibid.
3 'Bendigonia' is illustrated in the Imperial Institute Album and Dr Miles Lewis, Uni. of Melb., attributes its design to Beswicke
4 Murphy and Murphy, loc. cit.
5 ibid.
6 ibid.
7 See Footnote 3
8 HBPC, 'Classifications Sub-Committee Meeting No. 291, 13/8/80' held in File No. S/14/76

Description

This is a very unusual house in South Melbourne and in Melbourne generally, being decorated in the gothic style rather than the Italianate that was far more common at that time. The design is dominated by a series of projecting bay units that extend up both the floors and are terminated in steep gables with very fine decorated barge boards punctuated by rosettes. The gothic styling also extends to the pointed vents, the hood mouldings, chamfered window reveals and clusters of chimney shafts. The building has suffered from the addition of a porch and box-like room added onto the front façade in about the 1950s. The stable and outbuilding are partially intact.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Address:	**30 Queens Road, Melbourne**
Category:	**Residential: Flats**
Style:	**Interwar International**
Constructed:	**1939-43**
Designer:	**Frederick Romberg**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO235

Graded as: Significant

Victorian Heritage Register: Yes, H0578

Significance

'Newburn' is included on the Victorian Heritage Register (VHR H0578) 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:

'Newburn' is of significance for having been at the forefront of architectural design when built and for its influence on subsequent buildings in Melbourne. The significance is enhanced by its substantially intact state, although the addition of the penthouse, and the change in the colour scheme have detracted from the significance of the whole.

Thematic context

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History

In mid-1939 Frederick Romberg, a Swiss-trained architect, was approached to design a block of flats in Queens Road (3). Establishing his own practice in partnership with two former Stevenson and Turner employees, Mary Turner Shaw and Richard Hosking, Romberg '...prepared to put his philosophy of architecture into action' (4). As in Gropius's Berlin housing four-storey estate (1930), each flat unit in the development was offset to give privacy to the balconies, views and a north orientation whilst retaining the formal curved elements and bold horizontals (5). It was these elements that made 'Newburn' the first block of flats in Victoria to thoroughly adopt the characteristics of advanced European architecture of the time (6).

While Newburn Pty Ltd financed the construction, Jack Aird was the builder of this early off-form concrete structure, which was later painted white and named 'Newburn' after the house Newburgh, which formerly occupied the site (7). Subsequent alterations to the building involved the replacement of the rooftop pergola with the penthouse added in the 1950s by E.A. Watts (8) and the painting-over of Gert Selheim's graphic designs and sundials (9). This and the subsequent painting of the building are unfortunate, as colour was a large part of the original design. Robin Boyd described it thus: 'It was painted white, and red and blue paint was used about the windows; the awnings to the windows were vivid gold.'

Although Romberg's original design was compromised by alterations imposed by a lack of finance and client demands (10), the final building still remains a '... mecca for architectural students ... of contemporary Australian architecture' (11).

References

1 National Trust of Aust. (Vic.), 'Newburn Flats, 30 Queens Road ...' held in File No. 5271
2 *Architecture Australia*, April/May 1977, pp. 70-71
3 ibid.
4 ibid.
5 National Trust of Aust. (Vic.), loc. cit.
6 National Estate, 'Listing for South Melbourne: Newburn Flats', 22 September, 1986 7 National Trust of Aust. (Vic.), loc. cit.
8 G. Butler, 'Twentieth Century Architecture Survey' RAIA October 1982
9 National Trust of Australia (Vic.)., loc. cit.
10 *Architecture Australia*, April/May 1977, p.70
11 ibid., p.71

Description

See History.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name:	**Brookwood Flats**	Citation No:	
Other names:	-		**2129**
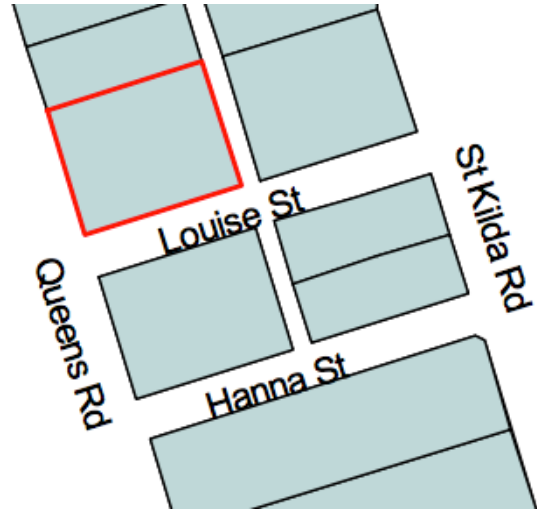
Address:	**32 Queens Road, Melbourne**	Heritage Precinct:	None
Category:	**Residential: Flats**	Heritage Overlay:	HO335
Style:	**Interwar Moderne/Art Deco**	Graded as:	Significant
Constructed:	**1936**	Victorian Heritage Register:	No
Designer:	**Bernard Evans**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

"Brookwood Flats" at 32 Queens Road, Melbourne, was built for Ascot Estates Ltd in 1936-37. The building has historic and aesthetic importance. It is historically important in that it continues the tradition of high quality residential accommodation characteristic of Queens Road and also demonstrates the thoroughfare's emerging role during the inter-war period as a location for high density residential investment projects. It has aesthetic importance (Criterion E) as a highly successful building in the then "avant guard" Streamlined Moderne manner, popular in Europe and America at the time.

Thematic context

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History

A controversial move was made by the Government in March 1875 when it decided to sell parkland on the western boundary of St Kilda Road. A new road called Queen's Terrace (now Queen's Road) was formed parallel to St Kilda Road and a subdivision of large blocks took place with building restrictions that would limit development to the erection of mansions and large villas.

In 1880, Queens Road between Louise and Leopold Streets was vacant land. By 1881, it had at least three houses, two of which were the residences of builders Samuel Amess and Benjamin Barnes. At the time, lots 8 and 9 on the northeast corner of Louise Street remained vacant and were owned by George Simmie.

Each lot had a NAV of 36 pounds. In the following year, manufacturer William Brookes bought lots 8 and 9 and commenced building a large house there for his residence. In 1883, the house was completed and occupied. It was named "Brookwood" and had 15 rooms and a NAV of 400 pounds. Brookes, who was joint owner with Archibald Currie of the Yarra Bank paper mill in 1890, continued to live at no.32 at the turn of the century. At that time, the property was described as "brick, 16 rooms, stable, NAV 250 pounds". The Brookes family was still in residence in 1916.

By 1928, Lillian McCrae had acquired "Brookwood" for her residence. McCrae's occupation was listed as "home duties" however 20 people lived at her home so it was possibly being used as a boarding or guest house. The NAV at the time was 400 pounds. By 1936, the house had passed to Honora McCrae who continued to run "Brookwood" as her predecessor. It had 30 residents in 1935.

In the following year, McCrae sold her property to Ascot Estates Ltd, a Western Australian firm based in Perth. The house was demolished and a new building which adopted the named "Brookwood Flats" was erected on the site. The building contained 51 flats, a cafeteria, caretaker's quarters and 11 garages. The flats were first occupied in 1937. Most of the male tenants were professional people (judge, doctor, solicitor, manager, commander, investor, merchant, journalist, wool buyer), while the occupation of most of the female tenants was "home duties". The NAVs of the flats ranged from 50 to 80 pounds. The NAVs of the café and the caretaker's quarters were 40 and 100 pounds respectively.

The building at 32 Queens Road continued to operate as "Brookwood Flats" in 1973.

References

MMBW litho plan no.20, dated 17.7.1894.

Priestley, Susan, *South Melbourne, A History*, Melbourne University Press, Carlton, 1995, p.94, 216

Sands and McDougall directory 1916, 1921, 1937, 1973

South Melbourne Rate Books: 1880-86, 1890-91, 1900-01, 1927-38.

Description

A monumental three storeyed flat development of the late inter-war period in the European Modernist manner and adopting Streamlined Moderne forms with a striking symmetrical façade arrangement and Art Deco enrichment reinforcing the symmetry of the design. The centrally placed vestibule is given vertical emphasis by a narrow vertical window with stepped reveals, a balconette and an ornamental panel in cast cement that reaches a "crescendo" above parapet level. The flanking bays are set back in stages giving emphasis to the vestibule by their comparatively plain treatment and emphasis given to the horizontal. There are curved windows further demonstrating the buildings connection with European Modernism.

Condition: Sound. Integrity: High.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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City of Port Phillip Heritage Review
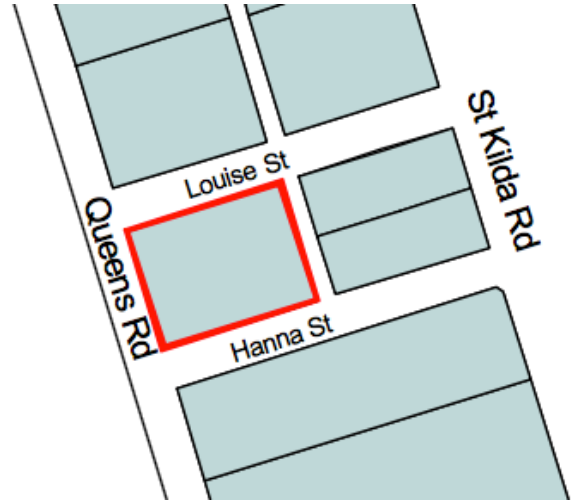
Address:	**33 Queens Road, Melbourne**	Heritage Precinct: None
Category:	**Residential: Flats**	Heritage Overlay: HO346
Style:	**Interwar Old English**	Graded as: Significant
Constructed:	**1937**	Victorian Heritage Register: No
Designer:	**O.H. Jorgensen**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

"Stanhill" (former Lenhurst Flats) is situated at 33 Queens Road, Melbourne and was built in the English Domestic Revival style in 1936-37 for a Mrs. M. O'Donoghue of Camberwell. It is of historic and aesthetic significance.

It is of historic significance (Criterion A) for its capacity to demonstrate the continuing tradition of Queens Road as a residential location during the Inter War period.

It is of aesthetic significance (Criterion E) as a picturesque apartment building in the English Domestic Revival mode, then popular in Melbourne. It compares in Port Phillip with "Clovelly" at 136 Alma Road (J. Plottel, 1937) and also with the work of such architects as Robert Hamilton at "Birnam Flats" and "Denby Dale".

Thematic context

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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 only mansions and large villas would be built there.

By 1890, the area between Louise Street and Queen's Place North, now Hanna Street had two residences, no.33 occupied by Gustave Damman and no.34 occupied by Oscar Weigel (spelt Weigall in rate books). The Damman family retained the former in 1934 with Mrs.Mathilde Damman resident of a twelve roomed brick house and stables known as "Lenhurst".

In the following year Dammam sold her property to Mrs M. O'Donoghue of Camberwell. Eileen Hempill temporarily became tenant for the period when the place was operated as "Lenhurst Guest House". In 1936 O'Donoghue commenced a two year redevelopment project, the first stage being completed by the end of that year and consisting of 12 flats facing Louise Street. All flats but one were occupied that year, the tenants being represented either by women whose employment was home duties or professional men- wool buyer, broker, barrister, solicitor and doctor.

A second stage consisting of 14 flats facing Queens Road was commenced by the end of 1936. A year later they were completed and almost fully occupied. Ownership changed to the Southern Cross Assurance Co. and in 1938 as "Lenhurst Flats" they made their first appearance in the Sands and McDougall directory. By the 1960s, the building's name had changed to "Stanhill" the same name given to the adjacent 8 storey apartment building.

References

Judith Raphael Buckrich, *Melbourne's Grand Boulevard The Story of St Kilda Road*, State Library of Victoria, Melbourne, 1996, pp. 50-51
Sands and McDougall Directory of Victoria, 1890, p.447
South Melbourne Rate Book 1934-35, p.217, rate no.1845. PROV, VPRS 8264/P1, unit 80
Ibid., 1935-36, p.220, rate no.8290. Unit 81
Sands and McDougall, op. cit. 1936
Rate Book, op. cit., 1936-37, pp. 220-21, rate nos.835-81. Unit 82
Ibid., p.221
Sands and McDougall, op. cit., 1938, p.53
Ibid., 1963 & 1965
Ibid., 1951-54

Description

An English Domestic Revival apartment building having a face brick lower level in clinkers with an upper two floors in stucco work, partially half-timbered, recalling traditional Medieval forms. The entry is given emphasis by means of an oriel bay carried on corbelled pilasters with vertical stair well window and tent roof. Projecting wings have gable ends with the uppermost levels half-timbered and the middle level walls being rough cast with windows protected by Tudoresque drip moulds. Elsewhere, entries adopt English cottage forms. Leadlight windows, variegated and graded terracotta tiled roof and decorative cream bricks constitute additional decorative elements.

Condition: Sound. Integrity: High, included low brick front fence.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

-

City of Port Phillip Heritage Review

Place name:	**Stanhill**	Citation No:
Other names:	-	**2149**
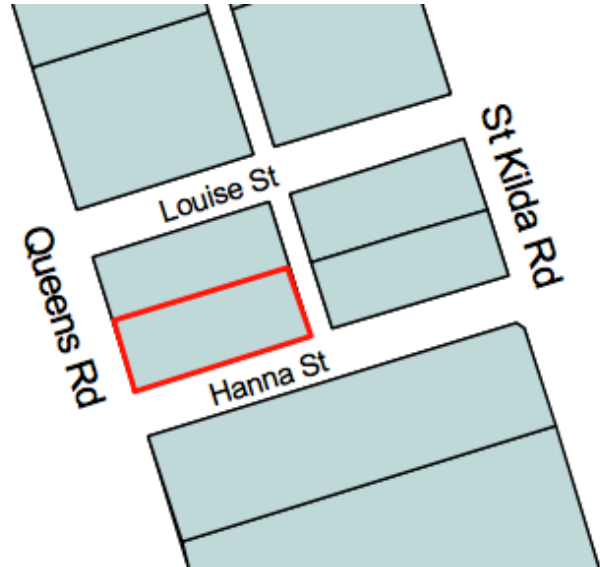
Address:	**34 Queens Road, Melbourne**	Heritage Precinct:	None
		Heritage Overlay:	HO346
Category:	**Residential: Flats**	Graded as:	Significant
Style:	**Postwar International**	Victorian Heritage Register:	Yes, H1875
Constructed:	**1948-49**		
Designer:	**Frederick Romberg**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

'Stanhill' is included on the Victorian Heritage Register (VHR H1875) 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:

'Stanhill' is of significance for having been at the forefront of architectural design when built and for having influenced subsequent design in Melbourne.

Thematic context

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History

Although it was in 1942 that Frederick Romberg, a Swiss-trained architect, designed the nine storey block of flats, named Stanhill after its financiers Stanley and Hillary Korman (3) due to World War II the building was not completed until 1950 (4).

Being a most '...conspicuous example of European Expressionist architecture in Victoria' (6), contemporary professional critiques described the building as an 'exaggerated and unorganised jumble' (7)

and 'a monumental incubator' (8). Although the flats were converted into office space in the 1970s (9), 'Stanhill' 'anticipates the changing nature of inner city suburban development' (10).

References

1 G. Butler, 'Twentieth Century Architecture Survey', October 1982
2 ibid
3 National Trust of Aust. (Vic.), 'Building Citation: 34 Queens Road', held in File No. 4065
4 T. Sawyer, 'Residential Flats in Melbourne...', Research Report, Department of Architecture, University of Melbourne, 1982, p.45
5 National Trust of Aust. (Vic.), loc. cit.
6 National Estate, 'Listing for South Melbourne: Stanhill', 22 September 1986
7 ibid
8 ibid
9 ibid
10 Sawyer, op. cit, p.46

Description

'Stanhill', like his earlier 'Newburn' flats close by (q.v.), is of off-form reinforced concrete with '... bold, curved balcony balustrading providing the dominant form...' (5).

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

City of Port Phillip Heritage Review
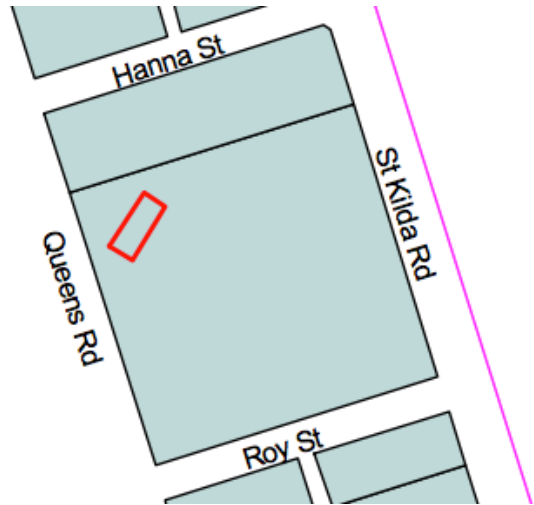
Address: **494-498 & 500-520 St Kilda Road & Queens Road, Melbourne**

Category: **Recreation: Pavilion**

Style: **Edwardian**

Constructed: **c.1905**

Designer: **Unknown**

Amendment: **C29, C160**

Comment: **Revised citation**

Heritage Precinct: None

Heritage Overlay: HO330

Graded as: Significant

Victorian Heritage Register: No

Significance

This sports pavilion is of significance as a finely designed and substantially intact pavilion of the early twentieth century. It stands as an adornment to the oval and is a rare example of this building type in Melbourne. The intact nature of the interior is integral to the significance of the whole.

Thematic context

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History

No information.

References

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Description

This pavilion is picturesquely massed with a projecting balcony that gives onto the playing field, behind which is a central gable projecting out from the corrugated iron roof. The balcony is supported on cast iron columns and the walls clad in bullnose weatherboards, while the gables to the front and side are half timbered. The interior is substantially intact with the walls clad in beaded lining boards. The original lockers and bench seating are also intact. The addition to the north of the building is unsympathetic.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name: **'Lanark' (former)**
Other names: **'Grosvenor'**
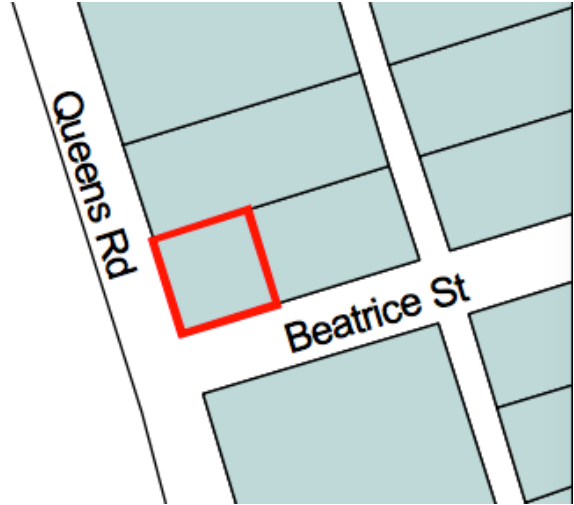
Address:	**55 Queens Road, Melbourne**
Category:	**Residential: Flats**
Style:	**Victorian Italianate**
Constructed:	**1887, c.1929**
Designer:	**Terry & Oakden**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO322

Graded as: Significant

Victorian Heritage Register: No

Significance

'Lanark' is of significance as a substantially intact mansion remaining from the original subdivision of Queens Road. The intact state of the fence, the conservatory and the rear service wing are integral to the significance of the whole. The partially intact outbuildings and the early plantings enhance the significance.

Thematic context

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History

Despite strong public objection, the area on the Western side of St Kilda Road and bounded by Queens Terrace (now Queens Road) was alienated from parkland and sold for residential purposes in April and May of 1875 (4). An allotment 100 feet by 250 feet was purchased by William C. Wilson. Wilson was the proprietor of Scott's Hotel, a well known Melbourne social gathering place and a favourite haunt of Dame Nellie Melba (5). He built this sixteen-roomed mansion and stables (6) in 1887 and occupied it until 1903 (7).

Other later owners and occupiers have been Thomas Tait, a Chief Commissioner of the Railways, Sir Rupert Clarke, the prominent merchant and Cyril Steele, proprietor of a Melbourne furnishing business (8). It was under Steele's ownership that a ballroom was added (c.1929) to the design of Toorak architect Robert Hamilton (9). Following Steele's death in 1939 (10) the house was renamed 'Grosvenor' and

operated as a reception centre (11). It was later used as the headquarters of the Third Division of the Department of the Army (12).

References

1 Murphy, J. and Murphy, P., 'An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road ...', prepared for the HBPC
2 DHC, 'Interim Heritage Assessment: 55 Queens Road, April 1986
3 ibid. The association between Wilson and the important Melbourne architectural firm Terry and Oakden was established in 1883 when Wilson commissioned Terry and Oakden to make extensive additions to his Melbourne Scott's Hotel. The firm is recorded as maintaining distinct clienteles and distinctive styles and the Architects' Index, University of Melbourne, lists Terry and Oakden as calling for tenders for a brick villa in Queens Road in 1887 the year of 'Lanark's' construction. Additionally, Percy Oakden is known to have been responsible for the sewerage connection to 'Lanark' in 1898
4 Murphy and Murphy, loc. cit.
5 Murphy and Murphy, loc. cit.
6 ibid.
7 DHC, loc. cit
8 ibid.
9 ibid.
10 ibid.
11 ibid.
12 ibid. Refer citation for 12-14 Albert Road

Description

'Lanark' is a two storeyed rendered house built with Italianate detailing. There is an arcaded loggia at both levels that has been glazed in however the façade remains intact behind except in the northwest corner. Over the face of the loggia there is a trabeated system, Doric at ground floor and composite above, each with an appropriate cornice. The entrance is at the south side of the house and has a very fine marble and slate path that leads to the cream and black tiles of the porch and southwest terrace. The timber conservatory is a particularly fine structure with scale-like shingles to its walls, while the rear verandah remains intact with turned timber columns, a timber lattice frieze and black and cream floor tiles. The outbuildings are partially intact and the cedars at the rear may be contemporary with the house. The cast iron picket fence also remains intact.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

City of Port Phillip Heritage Review
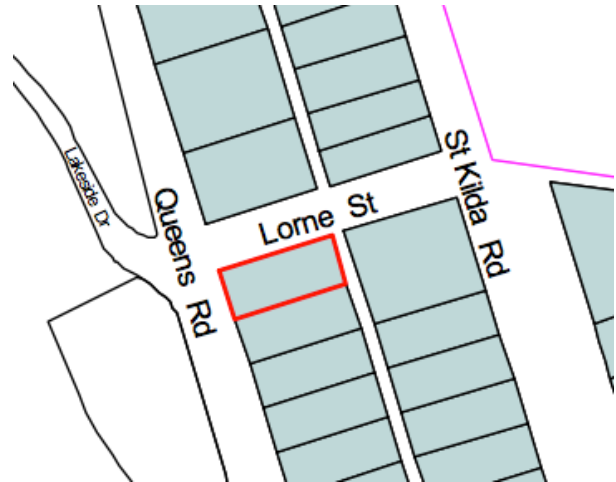
Address:	**69 Queens Road, Melbourne**
Category:	**Commercial: Motel**
Style:	**Postwar International**
Constructed:	**1962**
Designer:	**Romberg & Boyd**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO323

Graded as: Significant

Victorian Heritage Register: No

Significance

Innovative in its time as Melbourne's first 'Motor Inn' (half way between a motel and a hotel), the former John Batman Motor Inn is prominent among the works of Robin Boyd and demonstrates in many ways the philosophies of Australia's vernacular avant garde modern movement that centred on Melbourne and Boyd's circle. The building as it appears owes much to Boyd despite the earlier plans prepared by Bernard Evans which set the basic building structure. Most importantly, the philosophy of the building changed; the idea of a Motor Inn and other `selling points' like the penthouse suite, the curved roof, the reference to history in the name of the building; all point to Boyd. The building also was the precursor of the change in character of Queens Road to dominantly hotel use.

Thematic context

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History

Records held by the St Kilda Council show that a permit for this building was originally issued in November 1961 to drawings prepared by Bernard Evans and Partners, Architects. The owner was Lorne Property Pty Ltd, R., M., & P. Shelmerdine appear to have been the directors of that company at the time. The builder was Morrisons Pty Ltd and the structural Engineers were W.J. & W.L. Meinhardt Pty Ltd. The building to be constructed was to be known as Shelmerdine apartments and comprised a five storey building with 95

apartments plus managers flat. An entrance area was included on the ground floor and a lounge and dining room on the first floor overlooking Albert Park.

In July 1962 amended drawings were submitted for the complex prepared by architects Grounds, Romberg and Boyd. Their proposal appears to be merely a reworking of the original scheme and adopted the same structural grid and apartment layout. The main departures were the inclusion of the curved roof form with penthouse apartment, the inclusion of a recessed porte cochere on the ground floor and new elevations.

When the building was published in 'Architecture in Australia' in March 1964, the architect is cited as Robin Boyd (of Romberg and Boyd). Presumably, therefore, Robin Boyd can be attributed as the building's architect.

The building on completion became known as the John Batman Motor Inn and operated as such until 1979 when it was purchased by the ANZ Bank for use as a staff training centre. In 1988 the Bank sold the building to the Ambulance Officers for use as their training centre.

References

'Architecture in Australia', March 1964, pp. 91-3
St Kilda Council building approval No. 57/2029 issued 27.11.61

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 Vol. 3*, 1992

## Other studies

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

City of Port Phillip Heritage Review

		Citation No:
Place name:	**Myer House (former)**	**2227**
Other names:	**Consulate General of the Republic of Indonesia**	

Address:	**72 Queens Road, Melbourne**	Heritage Precinct: None
Category:	**Residential: House**	Heritage Overlay: HO325
Style:	**Interwar Georgian Revival**	Graded as: Significant
Constructed:	**1925**	Victorian Heritage Register: No
Designer:	**Unknown**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

The former house, now the Consulate General of the Republic of Indonesia, situated at 72 Queens Road, Melbourne, was built in 1925 for the manager, Elcon B. Myer. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its capacity to demonstrate the continuing role of Queens Road as a location for single dwellings as late as the Inter War period.

It is aesthetically significant (Criterion E) as a competent application of the Georgian Revival style to a residential purpose, demonstrating the contemporary English tradition that favoured this style for substantial villas. The arrangement of the loggias about the central arched porch constitutes the principal distinguishing stylistic device whilst the manner in which the letter M has been incorporated in the design of the balustrades is both highly successful and representative of its period and of historic interest.

Thematic context

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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. Municipal responsibility for this part of Queens Road passed back and forth between the Borough/City of St.Kilda and Town of Emerald Hill before the

turn of the century. When contained in the municipality of Emerald Hill, for valuation purposes the area between Fraser, now Lorne and Union Streets was referred to as Block V.

Lots 15 and 16 of that Block, now nos. 72 and 71 respectively, had a combined area of about one acre and were granted to Alfred L. Smith in 1875. In 1890 three residences at nos.69, 70 and 71 were listed. However an MMBW plan depicted just one house along that part of Queen's Terrace: that on lot 16 (no.71) with a large outbuilding, perhaps a stable, c.1896. At the time lot 15 was fenced and divided into two paddocks. The site of present no.72 was vacant.

At the turn of the century the situation continued unchanged. However in 1924, Louis S. Benjamin, the owner/occupant of no.71, disposed of the land adjoining his house, lot 15, to Elcon B. Myer, a manager whose address at the time was Bourke Street, Melbourne. It was described as land, 100 feet, NAV 60 pounds. During the following year Myer built a brick house, 10 rooms, NAV 350 pounds there for his family residence. The Sands and McDougall directory of 1925 described it as house being built. Myer's house was the most highly rated property along that part of Queens Road, at the time attracting over double the municipal rate of most neighbouring places, all single residences except no.70 that had been converted to six flats. Myer lived in Queens Road for a couple of years, selling his property to Percy Damman by 1930.

The Damman family retained the property with Percy listed as occupant until the late 1960s, John Beresford Damman being listed as owner on the title in December 1969. Council property records indicate that Neeta Homes/Dunster Homes P/L were interested in the property at that time, requesting permission to use the existing building as an office with the intention to redevelop the site with office buildings a few years later. The redevelopment did not occur.

Neeta Homes nevertheless occupied the property in the late 1970s, vacating at the end of 1979 when "The Scout Association of Australia, Victoria Branch" became owners. It put before the St Kilda City Council a proposal to extend. The proposed building was described as two storey, each floor approximately 156 square metres with brick walls, concrete floor and metal deck roof. The City Engineers' Department gave consent to C. & K. Construction Co. Pty. Ltd. for the alterations and additions in accordance with plans and specifications by Eggleston, Macdonald and Secomb Architects on 21st. January 1980. The building proceeded immediately, complaints of noise outside of permit hours relating to the extension at the rear of no.72 being received by Council in March and April of that year.

By March 1992, the Indonesian Consulate was interested in the property for offices, at the time being informed by Council that it would have to maintain 14 car spaces. The sale went through, being settled on 30 September 1992, there being permission to add amenities, a covered walkway and foyer to the rear of the existing building, construct four lock-up garages in the parking area, and use the building as the Indonesian Consulate.

Archbuilt Constructions of Oakleigh was given building approval for the additions at an estimated cost of $72,000. Later that year Arcbuilt (sic) Construction, Cheltenham received building approval to erect a rear brick fence and garage offices, estimated cost $34,000.

Today plaques on the buildings and at the front and rear entrances of the property state: Consulate General of the Republic of Indonesia.

References

City of Port Phillip, Property File 72 Queens Road, 4870/072/1

St Kilda Rate Books (PROV, VPRS 8816/P1), Unit 137, 1923-4, p.47, ass.no.2981, Unit 141, 1924-5, p.49, ass.no.3054, Unit 145, 1925-6, p.49, ass.no.3084, Unit 149, 1926-7, p.49, ass.no.3157

Sands and McDougall Directory of Victoria: 1890, 1924-30, 1965-70. Municipality of St Kilda, MMBW plan no.35, c.1896 & c. 1935.

Description

An imposing Georgian Revival two storeyed villa having a central arched entry with flanking Classical loggias with entablature and Ionic Order columns. This element is surmounted by a terrace whilst the house, which is rough cast, is set back having symmetrically arranged multi-pane double doors opening onto the terrace and a shallow pitched pyramidal roof. The entry door has a Georgian fanlight and the wrought iron balustrades to the loggias incorporate the letter M in their design, presumably linking the place with its founding owner, Elcon B. Myer. There are single storeyed wings to the north and south.

Condition: Sound. Integrity: High, spacious front lawns, Indonesian statuettes and coat of arms at the entry, unsympathetic rear additions.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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City of Port Phillip Heritage Review

Place name:	**Queenslodge Motor Inn (former)**	Citation No: **2228**
Other names:	**Koala Motor Inn, The Connaught**	
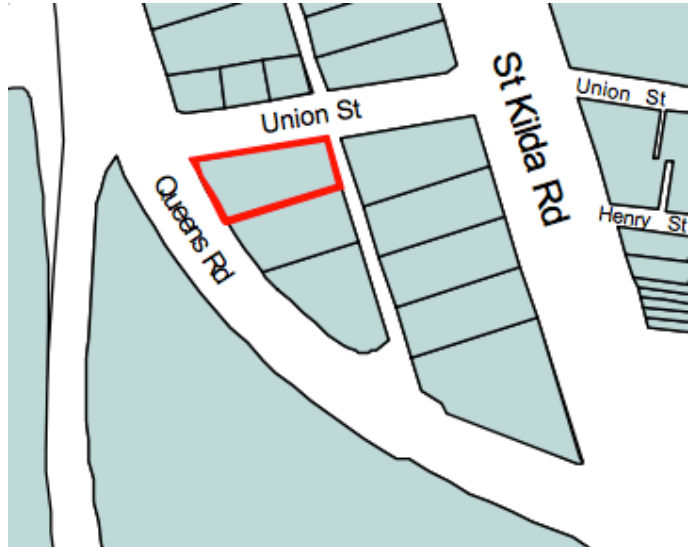
Address:	**81 Queens Road, Melbourne**
Category:	**Commercial: Motel**
Style:	**Postwar**
Constructed:	**1966**
Designer:	**Miles Jakl (attributed)**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct:	None
Heritage Overlay:	HO326
Graded as:	Significant
Victorian Heritage Register:	No

Significance

The former "Queenslodge Motor Inn" at 81 Queens Road, Melbourne, was built in 1966 possibly to the design of the architect Miles Jakl. It was converted into residential apartments in 1992. It is aesthetically significant.

It is aesthetically significant (Criterion E) as a strikingly simply stated and elegantly proportioned high rise building exploiting the aesthetic value of repetition and comparing with the contemporary work of Paul Rudolph in its use of curved forms as a means of architectural expression. Locally, it compares with Romberg and Boyd's "Domain Park" (1960-62) and contrasts with the contemporary work of the Housing Commission of Victoria.

Thematic context

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History

Queen's Terrace (now Queens Road) was formed in 1875 when the Government decided to sell off the St Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that only mansions and large villas would be built there.

Municipal responsibility for this part of Queens Road passed back and forth between the Borough/City of St Kilda and the Town of Emerald Hill before the turn of the century. The area between Union Street and Queens Lane can be seen on MMBW plan 35 of c.1896 partially developed with houses at nos. 81 and 82. No.81 was built by 1890 with Mrs Mary Power in residence in that year, land lot 10 having been granted to W. Power in 1876. Mrs Power continued to live there in 1911.

By 1927 Mrs G.D. Mackenzie owned the property with Harry Ponsonby MacKenzie, a pastoralist listed as occupant. The MacKenzie family continued in residence into the 1960s, the property being sold to D.A. Margolin of Mont Albert by 1966 and redeveloped that year with the present building which opened as "Queenslodge Motor Inn", first listed in the Sands and McDougall directory of 1969. The building is understood to have been designed by the architect, Miles Jakl.

In the 1970s business operated under the name "Koala Motor Inn" before reverting to "Queenslodge", a truncated version of its former name. A notice advertising the property's forthcoming auction in 1978 described it as a 14 storey building with 72 basic units, a ground floor licensed restaurant and large top floor convention or function room. There was a swimming pool (1967) and car park.

In 1988 the property was again put up for sale simultaneously with nos.82 and 83. The architects and planners Bates Smart McCutcheon produced a site plan in February 1989 entitled "Queens Road Redevelopment". The sites however were offered individually and that is how they have continued.

Subsequent subdivision of no.81 and alterations to the building with the view to selling the property as "own-your-own" apartments took place in the early 1990s with new owners taking possession of apartments in from 1992. Today the building is named "The Connaught".

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, property file no.4870/081/2-7

Letter from Ron Jeffs, building surveyor to Kliger Katz, 9 August 1988. Reference to Building Permit No.1384 issued on the 23/9/1966 to construct a 13 storey building containing 72 flats

Sands and McDougall Directory of Victoria, 1890, p.487, 1911, p.591

St Kilda Rate Book, 1926-27, p.48, rate no.3150. PROV VPRS 8816/P1, unit 149

Description

An imposing and prominently situated high-rise former motel, the façade being subdivided into six equal bays with identical curved balconies. Each balcony has a concrete lower section with horizontal metal rails above and the fully glazed former motel windows are deeply recessed between elongated and presumed load bearing concrete fins. The rear wall is more plainly treated with a projecting central service core, whilst the end walls together with the service core form contrasting elements and have been rendered. The single storeyed front lobby is substantially recent along with the front fence.

Condition: Sound. Integrity: High.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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City of Port Phillip Heritage Review

Place name:	**House**	Citation No:
Other names:	**The Mansion**	**215**

Address:	**83 Queens Road, Melbourne**	Heritage Precinct: None
Category:	**Residential: Mansion**	Heritage Overlay: HO328
Style:	**Victorian Italianate**	Graded as: Significant
Constructed:	**c.1883**	Victorian Heritage Register: No
Designer:	**Unknown**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

The residence, now in Queens Road, was once situated with other mansions in the fashionable Queens Terrace, fronting onto Albert Park. It is an important remnant of the 1880s in Melbourne.

Thematic context

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History

The residence at 84 Queens Road, Melbourne was erected c.1883 and its original address was Queens Terrace, South Melbourne.

References

Sands and McDougall Directories, various dates

Description

The two storey building is devoid of excessive decoration and features arcading along two facades which terminates at a polygonal bay with arch headed windows. These arches, together with those of the arcading

and those of the remainder of the facades, dominate the composition. The roof is parapeted with balustrading and below that a cornice and row of consoles surround the building.

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:	Middle Park Primary School No.2815	Citation No:	**1106**
Other names:	Middle Park State School No.2815		

Address:	194 Richardson Street, 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, C161		
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

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City of Port Phillip Heritage Review

Place name:	**Swallow & Ariell Complex (former)**
Other names:	-

Address:	**241-265 Rouse Street, 1-53 Stokes Street, Port Melbourne**
Category:	**Manufacturing and processing: Factory**
Style:	**Victorian Regency, Federation Freestyle**
Constructed:	**1858, c.1870, c.1880, 1888, 1911**
Designer:	**Thomas McPherson Taylor (1858), Frederick Williams (c.1880), Cecil Gordon McCrae (1911)**
Amendment:	**C29, C161**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO244

Graded as: Significant

Victorian Heritage Register: Yes, H0567

Significance

The former Swallow & Ariell complex is included on the Victorian Heritage Register (H0567) 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 1858, c. 1870 and 1888 buildings are of state significance. These buildings comprise the core nineteenth century buildings on the Swallow and Ariell site. Swallow and Ariell were the largest biscuit manufacturer in Victoria from the late 1860s until the 1950s, and the successive buildings on the site demonstrate the physical growth of the company in that period. Although the buildings were constructed over a thirty year period, they are stylistically remarkably consistent and form an exceptionally large unified streetscape group.

The c. 1880 and 1911 Buildings are of state significance. The 1880 Building is an integral part of the principal nineteenth century buildings facing Rouse and Stokes Streets which comprise the core buildings on the Swallow and Ariell site. Swallow and Ariell were the largest biscuit manufacturer in Victoria from the late 1860s until the 1950s, and the successive buildings on the site demonstrate the physical growth of the company in that period. The c. 1880 Building is stylistically consistent with the earlier buildings. The 1911 Building is representative of early twentieth

century commercial architecture, while remaining sympathetic to the earlier buildings. As a whole, the buildings form an exceptionally large unified streetscape group.

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

The land on which the Swallow and Ariell factory stands occupies various allotments in Section 12 of the original Port Melbourne survey]. Those buildings of concern here occupy allotments 1 and 10 - 15. The original purchasers from the Crown are indicated on the 1860 map of Sandridge. The Swallow and Ariell Steam Biscuit Manufactory was established in 1854 by Thomas Swallow who rented premises opposite the present building (1) He began his business as a maker of ships' biscuits.

In 1858 the first section of the factory was commenced, and this was the three storey section on the south west corner of Stokes and Rouse Street. This building was designed by architect Thomas McPherson Taylor (2). The building consists of three floors and a cellar with an iron roof. The original ground floor doors and windows have been subsequently rendered over providing a blank facade to the street. It was described in the rate books of 1859 - 60 as 'Thomas Swallow, owner, brick, tin roof, cellar, bakery, 3 floors: and dwelling house 6 rooms, yard and stable £234' (3). The adjoining two storey wings along Stokes and Rouse Street were constructed in several stages. In 1862, allotment 14 was acquired by Swallow and Ariell, but the first section of the existing wing was not erected until 1865. The 1864-65 rate book lists '... Thomas Swallow, Thomas Harris Ariell' owners/occupants, '6 room brick manufactory, 4 floors, steam power and land 72 yards x 36 yards with sheds 55 yards by 72 yards. Brick bakery, stables, workshops and building erecting 82 ft x 106 ft £360' (4).

In 1870 land was acquired in allotment 15 and the wing was extended to the existing break in the first floor facade (originally a gateway). The section to the north of this break was constructed probably in the early 1880s, despite the fact that the land on which this section stands was in possession of Swallow and Ariell in 1877 (5).

The facade facing Stokes Street consists of three buildings. The first section was extended from the original factory during the 1870s, the second was acquired from John Burley Morton in 1876 at which time it was used as a malthouse. The third section was built in 1888 to the design of Frederick Williams (6). The facade of the second section was altered to match the existing section. The factory extended considerably after the 1880s. A building designed by Cecil Gordon McCrae was erected in Stokes Street in 1911, and buildings were acquired and erected along Beach Street and Railway Place (7).

In addition, brick offices were erected in 1884-85 opposite the original section of the factory (see 60 Stokes Street).

In the late 1990s the complex was redeveloped for residential use. The 1922 and 1937 buildings facing Beach Street and the 1952 building in Princes Street were all demolished and replaced with the present buildings. The nineteenth and early twentieth century buildings along Rouse and Stokes streets were retained and adapted for residential use.

References

1. P. Farries, 'The Buildings of Swallow and Ariell at Port Melbourne'. B. Arch, University of Melbourne, 1965.

2. I. and R. Coleman. 'Conservation Plan for the Swallow and Ariell Site, Port Melbourne'. p. 10.

3. Borough of Sandridge rate books. 1859-60.

4. Borough of Sandridge rate books. 1864-65.

5. Illustrated in H. Mortimer Franklyn. 'A Glance at Australia in 1880', pp. 278-281 with advertisement p. XXXVIII.

6. I. and R. Coleman. op. cit. p.11.

7. Records of these later buildings are held at the University of Melbourne Archives.

Description

NOTE: the following description was prepared prior to the redevelopment of the complex in c.1998.

Rouse Street

The range of buildings along the Rouse Street side of the Swallow and Ariell site, although constructed at various dates between 1858 and 1888, presents a unified appearance with identical three storey pavilions terminating each end of the two storey centre buildings. The buildings all employ a consistent nineteenth century classical idiom typical of industrial and warehouse buildings.

The original three storey 1858 building, located at the corner of Rouse and Stokes Streets, has rendered masonry walls above a bluestone plinth with rusticated corner quoins and string courses at each floor level. Above the cornice on each principal elevation is a small decorative pediment. The windows have been built up at ground floor level and have moulded architrave surrounds to first and second floor. The 1888 building, at the opposite end on the corner of Princes Street, is virtually identical on the Rouse Street elevation to the 1858 building. It retains the ground floor windows except where a later roller door has been inserted near the corner.

The Princes Street elevation is similar in style, with string courses, cornice and quoins, but differs in the details of the fenestration. The elevation has three bays with the centre bay projecting slightly and supporting a curved pediment. This elevation is substantially intact apart from the infilling of the centre doorway. The two storey buildings to the centre of the Rouse Street block comprise the c. 1870 extension to the 1858 building to the east and the west section which was probably built as part of the 1888 building. The two buildings are divided by a lane opening, but otherwise are symmetrical with regularly spaced bays divided by narrow pilasters. The elevation maintains the style of the 1858 building in the detailing of the windows, string courses and cornice.

Stokes Street

The buildings along the Stokes Street side of the Swallow and Ariell site were constructed at various dates, and originally comprised the original 1858 building on the corner of Rouse Street (see above), the c.1880 Stokes Street wing, the 1911 building, and the side of the 1922 building facing Beach Street (now demolished). All these buildings, except for the 1858 corner block, are/were of two storeys.

The c.1880 building originally was virtually identical to the c.1870 Rouse Street wing, and similar in style to the 1858 building. The elevation is divided into bays by widely spaced thin pilasters with a narrower centre bay surmounted by a curved pediment. There is a string course at first floor level and a cornice at roof level. The windows have moulded architrave surrounds matching those on the 1858 building. The elevation has been altered at ground floor level by construction of vehicle access openings to the south and alteration of some window openings.

The 1911 Building is designed in a Federation Freestyle interpretation of the Classical style of the earlier buildings. The building is three bays wide and has the same cornice height as the c.1880 Building. The entrance doorway and upper floor window in the projecting centre bay have round-headed stepped openings with large keystones. The cornice is curved to form a hood over the upper floor window. The ground floor windows to each side are square-headed and the first floor windows are arched. The parapet is raised above the centre bay and has ball finials.

As part of the residential redevelopment a rendered Swallow & Ariell sign originally on the Princes Street side has been relocated immediately to the south of the 1911 building above the car park entry.

Comparative analysis

The other large biscuit manufacturers in Victoria in the nineteenth century were T.B. Guest and Co and A.F. Brockhoff and Co. Guest and Co. and Brockhoff and Co. both relocated from their original West Melbourne sites to adjoining sites in the existing Laurens and Munster Street, North Melbourne industrial complex. Of these buildings, mostly dating from the late 1880s and 1890s and considerably later than the Port Melbourne buildings, the main Guest and Co. building and the Thomas Brunton flour mill building stand out for their scale and architectural qualities. Both four storey buildings four bays wide, with bichrome face brick elevations, they are comparable in form with the 1858 Swallow and Ariell building, but are of simpler and more industrial architectural character. The adjoining buildings on the complex, including the former Brockhoff and Co. building, are of diverse form and appearance and some have been significantly altered. As a whole, the site lacks the architectural cohesion of the Rouse and Stokes Streets elevations of the Swallow and Ariell buildings.

Other large nineteenth century industrial complexes in Melbourne include the former Australasian Sugar Refining Company and Robert Harper starch factory complex, Beach Street, Port Melbourne (q.v.), the former Yorkshire Brewery, Wellington Street, Collingwood (from 1876), the former Victoria Brewery, Victoria Parade, East Melbourne (established 1854), the former Kimpton's Flour Mill, Elizabeth Street, Kensington and the Joshua Bros (now CSR) sugar refinery, Whitehall Street, Yarraville (established 1873). These complexes, built for quite different industrial processes, generally are of different architectural character, being composed generally of groups of buildings of diverse scale and form.

Assessment

No information.

Recommendations

1998: Victorian Heritage Register, Schedule to the Heritage Overlay in the Port Phillip Planning Scheme

Primary source

Allom Lovell and Associates, *Port Melbourne Conservation Study Review,* Volume 5, 1995

Other studies

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

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

Other images

Stokes Street elevation looking north showing (in foreground) original sign relocated from Princes Street

City of Port Phillip Heritage Review

Place name:	**First Church of Christ, Scientist**	Citation No: **1124**
Other names:	-	

Address:	**336-340 St Kilda Road, Melbourne**
Category:	**Religion: Church**
Style:	**Interwar Free Classical**
Constructed:	**1920, 1933**
Designer:	**Bates, Peebles & Smart (1920), Bates Smart & McCutcheon (1933)**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO252

Graded as: Significant

Victorian Heritage Register: Yes, H1766

Significance

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

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

Thematic context

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History

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

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

References

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

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Place name:	**Airlie (former)**	Citation No:
Other names:	-	**1004**
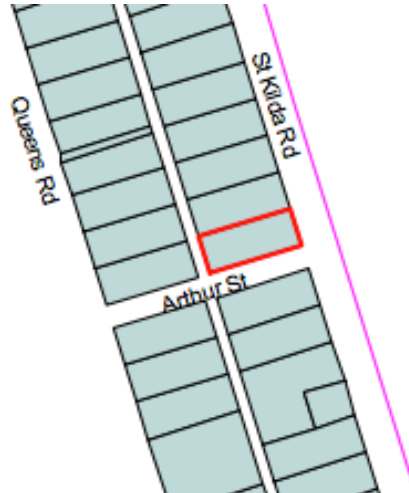
Address:	**452 St Kilda Road, Melbourne**
Category:	**Residential: Mansion**
Style:	**Victorian Italianate**
Constructed:	**1891**
Designer:	**Anketell Henderson**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO253

Graded as: Significant

Victorian Heritage Register: Yes, H0722

Significance

'Airlie' is included on the Victorian Heritage Register (H0722) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

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

Thematic context

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History

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

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

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

References

1 National Estate, 'Listing for South Melbourne: 452 St Kilda Road', 22 September 1986
2 ibid.
3 Murphy, J. and Murphy, P., 'An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road', prepared for the HBPC
4 ibid.
5 ibid.
6 ibid. For further information refer to 'The Heritage of Australia'
7 Murphy and Murphy, loc.cit.
8 National Trust of Aust. (Vic.), 'Research into Airlie, 452 St Kilda Road ...', 6 August, 1982
9 ibid.
10 ibid.
11 ibid.

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name:	**Rathgael (former)**	Citation No:
Other names:	**Estella**	**982**

Address:	**462 St Kilda Road, Melbourne**	Heritage Precinct: None
Category:	**Residential: Mansion**	Heritage Overlay: HO254
Style:	**Victorian Free Classical**	Graded as: Significant
Constructed:	**1890**	Victorian Heritage Register: Yes, H0096
Designer:	**Walter Scott Law**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

'Rathgael' is included on the Victorian Heritage Register (H0096) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

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

Thematic context

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History

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

References

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

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name:	**V.A.C.C. Offices**	Citation No:
Other names:	-	**1096**
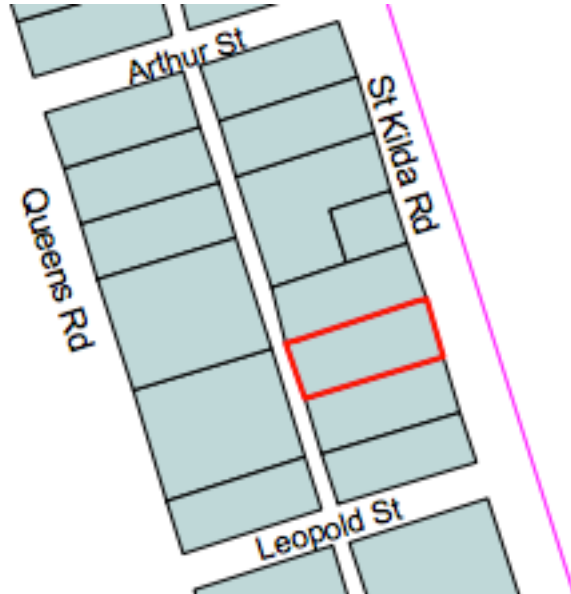
Address:	**464 St Kilda Road, Melbourne**
Category:	**Commercial: Office**
Style:	**Postwar International**
Constructed:	**1962-65**
Designer:	**Bernard Evans & Partners**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO307

Graded as: Significant

Victorian Heritage Register: No

Significance

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

Thematic context

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History

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

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

References

1 G. Butler, 'Twentieth Century Architecture Survey', October 1982
2 ibid.
3 Murphy, J. and Murphy, P., 'An Architectural and Historical Study of Mansion Houses in St Kilda Road and Queens Road', prepared for the HBPC
4 Refer to citations for St Kilda Road mansions
5 Refer citation for BP House, 1-29 Albert Road
6 Butler, loc. cit.

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name:	**Charsfield**	Citation No:
Other names:	-	**999**
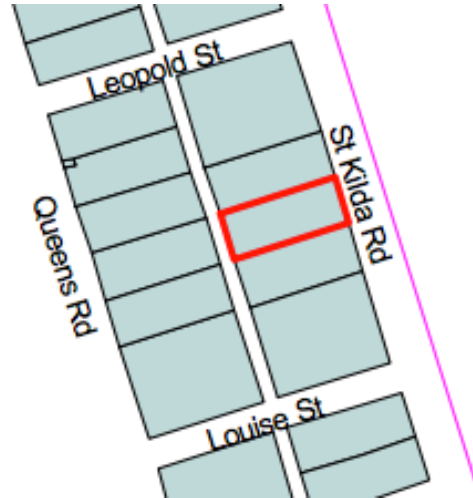
Address:	**478 St Kilda Road, Melbourne**	Heritage Precinct:	None
Category:	**Residential: Mansion**	Heritage Overlay:	HO329
Style:	**Victorian Italianate**	Graded as:	Significant
Constructed:	**1889**	Victorian Heritage Register:	No
Designer:	**Charles Webb**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

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

Thematic context

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History

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

References

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

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name: **Redholme**
Other names: **Warwilla Guest House**

Address:	**572 St Kilda Road, Melbourne**	Heritage Precinct:	None
Category:	**Residential: Mansion**	Heritage Overlay:	HO332
Style:	**Victorian Queen Anne**	Graded as:	Significant
Constructed:	**1896**	Victorian Heritage Register:	No
Designer:	**John Beswicke**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

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

Thematic context

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History

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

References

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

2 Personal Communication Miles Lewis
3 Murphy and Murphy, loc. cit.
4 ibid.
5 ibid.
6 ibid.
7 National Trust of Aust. (Vic.), 'Research into Redholme...', 13 October, 1982
8 Murphy and Murphy, loc. cit.

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name:	**Tram Shelter**	Citation No:
Other names:	**-**	**2099**
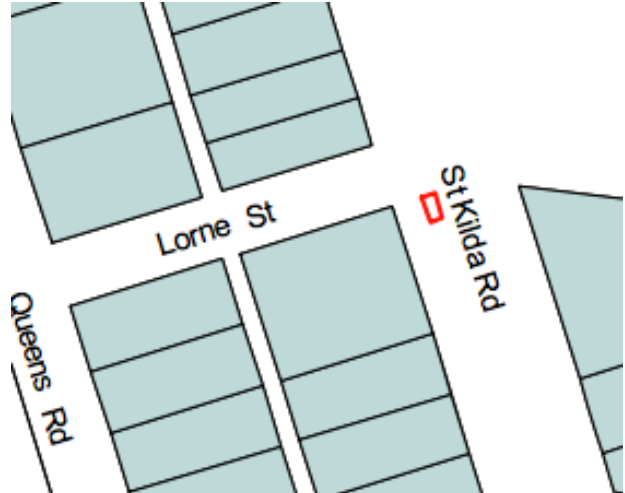
Address:	**St Kilda Road & Lorne Street, Melbourne**	Heritage Precinct: None
Category:	**Transport: shelter**	Heritage Overlay: HO488
Style:	**Interwar Arts & Crafts**	Graded as: Significant
Constructed:	**1927**	Victorian Heritage Register: Yes, H1867
Designer:	**A.G. Monsbourgh**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

This tram shelter is included on the Victorian Heritage Register (H1867) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

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

Thematic context

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History

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

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

References

Victorian Heritage Register citation

Description

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

(Source: Victorian Heritage Register citation)

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name:	**Gas Valve House (former)**	Citation No:
Other names:	-	**219**
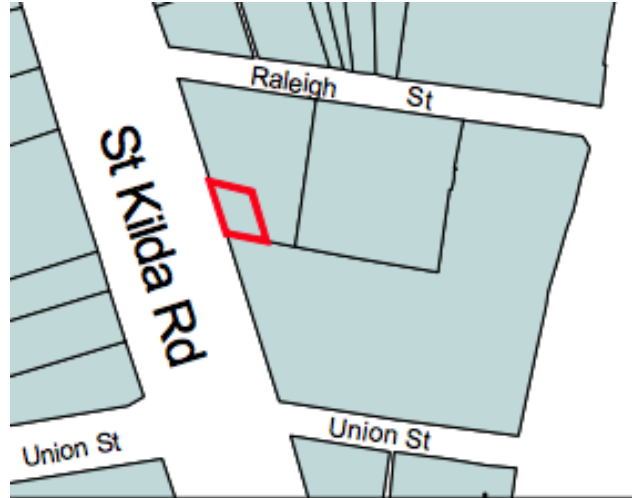
Address:	**615 St Kilda Road, Melbourne**	Heritage Precinct:	None
Category:	**Valve House**	Heritage Overlay:	HO255
Style:	**Victorian Free Classical**	Graded as:	Significant
Constructed:	**c.1876**	Victorian Heritage Register:	Yes, H0675
Designer:	**Unknown**		
Amendment:	**C29, C161**		
Comment:	**Revised citation**		

Significance

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

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

Thematic context

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History

No information.

References

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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:	**Flats**	Citation No:
Other names:	**-**	**928**

Address:	**628 St Kilda Road, Melbourne**	Heritage Precinct: None
Category:	**Residential: Flats**	Heritage Overlay: HO333
Style:	**Interwar Old English**	Graded as: Significant
Constructed:	**1936**	Victorian Heritage Register: No
Designer:	**Marsh & Michaelson**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

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

Thematic context

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History

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

References

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

Description

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

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

Source: State Library of Victoria, Harold Paynting Collection

City of Port Phillip Heritage Review

Place name:	**Ulimaroa (former)**	Citation No:
Other names:	**Australasian College of Anaesthetists**	**220**

Address:	**630 St Kilda Road, Melbourne**
Category:	**Residential: Mansion**
Style:	**Victorian Italianate**
Constructed:	**1890**
Designer:	**John Augustus Koch**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO256

Graded as: Significant

Victorian Heritage Register: Yes, H0658

Significance

'Ulimaroa' is included on the Victorian Heritage Register (H0658) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

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

Thematic context

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History

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

References

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

Sands and McDougall Directories, various dates

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review
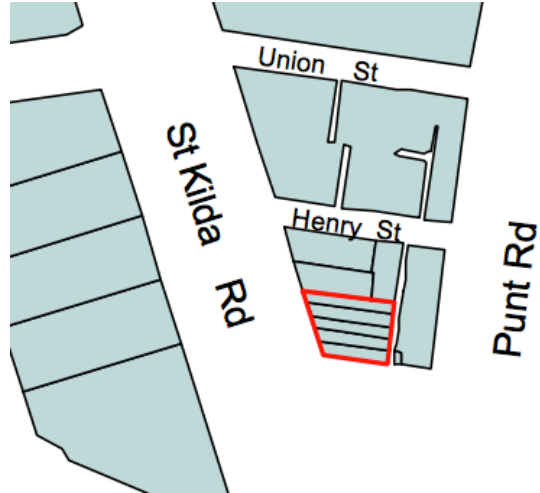
Address:	645-49 St Kilda Road, Melbourne	Heritage Precinct:	None
Category:	Residential: Terrace	Heritage Overlay:	HO257
Style:	Victorian Italianate	Graded as:	Significant
Constructed:	1880-82	Victorian Heritage Register:	No
Designer:	Phillip Treeby		
Amendment:	C29, C160		
Comment:	Revised citation		

Significance

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

Thematic context

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History

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

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

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

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

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

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

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

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

References

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

Kearney, 821.09A, 1855, SLV, Map Section

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

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

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

Description

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

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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Other images

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City of Port Phillip Heritage Review

Place name:	**Del Marie**
Other names:	**Flats**

Address:	**4 St Leonard's Avenue, St Kilda**
Category:	**Residential: Flats**
Style:	**Interwar: Moderne**
Constructed:	**1938**
Designer:	**Stuart W. Hall**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct:	St Kilda Hill
Heritage Overlay:	HO5
Graded as:	Significant
Victorian Heritage Register:	No

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

References

Sands and McDougall Directories, 1937-8

Description

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

Intactness
The Del Marie flats are substantially intact.

Comparative analysis

No information.

Assessment

No information.

Recommendations

1998: Conservation

Primary source

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

Other studies

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

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

City of Port Phillip Heritage Review

Address:	**20-24 Stokes Street, Port Melbourne**
Category:	**Residential: Terrace**
Style:	**Victorian: Free Classical**
Constructed:	**1890**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO264

Graded as: Significant

Victorian Heritage Register: No

Significance

Laywell Terrace is of local significance. The refined detailing of the facade and the relatively large size of the houses, along with the former Masonic Hall adjacent (q.v.), indicates the original status of the area and the importance of the foreshore area in the nineteenth century.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

This terrace of three two-storey brick houses was constructed in 1890 by its first owner, blacksmith, Edward Matthews. Each house consisted of five rooms, and in 1890-91, each was valued at £40 (1).

References

1. Port Melbourne rate book, 1890-91, nos. 88-90

Description

Laywell Terrace comprises three two-storey houses of brick construction with a rendered front elevation. There are concave roofed corrugated iron verandahs on timber beams between rendered wing walls with recessed blank arches. The wing walls are extended up the front elevation as rectangular pilasters, without capitals, articulated by widely spaced block rustication. The wall below the cornice is decorated with swags. The parapet supports a central triangular pediment with scrolled ends and an acroterion finial, bearing in the recessed centre panel the name of the terrace. Above the pilasters, on each side of the pediment, are urns. The windows have moulded render architraves and bracketed sills. The brick chimneys have moulded render cornices. The front wall and fence are of later date.

Comparative analysis

This terrace is more architecturally refined and of a higher standard than the workers' housing more commonly constructed in Port Melbourne during this period.

Laywell Terrace is one of a relatively small number of two-storey terrace rows in Port Melbourne, also including 378-82 Bay Street (q.v.), 427-35 Bay Street (q.v.) and 160-2 Station Street (q.v.). Compared with these terraces and other large terrace form houses in Port Melbourne such as Ulster House, 164 Station Street (q.v.), the design of Longwell Terrace, while notably refined, is conservative for the 1890 date. It is comparable with such relatively simply designed and earlier terraces as 12-72 Gore Street, Fitzroy (from 1858), 141-7 Bank Street, South Melbourne (1862) and 28-32 Eades Place, West Melbourne (1862-3).

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name:	**Edith**	Citation No:
Other names:	**Briggs House, Strebor**	**2382**
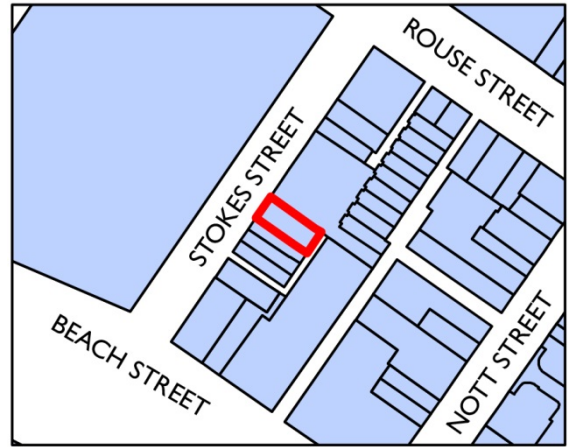
Address:	**26 Stokes Street, Port Melbourne**
Category:	**Residential: house**
Style:	**Victorian Italianate**
Constructed:	**1891**
Designer:	**Unknown**
Amendment:	**C132, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO497

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

'Edith' (also known as 'Strebor'), the house built in 1891 for George and Elizabeth Briggs, at 26 Stokes Street, Port Melbourne is significant. George Briggs was a small business owner (tailor) in Bay Street and his family occupied the house for about twenty years. It is a late Victorian Italianate villa constructed of bi-chrome brick, which is asymmetrical in plan and has a hipped roof clad in slate. The verandah retains the original cast iron post and frieze, and an encaustic tile floor with bluestone edging, and has an end wall with a vermiculated corbel and scroll bracket (the south boundary wall has similar details). There is a four panel entrance door with sidelights and toplights and the windows to the main elevation are in a tri-partite arrangement: the central window contains a double hung timber sash and the narrower flanking windows have sash windows containing etched ruby glass; all have window reveals with an ovolo profile terminating in a stop chamfer, and the window to the projecting bay has what appears to be an early timber window shade hood with a serrated edge. There are eaves brackets below the soffit with a moulded cement string course below. The bi-chrome brick chimneys have moulded cement details and a cornice, and terracotta pots.

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

How is it significant?

'Edith' at 26 Stokes Street, Port Melbourne is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a well-detailed and intact example of a late Victorian Italianate villa. The scale of the house, larger than many others in the suburb, and grander in character, is representative of houses associated with the middle-class in this community, in contrast to the more modest working-class housing in the area (Criterion D).

Aesthetically, it is a well-composed design that incorporates elements representative of its period and style including asymmetrical form and a high degree of detailing, and it is distinguished amongst similar houses in Port Melbourne by the tripartite window arrangement (Criterion E).

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Port Melbourne

The following history of Port Melbourne is comprised of edited extracts from the Port Phillip Environmental History and the HO1 Port Melbourne heritage precinct citation, both contained in Volume 1 of the *Port Phillip Heritage Review* (Version 17, September 2015).

The greater part of Port Melbourne, the West Melbourne swamp and the low lying lands of South Melbourne is understood to have its origins as an arm of Port Phillip Bay linked by the Yarra near Princes Bridge and the Maribyrnong near Flemington. At Port Melbourne, a body of shallow water known as the lagoon extended inland from the shoreline as far as the site of Raglan Street. Even today, the memory of the lagoon is recalled by the irregular configuration of Esplanade West and Esplanade East and by the Lagoon reserve and adjacent Edwards park. The lagoon, in fact, marked the eastern boundary of the future settlement of Sandridge, the land on which the latter was surveyed being described in 1841 as "sandy soil... moderately wooded [with] gum". The beach at Port Melbourne had been first charted by a European, Charles Grimes, in 1803, and the name Sandridge was chosen by the surveyor William Darke when he mapped the shoreline after 1836.

A track between the beach and the town of Melbourne had been established as early as 1839. The government surveyor, Robert Hoddle, had prepared a plan for a "rail road" on the alignment of Bay Street and a street subdivision for Sandridge in that year. Wilbraham Liardet arrived in November, establishing his Brighton Pier Hotel and jetty at Sandridge a year later. By 1841 Alfred Lingham had opened his Marine Hotel, also with a jetty, at the same location and the two hotels marked the commencement of tracks to Melbourne that eventually joined to form a single route. There was also a hut and customs tent and a magazine at Sandridge at that time. Hoddle prepared a further survey plan in 1842, providing for half-acre allotments and a roadway on the alignment of Bay Street. There were 40 lots in four blocks between the present Graham and Rouse Streets but the land was withdrawn from sale. In 1849 the government built a pier on the site of Liardet's jetty and Lindsay Clarke's survey plan was used as a basis for the first land sales in September 1850. By December 1852 the Argus recorded that about 100 tents had been erected "near Liardet's" and Edmund Thomas' sketch of 1853 showed single and two storeyed shops with verandahs in a continuous row on one side of Bay Street. The Sandridge railway line, built by the Melbourne and Hobsons Bay Railway Co. formed in August 1852, was opened as Australia's first steam powered railway on 12 September 1854. The railway to the west and the lagoon to the east formed the boundaries of the Sandridge township plan, which comprised 44 blocks extending from just north of Ingles Street to the Beach.

An 1855 plan shows the essential elements of the township. Commencing at the sea front there was a Customs house at the corner of Beach Street and Nott Street and a reserve for the post office on the south corner of Bay and Rouse Streets. Between Rouse and Graham Streets there were allotments for the Roman Catholic and Wesleyan churches and a reserve for the watchouse. Further north again between Graham and Liardet Streets were the Seamen's, Presbyterian and Church of England reserves. Between Liardet and Raglan Streets, as the available land between the lagoon and the railway reserve narrows, there was a pool – on the site of present Lalor Street – and associated swampland. Private allotments were scattered liberally throughout the Area and it would appear that the whole of Sandridge had been alienated by this time. Station Place was lined with small, presumably residential allotments. Sandridge's role as a geographically discrete port town had been established.

By the late 1850s the process of replacing the earlier and more temporary buildings with permanent accommodation was gaining momentum, and Peckham Terrace erected c.1859 in Bay Street is a surviving example of this early redevelopment phase. The growing importance of the settlement was demonstrated by the court house, police station and post office, which were all erected during the early 1860s. Amongst the brick hotels being built were the Chequers Inn which remains today at the corner of Bay and Bridge Streets and the Fountain Inn at the corner of Raglan and Crockford Streets. There were in fact many hotels at the Port, which was not surprising, given its foundations in the shipping trade. The shops, mainly in Bay Street, convey something of the same picture as the hotels, a few being designed by quite distinguished Melbourne architects and then from the 1870s more commonly by local architects. Frederick Williams was exceptionally busy whilst John Flannagan's group of three shops in Bay Street of 1874-75 survive as a testimony to his work and a reminder that the original development encompassed five shops.

U'Ren and Turnbull write that the decades between 1860 and 1890 were perhaps the most decisive in Port Melbourne's history. The population had increased sevenfold from 3,351 in 1861 to over 20,000 by 1890 and by 1900 the original Sandridge township area had been almost completely built up between the railway and the lagoon.

'Edith', 26 Stokes Street

The land bounded by Beach Street, Stokes Street, Rouse Street and Nott Street formed Block 1 in the Sandridge Township Plan and was among the first to be offered for sale. The Crown Grantees for most of Block 1 were S. (Samuel) & R.K. Gregory. In 1858 Charles Gregory (presumably a relative) built the first Sandridge Freemason's Lodge on part of Block 1 facing Stokes Street, and in 1859 Samuel Gregory built the Freemasons's (later Sandridge) Hotel on the adjoining site at the Beach Street corner (PPHR Citations 610 and 710). The Gregorys later subdivided and sold off most of the remaining land. For example, in 1863 lot 1 of Block 1, situated at the corner of Stokes and Rouse streets, was subdivided into 10 lots, which were auctioned on 9 March by Beauchamp & Byrne. It was on part of this land that the Swallow & Ariell Biscuit Company erected their offices in 1890 (SLV 1).

The present 26 Stokes Street is comprised of parts of allotments 3 and 4 in Block 1. In 1877 it was contained in a parcel of land transferred to Henry Donaldson and thence to Edward Matthews by 1887 (LV1, LV2). Matthews built 'Laywell Terrace' on part of his land (now 20-24 Stokes Street) and subdivided the balance into two lots, one being this property, which was sold in November 1887 to Thomas Holland (LV3). Holland held the land for three years before selling to Elizabeth Briggs in September 1890 (LV3). She took out a mortgage in February 1891, presumably to finance the construction of this house, which the Briggs family occupied from that year. It was described as a six-room brick house, with relatively high valuation of 45 pounds (LV4, SM, RB).

Melbourne & Metropolitan Board of Works plans dating from the late nineteenth century show this was one of eleven houses on the east side of Stokes Street, south of Rouse Street. On the west side the Swallow & Ariell Biscuit Works factory occupied the northern half, while there were about eight houses between the factory and the Beach Street corner. Houses were also scattered throughout the adjoining blocks. By the early to mid-twentieth century most of these would be replaced by factories and warehouses (SM).

Elizabeth Briggs was the wife of George Walter Briggs, a tailor, who had a shop in O'Brien's Terrace in Bay Street, Port Melbourne (LV4). The Briggs family resided in the house until about 1913. It was then tenanted

until 1920 when it was sold to Francis J. Young, a Warrant Officer in the Royal Australian Navy. He lived in the house briefly before selling it to Rose Mitchell in 1922. The Mitchell family then occupied the house for over 50 years (LV4, SM).

References

Land Victoria (LV), certificates of title Vol. 945 Fol. 932 (LV1), Vol. 1959 Fol. 791 (LV2), Vol. 1969 Fol. 745 (LV3). Vol. 2296 Fol. 184 (LV4)

Melbourne and Metropolitan Board of Works (MMBW 1) plan, scale 400 feet to 1 inch. no.18 , Port Melbourne [cartographic material], dated 1894 (State Library of Victoria website)

Melbourne & Metropolitan Board of Works (MMBW 2) Detail Plan Nos. 325, 326, 327, dated 1895 (State Library of Victoria website)

'Plan of building allotments in Sandridge' [cartographic material]' State Library of Victoria (SLV 1) Vale Collection http://handle.slv.vic.gov.au/10381/165025 [viewed 30 March 2016]

Port Melbourne rate book (RB) 22 March 1892, No. in rate 90

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

Sands & McDougall Directories (SM)

'The township of Sandridge', dated March 30, 1859, State Library of Victoria (SLV 2) Vale collection http://handle.slv.vic.gov.au/10381/192257 [viewed 30 March 2016]

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

Description

'Edith', the house at 26 Stokes Street, Port Melbourne is a late Victorian Italianate Villa. The house is built to both side boundaries and has small front setback. Asymmetrical in plan, it is constructed of bi-chrome brick (now over-painted) and has a hip roof, clad in slate (recently renewed). The verandah retains the original cast iron post and frieze, and tiled floor with bluestone edging, and has an end wall with a vermiculated corbel and scroll bracket (the south boundary wall has similar details). There is a four panel entrance door with sidelights and toplights (an early copper nameplate with the house name is beside the door) and the windows to the main elevation are in a tri-partite arrangement: the central window contains a double hung timber sash and the narrower flanking windows have sash windows containing etched ruby glass; all have window reveals with an ovolo profile terminating in a stop chamfer, and the window to the projecting bay has what appears to be an early timber window shade hood (these sometimes contained rolled up canvas blinds) with a serrated edge. There are eaves brackets with a moulded cement string course below. The bi-chrome brick chimneys have moulded cement details and a cornice, and terracotta pots.

Overall, the house retains a relatively high degree of intactness and integrity. The most significant change has been the over-painting of the brick walls. The high brick fence is also unsympathetic.

In the context of Stokes Street, this house forms part of a surviving group of nineteenth century buildings on the east side including the adjoining 'Laywell Terrace' (HO264), the former Masonic Hall (no.18, HO263) and the reconstructed former Sandridge Hotel at the corner of Beach Street (HO286). It also relates to the nineteenth century buildings associated with the former Swallow & Ariell Biscuit Factory at the southeast corner of Rouse Street (HO265) and on the opposite side of Stokes Street (HO244).

Comparative analysis

Port Melbourne was a working class area and this is reflected in the housing stock, which predominantly comprises small, weatherboard cottages with minimal architectural decoration (PPHR citations 243, 650,

677). Compared to the suburbs within the neighbouring former City of South Melbourne, Port Melbourne contains relatively few substantial brick villas and no houses that could be described as 'mansions'. 'Guernsey House', constructed in 1883 for Peter Grut, at 232 Esplanade East is perhaps Port Melbourne's grandest being a two storey, double fronted house of rendered masonry construction with a two level cast iron verandah and palisade fence, and an elaborately decorated parapet. Another relatively grand house is 344 Graham Street, constructed c.1871 for the locally prominent stevedore and one-time Mayor of Port Melbourne, James Close (both houses are included within the HO1 Port Melbourne precinct).

Most of the other substantial houses in Port Melbourne are concentrated in and around Bay Street (e.g., two storey terrace rows at 378-382 and 427-435) and along the two streets that face toward the reserves flanking the former Port Melbourne Railway: Station and Evans streets. These include the notable collection of two storey houses in Station Street immediately to the south of Raglan Street comprising 'Alfred Terrace' (nos. 160-62), 'Derwent House' (163), 'Ulster House' (164) and 'Emerald House' (165). All are within HO1.

Houses with the Italianate approach of asymmetrical massing in Port Melbourne are comparatively rare. Examples include the slightly grander house at 161 Nott Street, which is a rendered dwelling with a canted projecting bay, sited in a relatively deep garden setback. A more modest example is at 173 Liardet Street, which is timber block-fronted with a projecting bay (Barrett).

Other houses of individual significance within Port Melbourne tend to adopt a symmetrical composition. Examples include 21 Ross Street (HO240) and 240 Graham Street (HO140). These are both double-fronted bi-chrome brick houses of symmetrical form with hipped roofs and so are representative of this type. Apart from remaining relatively intact, what sets these (and other individually significant) houses apart from other examples found throughout HO1 are uncommon details. 21 Ross Street, for example, is distinguished by the particularly elaborate cast iron decoration, while 240 Graham Street is notable for the 'ostentatious' decoration that includes bayed windows on either side of the entry and tiled panels in the eaves frieze.

'Edith' is distinguished by the tri-partite arrangement of the windows to the main elevation, where the window is in three parts separated by brickwork, an arrangement that is not found in other comparable houses (although some have the more conventional tripartite window frame fitted within a single opening). The only other known similar tripartite windows in Port Melbourne are at 'Guernsey House' and 'Ulster house'. 'Edith' also retains a relatively high degree of integrity including all the original verandah fabric. While the brick walls have been over-painted, this is a readily reversible change.

'Edith' is also one of the few remaining late nineteenth century houses in Port Melbourne within the blocks closest to the bay (i.e., south of Rouse Street). In the twentieth century, most of the houses in this area were demolished and today the only surviving nineteenth century houses included in the HO are 'Laywell Terrace' (HO264, 20-24 Stokes Street) and the terrace row at 183-187 Rouse Street (Individually significant within HO1 precinct), while just to the north of Rouse Street are 'Thelma' and 'Carmel' (HO308, 106-108 Stokes Street). Outside of the HO there are isolated examples of altered late nineteenth or early twentieth century houses at 195 Rouse Street, and 17 & 47 Nott Street.

Assessment

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

Recommendations

Add to the HO as an individual place with external paint controls. External paint controls are recommended to provide a statutory mechanism to encourage the removal of the paint from the face brick

by an approved method. The extent of the HO should include the whole of the place as defined by the title boundaries.

Primary heritage study

Helms, David, *Heritage assessment: 26 Stokes Street, Port Melbourne*, 2016

Other heritage studies

Barrett, Peter Andrew, 'Expert witness statement. With regard to proposed permanent heritage controls (heritage overlay) to a house at 26 Stokes Street, Port Melbourne, as part of Planning Scheme Amendment C132 of the Port Phillip Planning Scheme', prepared for City of Port Phillip, 22 March 2017

Other images

City of Port Phillip Heritage Review

Place name:	**Hotel Esplanade**
Other names:	-

Address:	**11 The Esplanade, St Kilda**
Category:	**Commercial: Hotel**
Style:	**Victorian Italianate, Interwar Stripped Classical**
Constructed:	**1877, c.1921, 1937**
Designer:	**Smith & Johnson, Gibbs & Finlay, Smith, Ogg & Serpell**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: St Kilda Hill

Heritage Overlay: HO117

Graded as: Significant

Victorian Heritage Register: No

Significance

The Hotel Esplanade is situated at no. 11 The Upper Esplanade, St. Kilda and was built in 1877 to the design of architects Smith and Johnson for James Orkney. It was subsequently extended c.1921. It has historical, aesthetic and social significance.

Its historical significance (Criterion A) arises from its survival as an early example of a resort hotel in Victoria's premier metropolitan seaside resort, rivalling the nearby George and Prince of Wales hotels in Fitzroy Street. It offers insights into past lifestyles wherein patrons either stayed for short periods or as permanents, attracted to the seaside location and vitality of St. Kilda as a place. The most noteworthy of permanent residents was Alfred Felton, the industrialist and philanthropist who resided there from 1892 until his death in 1904.

The surviving inter-war refurbishment offers insights into the musical era of jazz and swing and its at times extravagant Hollywood influenced architectural settings whilst the main building survives as a prominent testimony to the importance of St. Kilda as a resort last century (Criterion E).

The complex has social importance (Criterion G) as evidenced by the cultural values attributed to it by present day community groups, which have consistently opposed redevelopment in recent years.

Thematic context

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History

Between 1857 and 1861 a small hotel known as the New Baths hotel owned by James Stewart Johnson was in operation on the site of the present Esplanade Hotel. In 1861 it was renamed the Criterion and in 1866 John Duerdin, then owner, purchased land alongside and demolished the hotel in 1867-68. In 1877 the present Esplanade Hotel was built for James Orkney to the design of architects Smith & Johnson. It was of brick construction with 60 rooms and a bar. During the period 1892 to 1904 the philanthropist and industrialist Alfred Felton lived at the hotel. He converted his rooms into a gallery, his collection and a large trust fund being bequeathed to the National Gallery of Victoria on his death in 1904. When James Orkney died in 1896, the hotel was passed onto his wife Margaret until her death in 1913. The dining room was extended and three new bedrooms provided on the first floor after 1900.

In 1914 Edward and Patrick Hoban became the owners of the hotel and c.1921 architects Gibbs & Finlay undertook extensive additions to the front of the complex along with the provision of a ballroom. Carlyon's Eastern Tent Ballroom with the hotel's resident jazz orchestra: Carlyon's Famous Players dates from this period. T.S. Carlyon died in 1925 followed by Martin Patrick Hoban in 1929. The Cairo Flats, later Baymore Court, were erected in 1929 on the site of the ballroom.

In 1937 architects Smith Ogg & Serpell carried out works including a new bar in the north-west corner. During the 1940s and 1950s the hotel was occupied as a resort and as the permanent residence of business and retired people of means. In 1952 the hotel owner, Edward Hoban, died. The hotel has changed hands several times since his death and in 1987 a proposal by Evindon Pty. Ltd. to substantially extend the complex primarily for apartments led to the involvement of the Save the St. Kilda and Turn The Tide anti-development groups who opposed the anticipated changes.

References

Timothy Hubbard Pty. Ltd., 'Esplanade Hotel: A Report to the Heritage Council of Victoria in support of a nomination by the City of Port Phillip'

Description

A substantial and prominently situated stuccoed Italianate hotel having inter-war additions at the front and consisting of a three storeyed main block with three storeyed and two storeyed rear wings extending east to Pollington Street. The roofs are of slate. There is a service yard bounded in part by the perimeter wall of the part-demolished stables (?) on the Pollington Street boundary. The south wing is of three storeys becoming two storeys as it extends eastward, terminating at the service yard. The north wing has a later red brick accommodation wing continuing the earlier two storeyed accommodation wing and it has a vehicle entry to the service yard with a faded surmounting painted sign reading "Carlyon's Taxis".

The façade of the original building is symmetrical with faceted three storeyed end window bays as its most distinguishing feature. The uppermost level has segmentally arched openings and a continuous window sill. The middle level has round arched openings with Corinthian order capitals at impost level. The original street level has been defaced following the provision of the inter-war additions, which are also in stucco work but asymmetrical about a central entry with recent steps and canopy. There is a window bay to the right hand side overlooking The Upper Esplanade but it is the bracketed window hoods and central pediment with the hotel name in raised cast cement that constitute the key stylistic elements in the Neo-Classical mode of the day. The side elevational treatments are enriched by chamfered window reveals and the former residential entry facing Pollington Street and there is a tall red brick chminey attached to the south side of the rear south wing.

Inside, the vestibule retains its coved ceilings with ornamental plaster strapwork and Hollywood style bi-furcating staircase to the residential floors, which have now been unoccupied for several years and are of utilitarian character, the fireplace surrounds having invariably been removed.

Condition: Sound. Integrity: High.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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City of Port Phillip Heritage Review

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

Address:	14-20 Victoria Street, St Kilda	Heritage Precinct:	St Kilda Hill
Category:	Residential: Flats	Heritage Overlay:	HO5
Style:	Federation/Edwardian Arts & Crafts	Graded as:	Significant
Constructed:	c.1860, 1918	Victorian Heritage Register:	No
Designer:	W.E. Tombs (1918)		
Amendment:	C29, C160		
Comment:	Revised citation		

Significance

The drawings in the collection of the St Kilda City Council indicate that the original double fronted two-storey residence at 14-20 Victoria Street was converted into four apartments in 1918 to designs prepared by W.E. Tombs for Mrs Kibble, the owner. The front verandahs and staircases, and side bay windows are part of the 1918 works. Both the original building, because of its age (it appears on Vardy's 1873 survey of St Kilda, but assessed on stylistic grounds, could predate this by up to twenty years) and the later alterations and additions, characteristic of so many undertaken in St Kilda in the Interwar period, are important as they in turn reflect the early growth and later development of the City. The building is largely intact though only portions of the 1918 front fence survive.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

The drawings in the collection of the St Kilda City Council indicate that the original double fronted two-storey residence at 14-20 Victoria Street was converted into four apartments in 1918 to designs prepared by W.E. Tombs for Mrs Kibble, the owner. The original house appears on the 1873 Vardy Plan.

References

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

St Kilda Council Building Permit No. 3383, dated 21 August 1917

Description

-

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name:	Valma	**Citation No:**
Other names:	Flats	**950**
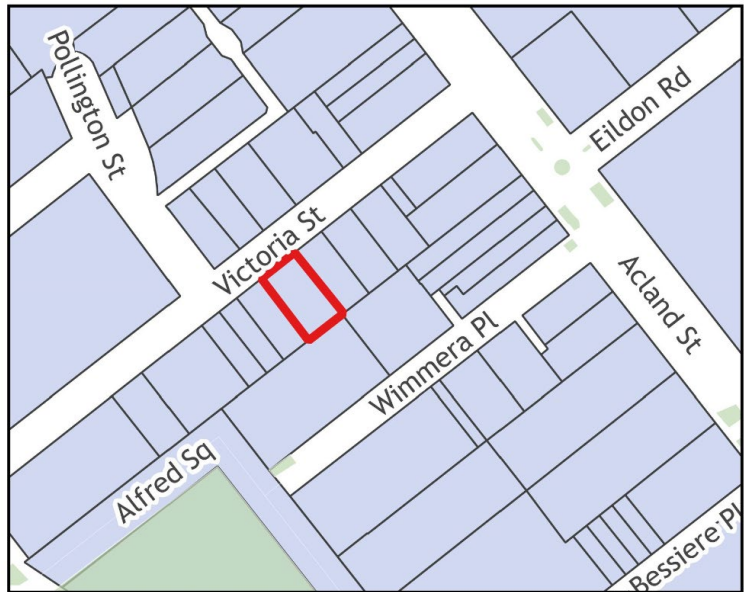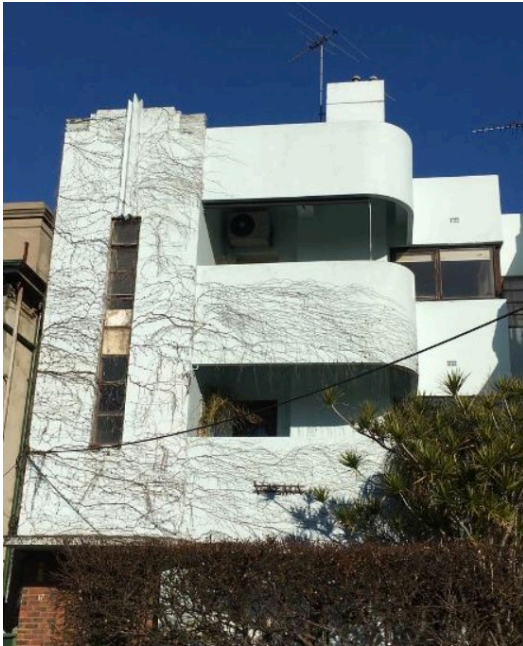
Address:	17 Victoria Street, St Kilda	Heritage Precinct:	St Kilda Hill
Category:	Residential: Flats	Heritage Overlay:	HO5
Style:	Interwar: Moderne	Graded as:	Significant
Constructed:	1936	Victorian Heritage Register:	No
Designer:	W.H. Merritt		
Amendment:	C29, C160		
Comment:	Revised citation		

Significance

A fine example of Functionalist style apartment design elegantly composed on this restricted site. The thin, curved projecting planes of the balcony balustrades terminate in the solid vertical element of the staircase, and these and the corner glass windows all combine to establish a well-conceived composition characteristic of the style. The vertical ribs above the staircase window are a small reference to Art Deco influences. The building is the only built part of a larger development planned to stretch along Victoria Street. It is largely intact though in poor condition.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Designed by W.H. Merritt, architect, and constructed in 1936, this was the first stage of a larger development planned to stretch along Victoria Street (Goad, *The Herald*, 13 May 1936, p.20 'Contrasting types of Modern flats').

References

Phillip Goad, architectural historian, pers. comm. (1992, cited in Trethowan et al)

Description

-

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

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B.3   Revised - demolished places

Place	Page no.
Citation 292, House, 63 Argyle Street, St Kilda	1
Citation 308, Houses, 156-58 Brighton Road, Ripponlea	4
Citation 454, Apps Funeral Parlour (former), 88 Carlisle Street, St Kilda	6
Citation 641, House, 220 Esplanade West, Port Melbourne	8
Citation 2030, Bandstand, Jacka Boulevard, St Kilda	10
Citation 2031, St Kilda Sea Baths, Jacka Boulevard, St Kilda	12
Citation 2033, Stokehouse, 30 Jacka Boulevard, St Kilda	15
Citation 2036, Brooke's Jetty, Jacka Boulevard, St Kilda	17
Citation 55, CSR Store (former), 33 Johnston Street, Port Melbourne	19
Citation 2045, Tudor Lodge, 2A Loch Street, St Kilda West	22
Citation 2181, Store, 7-13 Meaden Street, Southbank	24
Citation 2176, House, 95 Ormond Road, Elwood	27
Citation 772, Hatton (House), 173 Ormond Road, Elwood	29
Citation 2230, Mansion, 48 Queens Road, Melbourne	32
Citation 2244, Avalon, 70 Queens Road, Melbourne	35
Citation 2130, Brooklawn, 82 Queens Road, Melbourne	37
Citation 1093, Colonial Gas Offices (former), 480 St Kilda Road, Melbourne	39
Citation 1995, House, 521 St Kilda Street (former 150 Glen Huntly Rd), Elwood	41
Citation 930, House, 521 St Kilda Street, Elwood	43
Citation 948, Baymor Flats, 6 Victoria Street, St Kilda	45

City of Port Phillip Heritage Review

Place name:	**House**		**Citation No:**
Other names:	**Cottage**		**292**
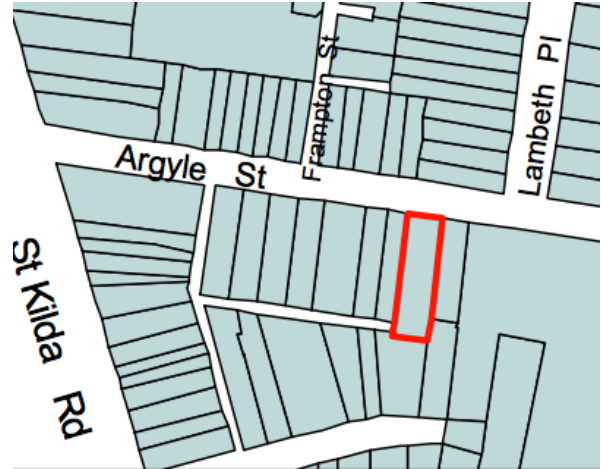
Address:	**63 Argyle Street, St Kilda**	Heritage Precinct: St Kilda East
Category:	**Residential: house**	Heritage Overlay: HO26
Style:	**Vernacular**	Graded as: Nil
Constructed:	**c.1853**	
Designer:	**Unknown**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

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

The former statement of significance is:

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

EXTENT OF SIGNIFICANCE
The entire house, front garden and picket fence.

Thematic context

-

History

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

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

References

1. City of St. Kilda Rate Books, M.M.B.W. Detail Plan no. 1364, - Appendix.

2. Registrar General's Office records - summary in Appendix.

3. Alexander Sutherland (ed.), 'Victoria and its Metropolis', McCarron Bird, Melbourne, 1888, vol. 2, p. 637.

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

Description

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

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

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

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

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

Comparative analysis

No information.

Assessment

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

Recommendations

Remove HO26 from the HO schedule and map.

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name:	**Houses**	Citation No:
Other names:	**Semi-detached houses**	**308**

Address:	**156-158 Brighton Road, Ripponlea**
Category:	**Residential: semi-detached**
Style:	**Interwar Spanish Mission**
Constructed:	**1928**
Designer:	**G.W. Vanheems**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: None

Graded as: Nil

Victorian Heritage Register: No

Significance

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

The former statement of significance is:

These two semi-detached houses are a rare example of this building type in the Spanish Mission style, used in the second half of the 1920's. Building was much influenced by styles used in the United States during the 1920's, the most common being the so-called Californian Bungalow style. Spanish Mission, extolled by Architects Leslie M. Perrott (May) and Arthur W. Plaisted (June, 1925), is much less common and was used for larger houses in Australia. The fashionable nature of St. Kilda during the 1910's, 1920's and 1930's has meant that a number of buildings in this style are there, including several important examples. This building, the work of Architect G.W. Vanheems (designer of the spire of St Ignatius in Richmond circa 1929), is one of the most distinctive buildings at this end of Brighton Road whilst being of interest for its design and planning.

Thematic context

-

History

Solicitor Thomas A. Kennedy commissioned this building in 1928, construction taking place in the last months of that year.

References

City of St Kilda building permit records, number 7308 granted 8/10/1928, includes working drawing

City of St Kilda Rate Books, 1929/30 number 10509, 10510

The Australian Home Builder, "Mission Style in Concrete", 15 May 1925, pp. 24-5, 56; "Spanish Mission Design for Australia", 15 June 1925, pp. 26-7, 46

Description

No information.

Comparative analysis

No information.

Assessment

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

Recommendations

No action required – buildings have been demolished.

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name:	**Apps Funeral Parlour**
Other names:	-
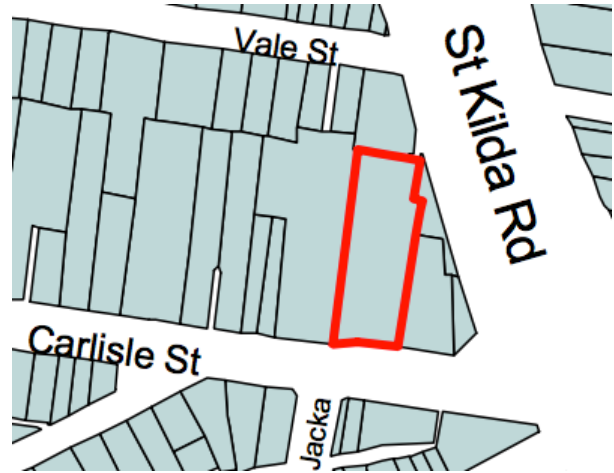
Address:	**88 Carlisle Street, St Kilda**	Heritage Precinct:	None
Category:	**Commercial: Funeral Parlour**	Heritage Overlay:	None
Style:	**Postwar: International**	Graded as:	Nil
Constructed:	**1952, 1962**		
Designer:	**Muir & Shepphard**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

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

The former statement of significance is:

A remarkable work of classically inspired formality achieved in a modern 1950s idiom. The landscaping and signage are fundamental to the integrity of the complex and to its significance.

Thematic context

-

History

This building has been demolished. The history in the 1992 heritage study is:

The architects responsible were Muir and Shepherd, who designed it in 1952. The glazed entrance canopy was added with good effect in 1962.

References

St Kilda Council building permits nos. U1568 dated 6 March 1953 for funeral parlour, and 57/2103 dated 13 February 1962 for alterations by George Campbell & Assocs, architects, De Pellegrin Pty Ltd, Builders

Description

This building has been demolished. The description in the 1992 heritage study is:

Apps Funeral Parlour has a distinctive presence on Carlisle Street. Its phalanxes of cypresses on either side, the attenuated classicism of its giant portico and the strict symmetry of its exterior spaces, create a special zone of heightened formality. While its planning and overall presentation is entirely classical, its construction materials and detailing are uncompromisingly 1950s Modern. It is a remarkable piece of theatrical orchestration, which in itself is a rarity in the architecture of the time. That it is virtually a stage front is shown up by the rather ordinary, functional building that is encountered behind the facade.

Comparative analysis

No information.

Assessment

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

Recommendations

Remove HO288 from HO schedule and map. Change grading on Port Phillip Heritage Policy Map 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**	Citation No:
Other names: -	**641**
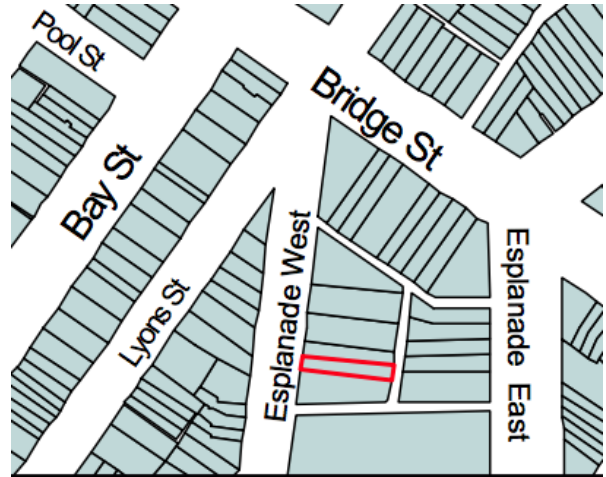
Address:	**220 Esplanade West, Port Melbourne**
Category:	**Residential: semi-detached**
Style:	**Interwar Bungalow**
Constructed:	**1924-25**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: Port Melbourne

Heritage Overlay: HO1

Graded as: Nil

Victorian Heritage Register: No

Significance

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

The former statement of significance is:

220 Esplanade West is of local significance. The house is an unusually intact and representative example of the Inter-War Californian Bungalow style applied to small inner-urban houses.

Thematic context

-

History

220 Esplanade West was constructed in 1924-5, when the rate books note a house in course of erection on the site (1). Its original owner was Collingwood labourer, Thomas Prentice. It was first fully rated in 1925-6, when it was described as a four-roomed wood house and was valued at £45 (2). Prentice sold the house in 1927, to a cellarman, John Fennessy (3).

The house was demolished c.2000s.

References

1. Port Melbourne rate book, 1924-5, no. 401

2. Port Melbourne rate book, 1926-7, no. 401

3. Port Melbourne rate book, 1927-28, no. 401

Description

This building has been demolished. The description from the 1995 heritage study is:

This substantially intact timber-framed and weatherboarded house is single-storey and single-fronted, and is separated from its slightly different pair by a brick party wall. The front elevation displays many of the typical characteristics of the Californian Bungalow style, including a full-width shingled and bell-mouthed gable extending over a full-width verandah, a louvred gable vent, and lead lighted bay window. The garden, appropriately planted with roses, contains a small Canary Island palm (Phoenix canariensis), which is appropriate for the house, but which is not original.

Comparative analysis

This building has been demolished. The comparative analysis from the 1995 heritage study is:

This house is similar in form and detail to a number of other paired houses, including the adjacent house at 222 Esplanade West, and in stylistic terms displays typical features of 1920s houses in the Californian Bungalow style. It is of particular interest for its especially intact state. The majority of houses in this style were built as detached houses on relatively wide blocks and in the middle ring of suburbs. The Port Melbourne example is also of interest, being a less common application of Californian Bungalow style to small inner suburban sites.

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 HO1 as a Nil-grade place. Change to 'Nil' grade on the Port Phillip Heritage Policy Map.

Primary source

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

Other studies

Allom Lovell & Associates, *Port Melbourne Conservation Study review*, Volume 4, 1995

City of Port Phillip Heritage Review

Place name:	**Bandstand**	Citation No: **2030**
Other names:	-	

Address:	**Jacka Boulevard, St Kilda**	Heritage Precinct: **None**
Category:	**Bandstand**	Heritage Overlay: **None**
Style:	**Interwar**	Graded as: **Nil**
Constructed:	**c.1930**	Victorian Heritage Register: **No**
Designer:	**Unknown**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

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

The former statement of significance is:

This remnant is of local significance as one of a small collection of structures and monuments that reflect the original character of the Foreshore as an entertainment and recreational venue in the 1930s. The musical notes and treble clef motifs to the corners of the structure contribute to its character.

Thematic context

-

History

No information.

References

-

Description

There is no description in the 1992 heritage study. This structure was destroyed c.1997 when the adjacent Seabaths complex was undergoing redevelopment.

Comparative analysis

No information.

Assessment

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

Recommendations

Remove from 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

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:	**C161**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO168

Graded as: 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
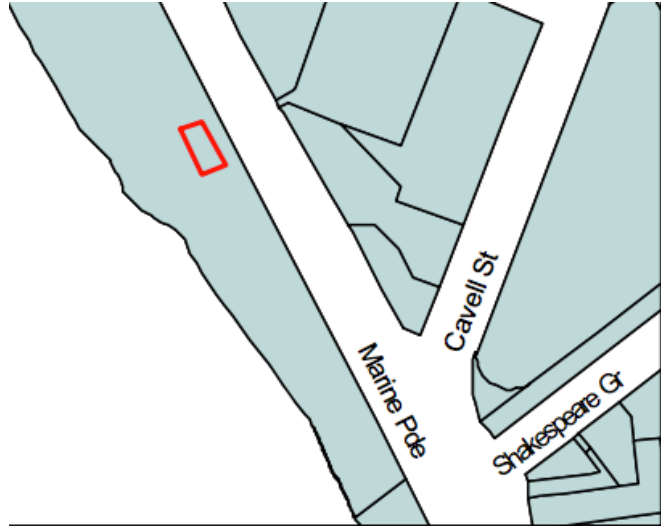
Address:	**30 Jacka Boulevard, St Kilda**
Category:	**Commercial: Cafe**
Style:	**Edwardian Queen Anne**
Constructed:	**1916**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: St Kilda Foreshore

Heritage Overlay: None

Graded as: Nil

Victorian Heritage Register: No

Significance

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

The former statement of significance is:

This building was constructed as The Pavilion Tea Rooms in 1916 as part of the land reclamation and landscaping undertaken by the Foreshore Committee. It is of significance as an integral part of this scheme, and as a rare surviving catering facility of the period. In its original form the building demonstrated a sophisticated relationship to the surrounding embankments and lawn, and was finely detailed in the Federation Queen Anne style, however the building has since been heavily modified in a way which detracts from its original character.

Thematic context

-

History

A timber pavilion was constructed on this site in 1916 as a municipal tea rooms and appears in an excellent photograph of the late 1920s in Cooper (opposite p. 43). It formed part of an overall scheme of landscaping and land reclamation undertaken under the guidance of Carlo Catani of the Foreshore Committee. The

building was cleverly devised with an upper level deck, covered by a slate hipped roof and completely open at the sides. This area, which commanded views over the bay and adjacent lawns, was used for the service of tea and refreshments. Bridges provided access to the deck from raised, landscaped embankments on each side of the building, and the pavilion and the embankments together enclosed the foreshore lawns to the north. Kiosks in the ground floor of the building served the visitors to the lawns.

The building was destroyed by fire in 2015. In 2016 construction commenced on a replacement building, which has been completed.

References

Cooper, J.B., *A history of St Kilda*, 1931

Description

This building has been demolished. The 1992 description is:

The building was originally built with the terracotta ridge crestings, decorative timber fretwork and proportions of the Federation Queen Anne style. However over the years the roof has been replaced with corrugated iron, all the original timberwork was removed and the structure extended to its present, rather ungainly size. The surrounding landscape, including the access embankments to the east and west, has been removed.

Comparative analysis

No information.

Assessment

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

Recommendations

Remove from 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

City of Port Phillip Heritage Review

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:	**Colonial Sugar Company Store**	Citation No:
Other names:	**CSR Store**	**55**

Address:	**33 Johnston Street (former 38 Rouse Street), Port Melbourne**
Category:	**Industry: warehouse**
Style:	**Vernacular**
Constructed:	**1902**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: None

Graded as: Nil

Significance

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

The former statement of significance is:

The former Colonial Sugar Company store, later occupied as a store by the Joshua Brothers distillery opposite, is situated at no. 38 Rouse Street on the Johnston Street corner and was built in 1902. It is historically and aesthetically important. It is historically important (Criterion A) as a rare surviving (Criterion B) early store, enhanced by its association with the Colonial Sugar Company and recalling Port Melbourne's long standing association with the sugar refining industry, commencing with the Victorian Sugar Works in 1859 and better represented by this complex. Its association with the Joshua Brothers, later the Federal Distilleries Pty. Ltd., is also of interest, given the importance of this company to Port Melbourne during the latter part of the nineteenth and the first half of the twentieth century. It is aesthetically important (Criterion E) as a rare surviving large timber framed corrugated iron building in Port Melbourne, of absolutely utilitarian design yet on this account standing in marked contrast to the surrounding industrial and recent residential buildings.

Thematic context

-

History

This building has been demolished. The history in the 1998 heritage study is:

At the Crown land sales William Withers was granted lot 1 of section 55 on the north west corner of Rouse and Johnson Streets, just east of the lagoon at Port Melbourne. By the turn of the century, he had fenced the land but it remained undeveloped.

The Poolman brothers of the Colonial Sugar Company (rate books), acquired the block in 1901, building an iron store thereon in 1902 which they continued to occupy in 1908. This company had been established as the Port Melbourne Sugar Refinery in 1887 east of the lagoon, Poolman being the former manager of the Victorian Sugar Works on Beach Street, burnt down in 1875. The Colonial Sugar Company's works were on the corner of Esplanade East and Rouse Street and have since been demolished. Two years later the company was leasing the store to the distillers, Joshua Brothers, who had established their distillery east of the lagoon in 1886. They used it for a few of years in conjunction with their distillery on the opposite side of Johnson Street. Occupancy passed back to the Colonial Sugar Refining Company in the early war years, but it had finally disposed of the store to the Joshua Brothers by 1920. The store remained as an adjunct to the distillery in 1930, by then known owned and operated as Federal Distilleries P/L. The situation was unchanged in 1951.

References

Port Melbourne Rate Books: 1900-1910, 1915-16, 1920-21, 1925-6, 1930-31.

MMBW litho plan no.18, dated 7 July 1894.

Parish Plan South Melbourne, Department of Lands and Survey, 1932

U'Ren, N., and Turnbull, N., "A History of Port Melbourne", OUP, 1983, pp.114, 142, 144-45

Description

This building has been demolished. The description in the 1998 heritage study is:

A c. 17 metre by 29 metre timber framed gable roofed corrugated iron clad shed with a centrally located roller shutter door to the Rouse Street elevation. There is a pedestrian door to one side of the main door, roof lights and a steel framed highlight window to the east (rear) gable end. The top wall plate is c. 8.2 metres above pavement level and the appearance of the building is utilitarian, the entire structure being corrugated iron clad. Corner posts and trusses are in sawn Oregon, the truss ends protruding slightly over the wall line to form an eaves and subdividing the structure along its length into seven bays.

Inside, the unlined walls are framed with timber girts and the roof with timber purlins and bracing. The composite timber trusses include tie rods with knee braces to the principal wall posts. There is a concrete slab floor.

Condition: Unsound, building is leaning over Johnston Street.

Integrity: High.

Comparative analysis

No information.

Assessment

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

Recommendations

Remove from HO442.

Primary source

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

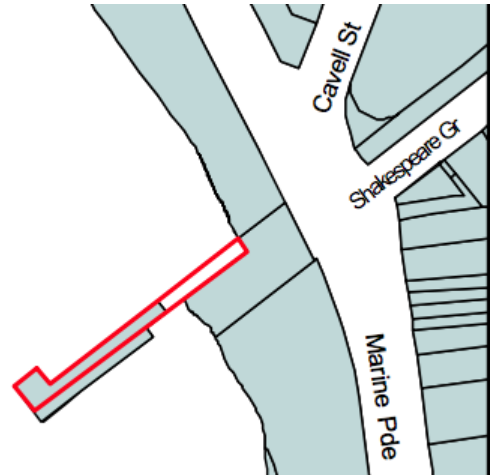## Other studies

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

City of Port Phillip Heritage Review

NO IMAGE

Address:	**38 Fitzroy Street (formerly 2A Loch Street), St Kilda**
Category:	**House, detached**
Style:	**Interwar Old English**
Constructed:	**c.1935**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: St Kilda Hill

Heritage Overlay: HO5

Graded as: Nil

Victorian Heritage Register: No

Significance

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

The former statement of significance is:

A particularly intact attic style villa from the 1930s with fine facades incorporating a variety of decorative effects in roman tapestry brick. The front fence, garage and gates are contemporary with the home and contribute to the overall effect of the complex.

Thematic context

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History

There is no history in the 1992 heritage study for this place.

This house was demolished c.1997 when the present apartment complex was constructed at the rear of the terrace houses facing Fitzroy Street.

References

-

Description

There is no description in the 1992 heritage study for this place.

This site now forms part of 38 Fitzroy Street. At the front of the site facing Fitzroy Street is a pair of double storey, late Victorian terrace houses. To the rear facing Loch Street and West Beach Road is the apartment complex that replaced the rear of those houses and the interwar house described in this citation.

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

Although this house has been demolished and replaced, this property is now part of 38 Fitzroy Street, which still contains the front section of a pair of Victorian terrace houses facing Fitzroy Street, which are Significant to the HO5 precinct. Accordingly, the property should remain as a Significant place within HO5.

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:	**Hart & Company Pty Ltd (former)**	**Citation No:**
Other names:	-	**2181**

Address:	**7-13 Meaden Street, South Melbourne**
Category:	**Industrial: Warehouse**
Style:	**Interwar**
Constructed:	**c.1930**
Designer:	**Unknown**
Amendment:	**C160**
Comment:	**Revised citation**

Heritage Precinct: South Melbourne
City Road Industrial Area

Heritage Overlay: HO4

Graded as: Nil

Victorian Heritage Register: No

Significance

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

The former statement of significance is:

The former Hart and Company Pty. Ltd. Store at nos. 21-27 Meaden Street*, South Melbourne is understood to have been built during the 1930s. It is of interest as an inter war industrial building, once commonplace in the area.

*Note: the 1998 heritage study identified the address as 21-27 Meaden Street; however, this is incorrect. The correct address is 7-13 Meaden Street.

Thematic context

-

History

Meaden Street was built to provide access to the triangular shaped area near the junction of the Port Melbourne and St.Kilda railway lines. It was low lying land prone to flooding, however subsequent filling made it suitable for industry.

Meaden Street was listed in the Sands and McDougall directories by 1911 however at that time, the east side was undeveloped. Twenty years later there were factories on both sides, the east side being further

developed in the mid 1930s when the furniture makers E. & E. Jansen built a factory and Hart and Co. P/L built a store, both buildings being erected at the south end of the street. They were listed in the Sands and McDougall directories for the first time in 1936, at which time the neighbouring factories were Brolite P/L (storage), W.H. Johnson, Jams P/L (jam manufacturers) and Brolite P/L, (lacquer manufacturers). Brolite at the north end of the street and Johnson continued production from these premises in the 1960s.

In 1941, from the north end the occupants of the buildings were Brolite, Johnson, the Defence Department (bulk storage depot in the store and former furniture factory) and Maxim Engineering, which was occupied by Presha Engineering Co. in 1942 and the Army in 1943. The Army continued to be listed in these three buildings in 1950. In 1951, they were returned to civilian use and were occupied by Doyles Free Stores, Sheffield Platers P/L and Dunne and McLeod (storage). The last named site at the south end of the street was the factory of Melbourne Rope Works in 1960.

The complex was demolished and replaced by the current buildings c.2000.

References

MMBW litho plan no. 19, c.1894

Sands and McDougall directories: 1931, 1935-7, 1940-55, 1960, 1973

Description

This building has been demolished. The 1998 heritage study description is:

A large corrugated iron clad industrial building characterised by two shallow gable ends facing Meaden Street with timber and steel framed windows and two roller shutter doors and a single sliding door to Meaden Street. The lettering: "Nathan Blight Customer Car Park" has been pained out on the façade. There are red brick party walls at the north and south ends and a corrugated iron clad wall facing the railway line. Inside there are unusual slotted metal parallel chorded roof trusses.

Condition: Sound. Integrity: High.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain as Non-contributory place in the HO4 precinct.

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name: **Ivica**
Other names: **House**
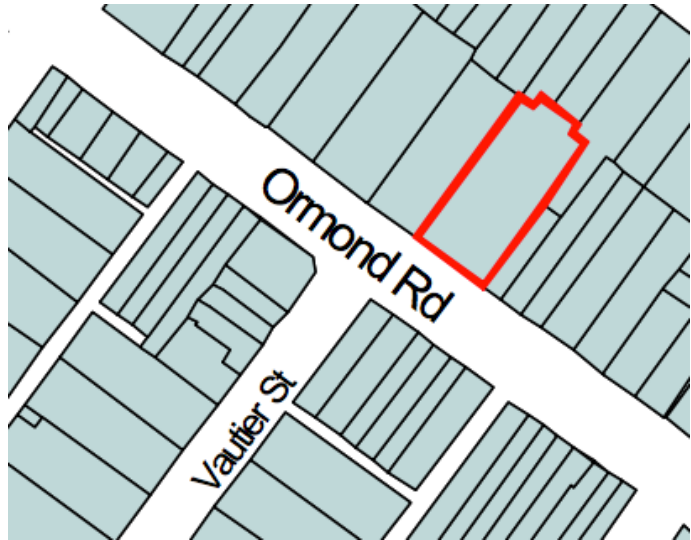
Address: **95 Ormond Road, Elwood**

Category: **Residential: House**

Style: **Victorian Italianate**

Constructed: **1889**

Designer: **Unknown**

Amendment: **C29, C160**

Comment: **Revised citation**

Heritage Precinct: None

Heritage Overlay: None

Graded as: Nil

Significance

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

The former statement of significance is:

"Ivica" at no. 95 Ormond Road, Elwood was built in 1889 for William A. Stowes. It is historically important (Criterion A) as a rare (Criterion B) surviving villa erected following the sale of the Sea Side Estate in 1884 and pre-dating the development associated with the Victorian Railways tramway opened in 1906. It is representative of the second phase in the development of the area, post dating the early marine villas on the Ormond Esplanade and comparing only with houses at nos. 54-56 Spray Street.

Thematic context

-

History

This house has been demolished. The history in the 1998 heritage study is:

The north side of Ormond Road formed a boundary of Crown allotment 21 consisting of about 47.5 acres, granted to J.Murphy. Whilst there was marine villa development along The Esplanade, the land to the north as far as Glenhuntly Road was vacant (auctioneer's plan for the Sea Side Estate). In the early 1880's, this area was subdivided in stages as the Sea Side Estate, Elsternwick, the Ormond Road/Spray Street stage being offered for sale on 15 November 1884. Lots 45 to 48 were bought together. They comprised adjoining lots 45 and 48 in Ormond Road which backed onto lots 46 and 47 on the south side of Spray Street. Each lot had a frontage of 66 feet. In 1886 they were owned by the accountant and stockbroker, James Blackmore McQuie of "Walton" in Elm Avenue.

In 1887, the "gentleman" William A.Stowes bought the Ormond Road lots and between 1888 and 1889 built a house there for his residence. It was described as "wood etc, eight rooms, NAV 70 pounds". In 1891, Annie Hughes bought the property from Stowes and the vacant lots in Spray Street from George Watts. By the turn of the century, the house had been acquired by P.Perlstein of Exhibition Street, Melbourne. He leased it to the "gentleman" Gerald Branson.

The first MMBW plan of the area showed the house at no.95 with a wide return verandah extending across the front of the house and a substantial addition to the east side that may have been a conservatory. Large timber stables were at the rear of the house which at that time was known as "Ivica".

References

St. Kilda Rate Books: 1886-91, 1899-1900. VPRS 2335, PROV

MMBW litho plan no.84, undated.

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

Sea Side Estate, Elsternwick, 15 November 1884. SLV Vale Collection Book 6.

Description

This house has been demolished. The description in the 1998 heritage study is:

A timber late Victorian Boom style villa with symmetrical facade formed by faceted end window bays and a central entry, now boarded up. There is a window bay on the east side but the original posted verandah has been removed. The facade linings are ashlar boards and the eaves have ornamental brackets and paterae in the fashion of the day. Inside there have been substantial alterations and later additions at the rear.

Condition: Sound. Integrity: Medium, verandah removed, front entry defaced, front garden now occupied by recent commercial buildings forming part of the Ormond Road shopping centre.

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

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

City of Port Phillip Heritage Review

Address:	**173 Ormond Road, Elwood**	Heritage Precinct: Elwood: Glen Huntly Road, Ormond Road
Category:	**Residential: House**	
Style:	**Interwar: American Bungalow**	Heritage Overlay: HO8
Constructed:	**1932**	Graded as: Nil
Designer:	**Alexander Miller**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

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

The former statement of significance is:

A house built by the prominent local builder Alexander Miller for himself in the mid 1920s. His son, who carried on the business, still lives there, and the house has remained intact throughout its life. Its most notable feature is its extremely unusual and intact coloured spackled render which is found in St Kilda only on a few Miller-built buildings.

Thematic context

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History

This house has been demolished. The 1992 heritage study has the following historical information

A house built by the prominent local builder Alexander Miller for himself in the mid 1920s. Miller built many houses and flats in St Kilda incl. on The Esplanade south of Robe St, and in Wimbledon Ave.
The building permit reference, however, shows that the house was built in 1932.

References

St Kilda Council building permit no. 8194A, issued 14 October 1932.

Description

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

Comparative analysis

No information.

Assessment

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

Recommendations

Retain in HO8. Change heritage status on Port Phillip Heritage Policy Map 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:	**Lady Fife House**	Citation No:
Other names:	**Mansion**	**2230**
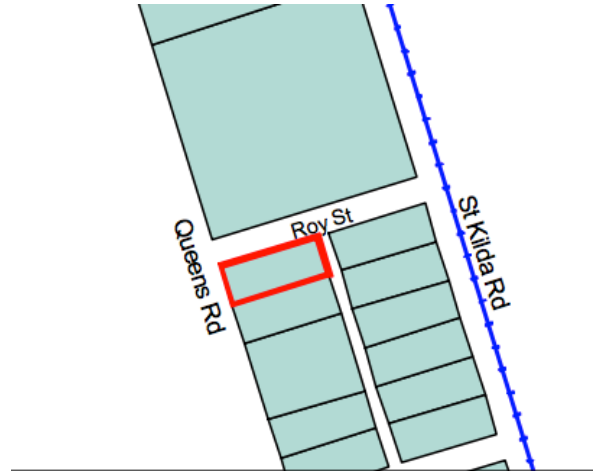
Address:	**1 Roy Street (formerly 48 Queens Road), Melbourne**
Category:	**Residential: semi-detached**
Style:	**Victorian Italianate**
Constructed:	**1883**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: None

Graded as: Nil

Significance

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

The former statement of significance is:

The former house known as "Lady Fife House" is situated at no. 48 Queens Road, South Melbourne and was built in 1882-83 to the design of prominent Melbourne architects Twentyman and Askew. It is historically important (Criterion A). This importance is derived from the capacity of the place to demonstrate in conjunction with the other remaining early villas in Queens Road the Government's vision for the development of Queens Terrace from 1875 as a boulevard pre-eminent amongst the metropolis' principal thoroughfares and distinguished by its aspect over Albert Park and the mansions and large villas erected thereon. As such its importance is enhanced by its rarity (Criterion B), there being only five remaining nineteenth century mansions in Queens Road (see appendix A), by its early date, and by its prominent location at the Roy Street corner. The associations of the place with its original owner, James S. Hosie, entrepreneur and best known for his hotel known as Hosie's at the corner of Elizabeth and Flinders Streets from 1885 and later with Frederick Brockhoff of the biscuit company Brockhoff and Co. are of interest.

Thematic context

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History

This building has been demolished and replaced with a multi-level apartment complex. The history from the 1998 heritage study is:

The house at no. 48 Queens Road was completed in 1883 for the Melbourne shoe-maker turned pie shop owner and hotelier, James S. Hosie. Born in Leith, Scotland, Hosie arrived in the Colony in 1853. After various minor ventures on the goldfields and elsewhere, in the mid 1860s he established a pie and pastry shop called Scotch Pie Shop in Bourke Street, Melbourne. He also opened a hotel nearby and a bathing establishment. In 1885 he established Hosie's Hotel in the former Hobson's Bay Railway Hotel at the corner of Flinders and Elizabeth Streets, selling just three years later at a considerable profit.

His new residence at present 48 Queens Road was first rated in 1883-84 when it was described as a thirteen roomed brick house with Hosie as owner-occupier. By 1898 he is understood to have sold "Lady Fife House" to William D. Moore. Moore sold to a Mrs. B. Grant who, in 1903 sold to Frederick Brockhoff, the son of A.F. Brockhoff, founder of the biscuit company, Brockhoff and Co. Brockhoff died c. 1962, the property passing to his son, Jeff, who sold almost immediately to long time neighbours, B. and J. Glishen (sometimes Gishen).

References

Allom Lovell & Associates, "Assessment of Significance and Comment on the proposed demolition of 48 Queens Road South Melbourne", August, 1998

Description

This building has been demolished and replaced with a multi-level apartment complex. The description from the 1998 heritage study is:

A substantial and prominent two storeyed Italianate villa residence situated on a corner allotment with cast iron double palisade fence to the Queens Road and part Roy Street alignments. The facade is symmetrical with faceted bayed pavilions at both ends and a recessed fully glazed central arcaded section. There is a terrace with a balustraded perimeter but retaining the original approach steps with ornamental cast iron lamps. The hipped roof retains its early slates and there is a stringcourse and plain frieze, the original brackets to the eaves soffits having been removed. The north elevation includes a faceted window bay. There is an early outbuilding in the south-east corner of the site.

Condition: Sound. Integrity: Medium. Whilst the interior has been largely rebuilt following a fire, the south pavilion is of recent origin, the original verandah has been demolished and the surviving exterior walls have been roughcast, surviving elements include the two northern window bays and associated walls, the approach steps and lamps and the cast iron 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

No action required.

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Address:	**70 Queens Road, Melbourne**	Heritage Precinct: **None**
Category:	**Residential: Flats**	Heritage Overlay: **None**
Style:	**Federation Arts & Crafts**	Graded as: **Nil**
Constructed:	**1904, 1921**	
Designer:	**Unknown**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

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

The former statement of significance is:

"Avalon", formerly "Bolac", situated at no. 70 Queens Road, St. Kilda, was built in 1904 and is presumed to have been substantially altered in 1921. It is historically and aesthetically important. It is historically important (Criterion A) as a very early apartment building in the area demonstrating the then emerging appeal of this kind of development both to investors and residents. It is important also as an imposing and substantial building having a residential form, demonstrating the perceived civic status of Queens Road (Terrace) at the time of its construction and subsequently at the time of the alterations. It is aesthetically important (Criterion E) also as a large residential building on Queens Road pre-dating the redevelopments of the post war period and surviving both as the only (Criterion B) building of the early post Federation period on Queens Road and as the earliest apartment development on this thoroughfare now noted for this kind of development. Whilst substantially altered since 1904, the 1921 work survives in an intact state and is representative of its period.

Thematic context

-

History

This building has been demolished and replaced with a multi-level apartment complex. The history from the 1998 heritage study is:

Queen's Terrace (now Queens Road) was formed in 1875 when the Government resolved to sell 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. Municipal responsibility for this part of Queens Road passed back and forth between the Borough/City of St.Kilda and Town of Emerald Hill before the turn of the century, the area between Fraser (now Lorne) and Union Streets being little developed until then. The early years of the new century however changed that with houses filling most of the vacant lots by the First World War.

The apartments "Bolac" at no.70 was built in 1904 between the properties "Merrileas" and "Wyalla" by the business woman Mrs. Abrahams. In partnership with one Snider, Abrahams manufactured cigars and cigarettes in Melbourne at nos.6 and 8 Drewery Place. Abrahams had bought the block of land from the surgeon Dr. Paul Fraser c.1901, building the sixteen roomed building for investment purposes with the sharebroker Stanhope O'Connor, taking up residency with twelve other people on its completion. By 1916, Louisa O'Connor was listed as occupying tenant, the number of residents having increased by then to seventeen.

Mrs. Abrahams sold the property to Mrs. Robina Fleming Hartley of Beaconsfield Parade, Middle Park in 1920. The tenant Jessie Mogg vacated it at that time as did the twenty-three other people living there. In the following year, Hartley converted the building to six flats, retaining the largest of seven rooms for her use and letting the remaining flats, each of four rooms, to the gentlemen William Pearson, L.S. May, and Maurice Lederman, the merchant C.M. Clemenger and the commercial traveller Donald McLean. From 1922, the manager Frank Hartley occupied the main flat until ownership of the property passed to J.R. Hartley in 1925.

By 1930, the flats were known as "Avalon" the name perhaps having been assumed at the time of the building's conversion in 1921. It remained in J.R. Hartley's ownership, passing to his executors by 1940. Thirty years later the building continued to function as flats.

References

St.Kilda Rate Books: 1900-1905, 1915-16, 1920-26, 1930-31, 1940-41.

Sands and McDougall directories: 1901-06, 1916, 1973.

MMBW litho plan no.35, dated c.1895

Description

This building has been demolished and replaced with a multi-level apartment complex. The description from the 1998 heritage study is:

A substantial and very early two storeyed apartment building having two projecting wings originally linked by a corner verandah which has since been built in, presumably in 1921. The wings and architectural form generally show their Federation period stylistic origins, having bichromatic brickwork and gable ends characteristic of the time. The re-furbishment, however, has been thorough, the lower level of the wings having been extended, the gable ends and upper level window bay having presumably been reconfigured and the verandah converted into rooms with cement rendered and face brick walls, a corner parapet and motifs characteristic of the early inter war period. There is also a protruding flat roofed entry in the manner of the period.

Comparative analysis

No information.

Assessment

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

Recommendations

Remove HO324 from HO schedule and map. Change heritage status on Port Phillip Heritage Policy Map to Nil.

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name: **Brooklawn**
Other names: **Minasco House, Glen Lovat, Lister Private Hospital**

Citation No:
2130

Address: **82 Queens Road, Melbourne**

Category: **Residential: House**

Style: **Victorian Italianate**

Constructed: **1879**

Designer: **Unknown**

Amendment: **C29, C160**

Comment: **Revised citation**

Heritage Precinct: None

Heritage Overlay: None

Graded as: Nil

Significance

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

The former statement of significance is:

The house initially called "Brooklawn" at no 82 Queens Road, Melbourne was built for the warehouseman George Bruce in 1879. It is historically important. This importance (Criterion A), is derived from its capacity to demonstrate the Colonial Government's requirement that the houses erected on Queens Road be large and imposing in an attempt to offset the environmental impacts of selling off this portion of Albert Park during the mid 1870's. In this respect "Brooklawn" is now rare (Criterion B) and therefore of greater value than might have previously been the case.

Thematic context

-

History

This house has been demolished and replaced with multi-level flats. The history in the 1998 heritage study is:

Queen's Terrace (now Queens Road) was formed in 1875 when the Government decided to sell off the St. Kilda Road frontage of Albert Park for residential development. Building restrictions attached to the new subdivision ensured that only mansions and large villas would be built there.

In the south of the subdivision, two roods and twelve perches of land facing Queen's Terrace between Union Street and St. Kilda Road were bought by George Godfrey. This block of land had a NAV of 22 pounds in 1878. In the following year, Godfrey sold the block to warehouseman George Bruce who immediately built a 12 roomed brick house there for his residence. It had a NAV of 100 pounds. The Bruce family continued to live at no.82 in 1910 when Miss Edith Bruce was listed as the occupant of the house, which at that time was known as "Brooklawn".

In 1911 both the house name and occupant changed. In that year, the house was known as "Glen Lovat" with Miss Josephine Fraser in residence. Soon after, by 1916, the house had been converted to a private hospital subsequently known as "Lister" Private Hospital. The hospital continued under this name in 1965 however it had closed by 1973. In that year, management consultants Montfort (A'asia) Pty Ltd were occupying the premises.

References

St. Kilda Rate Books: 1877-79

South Melbourne Rate Books: 1879-81

Sands and McDougall directories: 1890, 1910, 1911, 1937, 1965, 1973

MMBW litho plan no.35, dated 1896.

Description

This house has been demolished. The description in the 1998 heritage study is:

A stuccoed single storeyed Italianate villa having faceted projecting wings to the principal elevations terminating a now demolished posted verandah. Ornamentation and architectural form are characteristic of the Victorian period, the pilastrated architraves to the windows being of interest.

Condition: Medium, maintenance needed.

Integrity: Medium, verandah removed, corrugated iron sheeting to hipped roof.

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

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

City of Port Phillip Heritage Review

Place name:	**Colonial Gas Offices (former)**	Citation No:
Other names:	**-**	**1093**

Address:	**480 St Kilda Road, Melbourne**	Heritage Precinct: None
Category:	**Commercial: office**	Heritage Overlay: None
Style:	**Post war International**	Graded as: Nil
Constructed:	**c.1960-65**	
Designer:	**Unknown**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

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

The former statement of significance is:

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

Thematic context

-

History

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

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

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

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

References

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

2 ibid.

3 Refer Citation for No. 1 Albert Road

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

Description

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

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

Comparative analysis

No information.

Assessment

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

Recommendations

No action required.

Primary source

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

Other studies

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

City of Port Phillip Heritage Review
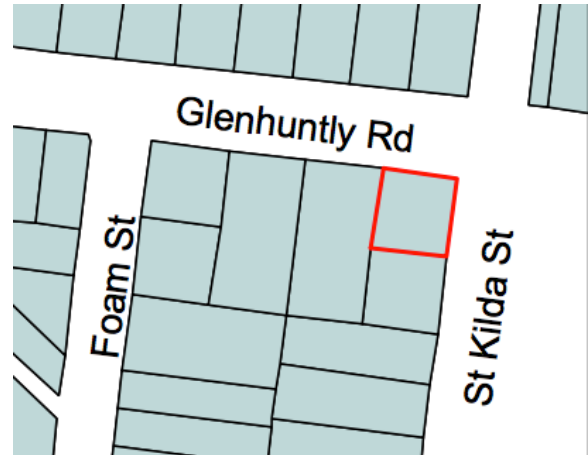
Address: **521 St Kilda Street, Elwood (formerly 150 Glen Huntly Road)**

Category: **Residential: House**

Style: **Interwar Bungalow**

Constructed: **1927**

Designer: **Unknown**

Amendment: **C29, C160**

Comment: **Revised citation**

Heritage Precinct: None

Heritage Overlay: None

Graded as: Nil

Victorian Heritage Register: No

Significance

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

The former statement of significance is:

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

Thematic context

-

History

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

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

References

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

Description

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

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Change grading from 'Contributory outside of HO' to Nil.

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name: **Houses**
Other names: -
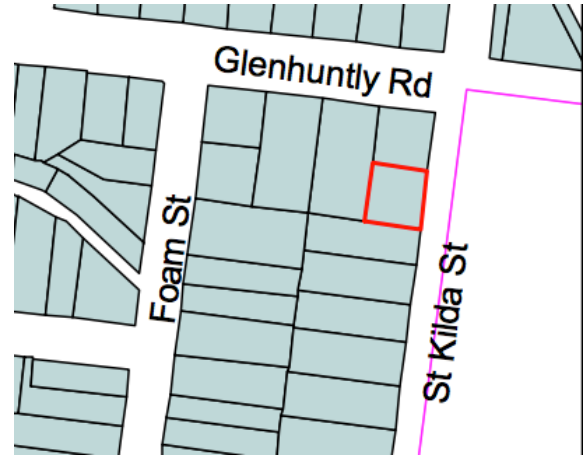
Address: **521 St Kilda Street, Elwood**

Category: **Residential: house**

Style: **Interwar bungalow**

Constructed: **c.1927**

Designer: **Unknown**

Amendment: **C29, C160**

Comment: **Revised citation**

Heritage Precinct: None

Heritage Overlay: None

Graded as: Nil

Significance

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

The former statement of significance is:

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

Thematic context

-

History

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

References

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

Description

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

Comparative analysis

No information.

Assessment

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

Recommendations

2016 Change from Contributory outside of HO to Nil.

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name:	**Baymor**
Other names:	**Flats**

Address:	**6 Victoria Street, St Kilda**	Heritage Precinct:	St Kilda Hill
Category:	**Residential: flats**	Heritage Overlay:	HO5
Style:	**Interwar Spanish Mission**	Graded as:	Nil
Constructed:	**1929-32**		
Designer:	**Sydney Smith, Ogg & Serpell**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

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

The former statement of significance is:

This building is of significance as a rare example of a flat block designed to define a street edge externally and a cortile internally, in the manner of Mediterranean vernacular village architecture. This design approach is extremely unusual in the Australian context, where the garden suburb approach of an object building set in landscaped grounds is prevalent. The building strongly evokes European seaside villages in the adoption of this form, reinforced by its location on the rise on Victoria Street, framing the view to the sea and palm trees beyond. The Spanish Mission style of the building, with its pantile roof, its fine pigmented render applied in fan shapes imitating adobe plastering, and its cantilevered wrought iron balconies, reinforces this character. The internal courtyard, though in poor condition, is an important element in the conception of the building. The building is intact but in poor condition.

Thematic context

-

History

The Baymor Flats have been demolished.

The flats were built in stages from 1929 to 1932 to a design by architects Sydney Smith, Ogg & Serpell.

References

Hubbard, T, Submission to the Administrative Appeals Tribunal, 'Esplanade Hotel', 1989

St Kilda City Council Building Permit

Description

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

Comparative analysis

No information.

Assessment

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

Recommendations

Retain in HO5 as a Nil-grade place. Change to 'Nil' grade on the Port Phillip Heritage Policy Map.

Primary source

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

Other studies

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

B.4 Revised - not significant at the local level

Place	Page No.
Citation 441, Duplex, 150-152 Brighton Road, Ripponlea	1
Citation 1993, Duplex shops and dwellings, 85-87 Glen Huntly Road, Elwood	3
Citation 1997, Flats, 68 Goldsmith Street, Elwood	5
Citation 2051, Vi-Clageo Hall Flats, 23 Marine Parade, St Kilda	8
Citation 2053, House, 69 Marine Parade, St Kilda	10
Citation 775, House & flat, 1 & 2/315 Orrong Road, St Kilda East	12

City of Port Phillip Heritage Review

Place name:	**Duplex**	Citation No:
Other names:	**Flats**	**441**

Address:	**150-152 Brighton Road, Ripponlea**	Heritage Precinct:	None
		Heritage Overlay:	None
Category:	**Residential: Duplex, Flats**	Graded as:	Nil
Style:	**Interwar: Arts & Crafts**	Victorian Heritage Register:	No
Constructed:	**1923**		
Designer:	**Unknown**		
Amendment:	**C29, C161**		
Comment:	**Revised citation**		

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

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

Address:	**68 Goldsmith Street, Elwood**	Heritage Precinct:	None
Category:	**Residential: Flats**	Heritage Overlay:	None
Style:	**Interwar: Moderne/Functionalist**	Graded as:	Contributory outside HO
Constructed:	**1941**	Victorian Heritage Register:	No
Designer:	**J.S. Seccul**		
Amendment:	**C29, C161**		
Comment:	**Revised citation**		

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
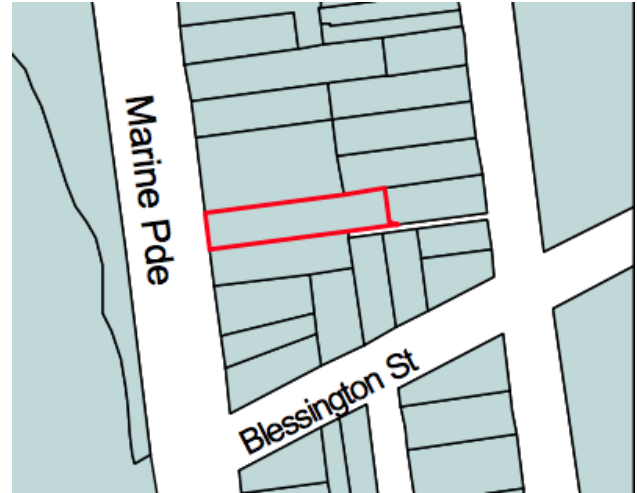
Address:	**23 Marine Parade, St Kilda**	**Heritage Precinct:**	**None**
Category:	**Residential: Flats**	**Heritage Overlay:**	**None**
Style:	**Interwar Free Style**	**Graded as:**	**Contributory outside HO**
Constructed:	**c.1890, c.1930**	**Victorian Heritage Register:**	**No**
Designer:	**Unknown**		
Amendment:	**C29, C161**		
Comment:	**Revised citation**		

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

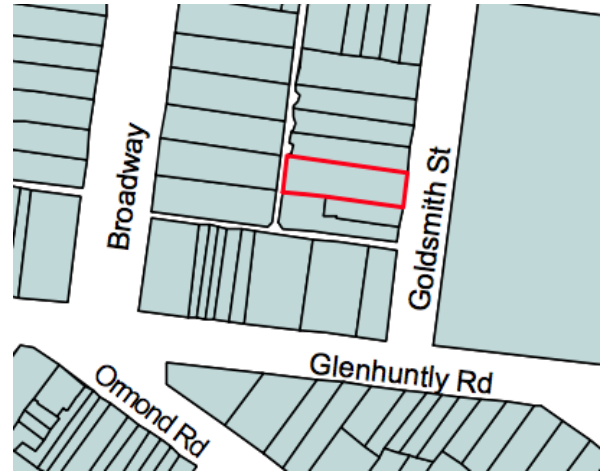Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

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

City of Port Phillip Heritage Review

Address:	**69 Marine Parade, Elwood**	Heritage Precinct:	None
Category:	**Residential: House**	Heritage Overlay:	None
Style:	**Interwar**	Graded as:	Contributory outside HO
Constructed:	**c.1920**	Victorian Heritage Register:	No
Designer:	**Unknown**		
Amendment:	**C29, C161**		
Comment:	**Revised citation**		

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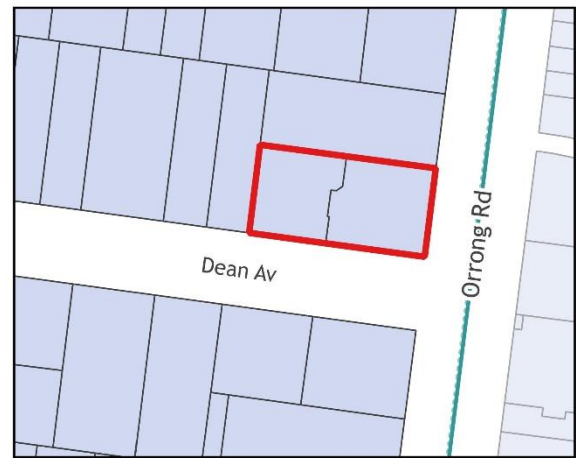
Address: **1/315 & 2/315 Orrong Road, St Kilda East**

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

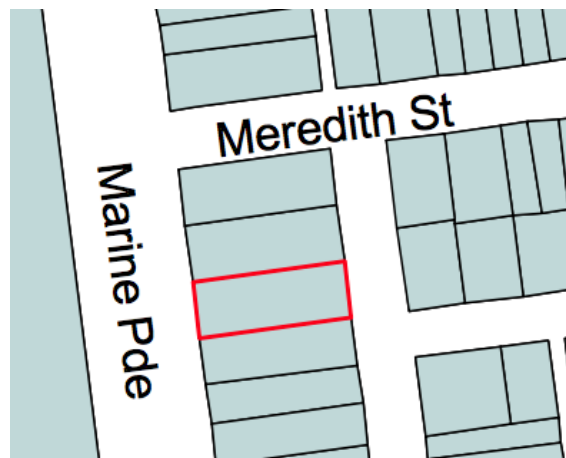Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

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

APPENDIX C – List of changes to PPHPM gradings

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
30 Acland Street	St Kilda	Terrace	HO5	Precinct	30-44 Acland St is an Edwardian terrace row that retains a relatively high degree of integrity and intactness and is comparable to other Significant places. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
32 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
34 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
36 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
38 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
40 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
42 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
44 Acland Street	St Kilda	Terrace	HO5	Precinct	As above	Contributory inside HO	Significant inside HO
35A and 37 Acland Street	St Kilda	House	-	-	ADD TO HO5 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
47 Acland Street	St Kilda	Flats	HO5	Precinct	This is a block of late interwar flats, which retain a high degree of integrity and intactness. A Significant grading is appropriate.	Nil	Significant inside HO
49 Acland Street	St Kilda	Flats	HO5	Precinct	As above	Nil	Significant inside HO
51 Acland Street	St Kilda	Flats	HO5	Precinct	As above	Nil	Significant inside HO
68-72A Acland St	St Kilda	Shops	HO5	Precinct	Demolished	Significant inside HO	Nil

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
133 Acland St	St Kilda	Commonwealth Bank	HO7	95	This is the former State Savings Bank that has an individual PPHR citation. The integrity of the building has not changed since it was assessed and a Significant grading is appropriate	Nil	Significant inside HO
1 Addison St	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
45-47 Addison Street	Elwood		HO403	Precinct	Demolished.	Significant inside HO	Nil
48 Addison Street	Elwood	Houses	HO403	Precinct	The building has been demolished and reconstructed to mimic the original building. However, as the building forms one of an attached pair, the grading should change from Significant to Contributory in order to manage future changes.	Significant inside HO	Contributory inside HO
109-111 Addison St	Elwood	Houses	HO8	Precinct	Demolished	Contributory inside HO	Nil
110-112 Addison St	Elwood	Houses	HO8	Precinct	This is a very intact attached pair of Edwardian/interwar houses. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
117 Addison St	Elwood	House	HO8	Precinct	This is a very intact interwar house complete with front fence. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
119-121 Addison St	Elwood	House	HO9	Precinct	These are both relatively intact interwar bungalows. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
29A Albert Road Drive	South Melbourne	Drill Hall	HO489	2152	This is an intact interwar Drill Hall complex, which was recently added to the VHR. A Significant grading is appropriate.	Nil	Significant inside HO
9 Albert St	St Kilda	House	HO5	Precinct	This is a relatively intact Edwardian house, one of a pair with No.7, which is less intact and graded Contributory. This house is comparable to Significant places (e.g. 19 & 21 Havelock Street).	Nil	Significant inside HO
63 & 63A Argyle St	St Kilda	House	HO26	292	Cottage demolished and replaced with two townhouses. Change grading from Significant to Nil and remove from the HO Schedule and map. Citation has been updated.	Significant inside HO	Nil
5 Albion St	Balaclava	House	HO7	Precinct	Interwar house, windows replaced, but otherwise intact. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
6 Albion St	Balaclava	House	HO7	Precinct	Interwar house, windows and porch altered, but retains original front fence within intact streetscape. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
8 Albion St	Balaclava	House	HO7	Precinct	Interwar house. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
10 & 10A, 18, 20 Albion Street	Balaclava	House or Duplex	HO7	Precinct	Intact duplex (10 & 10A) or houses, all with original front fences and part of intact streetscape. Significant grading is appropriate.	Contributory inside HO	Significant inside HO
20A Albion St	Balaclava	Flats	HO7	Precinct	Intact Interwar flats. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
23 Albion St	Balaclava	House	HO7	Precinct	Relatively intact interwar house. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
11 Baker St	St Kilda	House	-	-	Demolished	Contributory outside HO	Nil
Bank St, Dorcas St, Park St (all adjoining Ferrars St)	South Melbourne	Bluestone Road over Rail bridge	HO440	2311	These are three bluestone bridges over the former St Kilda Railway line (now light rail), built at the time the railway was constructed in the 1860s. A Significant grading is appropriate.	Nil	Significant inside HO
159 Bank Street	South Melbourne	Terrace Houses	HO440	Precinct	This is a relatively intact late Victorian terrace row that is comparable to other Significant places in the HO. A Significant grading is appropriate.	Contributory outside HO	Significant inside HO
161 Bank Street	South Melbourne	Terrace Houses	HO440	Precinct	As above	Contributory outside HO	Significant inside HO
163 Bank Street	South Melbourne	Terrace Houses	HO440	Precinct	As above	Contributory outside HO	Significant inside HO
3 & 3A Barak Road	Port Melbourne	House	HO2	Precinct	Demolished	Significant inside HO	Nil
15 Barak Road	Port Melbourne	House	HO2	Precinct	House has been altered almost beyond recognition.	Significant inside HO	Nil
17 Barak Road	Port Melbourne	House	HO2	Precinct	House has been altered almost beyond recognition.	Significant inside HO	Nil
19 Barak Road	Port Melbourne	House	HO2	Precinct	House has been altered almost beyond recognition.	Significant inside HO	Nil

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
23 Barak Road	Port Melb	House	HO2	Precinct	House altered, but attached pair is intact.	Significant inside HO	Contributory inside HO
353 Barkly Street	Elwood	House	HO403	None	Demolished	Significant inside HO	Nil
342 Bay Street	Port Melb	House	HO1	Precinct	This house is a postwar house of no heritage value. A Nil grading is appropriate.	Significant inside HO	Nil
71 Beaconsfield Parade	Albert Park	House	HO442	None	Demolished	Significant inside HO	Nil
72 Beaconsfield Parade	Albert Park	House	HO442	None	Demolished	Significant inside HO	Nil
73 Beaconsfield Parade	Albert Park	House	HO442	None	Demolished	Significant inside HO	Nil
287A Beaconsfield Parade	Albert Park		HO444	None	c. 1990s townhouse.	Significant inside HO	Nil
287B Beaconsfield Parade	Albert Park		HO444	None	c. 1990s townhouse.	Significant inside HO	Nil
319-320 Beaconsfield Parade	St Kilda West	Flats	HO444	None	This is an intact interwar apartment block. A Significant grading is appropriate.	Contributory outside HO	Significant inside HO
2 Bell Lane	St Kilda West		HO444	Precinct	Demolished.	Contributory inside HO	Nil
1 Bluff Avenue	Elwood	House	HO8	Precinct	This is an intact interwar house. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
2 Bluff Avenue	Elwood	Flats	HO8	Precinct	These are intact interwar flats. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
6 Bluff Avenue	Elwood	House	HO8	Precinct	This is an intact interwar house. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
13 Bluff Avenue	Elwood	Flats	HO8	Precinct	These are intact interwar flats. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
210-210A Bridge Street	Port Melb	-	HO1	Precinct	Demolished.	Contributory inside HO	Nil

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
273 Bridge St	Port Melb	House	HO1	Precinct	Altered Fed/Ed brick house. Although façade has been lost, original form and detailing including chimneys are retained. Consistent with other Contributory buildings.	Nil	Contributory inside HO
156-58 Brighton Rd	Ripponlea	Houses	N/A	308	Demolished Citation has been updated.	Contributory outside HO	Nil
43 Broadway	Elwood	Flats	HO8	Precinct	Relatively intact interwar flats with an original front fence comparable with the adjoining Significant flats. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
86 Broadway	Elwood	Houses	HO8	None	Demolished	Contributory inside HO	Nil
88 Broadway	Elwood	Houses	HO8	None	Demolished	Contributory inside HO	Nil
90 Broadway	Elwood	House	HO8	Precinct	This is an intact Edwardian/interwar house, which is comparable with others in HO8. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
94 Broadway	Elwood	House	HO8	Precinct	This is an intact Edwardian/interwar house, which is comparable with others in HO8. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
100 Broadway	Elwood	House	HO8	None	Demolished.	Contributory inside HO	Nil
7 Brunning Street	Balaclava	House	HO7	Precinct	Relatively intact Victorian timber cottage.	Contributory inside HO	Significant inside HO
14 Brunning Street	Balaclava	House	HO7	Precinct	Victorian brick cottage, similar/more intact than no. 16 which is Significant.	Contributory inside HO	Significant inside HO
25 Brunning Street	Balaclava	House	HO7	Precinct	Victorian cottage. Verandah altered, but otherwise relatively intact.	Contributory inside HO	Significant inside HO
27 Brunning Street	Balaclava	House	HO7	Precinct	Victorian house, roof reclad but otherwise relatively intact.	Contributory inside HO	Significant inside HO
37 Brunning Street	Balaclava	House	HO7	Precinct	Intact Edwardian house.	Contributory inside HO	Significant inside HO
39 Brunning Street	Balaclava	House	HO7	Precinct	Intact interwar house.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
Carlilse St, Nightingdale St, Grosvenor St	Balaclava	Rail over Road Bridges	HO147	314, 2107, 2108, 2109	The railway bridges across Carlisle, Grosvenor and Nightingale streets, Balaclava, are significant. A single HO should apply to each railway reserve and embankment, with the Significant grading applied to the extent of the HO.	Significant inside HO	No change. Change made to extent of grading to align with new HO.
88 Carlisle Street	St Kilda	Funeral Parlour	HO288	454	Demolished. Remove from the HO Schedule and map. Citation has been updated.	Significant inside HO	Nil
Unit 1/99 Carlisle Street	St Kilda	-	-	-	Demolished.	Contributory outside HO	Nil
2 Carlisle Street (11 Havelock Street)	St Kilda	-	HO5	-	This is 1960's flats. A Nil grading is appropriate.	Partially Significant inside HO	Nil
86 Carter St	Middle Park	House & stables	HO444	Precinct	This site contains an intact interwar house with original fence and a rare two storey stables at the rear A Significant grading is appropriate.	Nil	Significant inside HO
113 Cecil Street	South Melbourne	Hotel, former	HO440	26	The changes to this hotel mean that while it retains historic form and some detailing, it now has a low degree of intactness, and hence a Contributory grading is appropriate.	Partially Contributory outside HO	Contributory inside HO
1/260 Cecil Street (Howe Crescent Reserve North)	South Melb		HO440	Precinct	Howe Crescent reserves, integral parts of the original St Vincent Place layout, contains significant trees.	Nil	Significant inside HO
3/260 Cecil Street (Howe Crescent Reserve South)	South Melb		HO440	Precinct	Howe Crescent reserves, integral parts of the original St Vincent Place layout, contains significant trees.	Nil	Significant inside HO

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Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
9 Charles Street	St Kilda	Flats	HO5	Precinct	This property contains an intact block of interwar flats. However, the property is graded Contributory outside of the HO, despite a large portion of the property being included in HO5. Extending HO5 and applying a Contributory grading across the whole property is appropriate.	Contributory outside HO	Contributory inside HO
4 Church Square	St Kilda	Flats	HO5	Precinct	This is an intact interwar block of flats. A Significant grading is appropriate.	Nil	Significant inside HO
107 Clark Street	Port Melb	House	HO1	Precinct	Relatively intact Federation house, comparable to no.109. Roof cladding changed.	Contributory inside HO	Significant inside HO
110-112 Clark Street	Port Melb	Houses	HO1	Precinct	Relatively intact pair of Victorian brick terrace houses.	Contributory inside HO	Significant inside HO
121 Clark Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian survival timber house.	Contributory inside HO	Significant inside HO
130 Clark Street	Port Melb	House	HO1	Precinct	Relatively intact Edwardian house.	Contributory inside HO	Significant inside HO
199 Clark Street	Port Melb	House	HO1	Precinct	Relatively intact Federation house.	Nil	Significant inside HO
24 Clyde Street	St Kilda	House	HO5	Precinct	This is an original Victorian-era house set in a row of single fronted Victorian cottages. The building makes an important contribution to the streetscape. A Significant grading is appropriate	Nil	Significant inside HO
56 Clyde Street	St Kilda	House	HO5	Precinct	This is an interwar house with minor alterations, comparable with other Significant houses. A Significant grading is appropriate.	Nil	Significant inside HO
111 Cobden Street	South Melb	House	HO440	Precinct	Federation 'Victorian survival' house. Some alterations, but comparable to other Significant grade places.	Contributory inside HO	Significant inside HO
113-115 Cobden Street	South Melb	House	HO440	Precinct	Federation asymmetrical brick house, but comparable to other Significant grade places.	Nil	Significant inside HO
116 Cobden Street	South Melb	-	HO440	None	Demolished	Significant inside HO	Nil
117 Cobden Street	South Melb	House	HO440	Precinct	This is a 'Mock' Victorian townhouse constructed in c1980's. Should be graded Nil.	Significant inside HO	Nil

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
153 Cobden Street	South Melb	-	HO440	Precinct	Demolished. Townhouses have replaced Contributory buildings c.2000s. Should be graded Nil.	Contributory inside HO	Nil
155 Cobden Street	South Melb	-	HO440	Precinct	Demolished. Townhouses have replaced Contributory buildings c.2000s. Should be graded Nil.	Contributory inside HO	Nil
281 Coventry Street	South Melb	House	HO440	Precinct	A two storey c.1880 bi-chromatic brick house, very intact. Shown as Nil-graded – Should be Significant.	Nil	Significant inside HO
2 Crimea Street	St Kilda	Flats	HO6	881	This place is of individual aesthetic significance as a distinctive block of townhouses that show the influence of the Brutalist style.	Nil	Significant inside HO
250-252 Dandenong Road	St Kilda East	-	HO6	Precinct	This site contains post-war flats, which are not significant. A Nil grading is appropriate. Note: Incorrectly shown as part of heritage place in Citation 888	Significant inside HO	Nil
254-256 Dandenong Road	St Kilda East	Flats	HO6	888	This is an interwar block of flats, which is relatively intact. A Significant grading is appropriate. Amend map in Citation 888 to include only nos. 254-56 and remove 250-52	Nil	Significant inside HO
36 Derham Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian timber cottage.	Contributory inside HO	Significant inside HO
37 Derham Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian timber cottage.	Contributory inside HO	Significant inside HO
40 Derham Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian timber cottage.	Contributory inside HO	Significant inside HO
110 Derham Street	Port Melb	House	HO1	Precinct	Relatively intact Federation house with parapet.	Contributory inside HO	Significant inside HO
112 Derham Street	Port Melb	House	HO1	Precinct	Altered Edwardian house, but still recognisable and comparable to others.	Nil	Contributory inside HO
114 Derham Street	Port Melb	House	HO1	Precinct	Relatively intact Edwardian house.	Contributory inside HO	Significant inside HO
41A Dickens Street	Elwood	Flats	HO7	Precinct	This is an intact interwar apartment block that forms part of an intact group around the intersection of Mitford and Dickens street. A Significant grading is appropriate	Nil	Significant inside HO
41 Dickens Street	Elwood	Flats	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
43 Dickens Street	Elwood	Flats	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO

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Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
45 Dickens Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
47 Dickens Street	Elwood	Flats	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
49 Dickens Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Contributory inside HO
51 Dickens Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
53 Dickens Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
55 Dickens Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
57 Dickens Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
254-256B Dorcas Street	South Melb		HO440	Precinct	The whole of the site should be Significant as the excluded section contains a gabled red brick c.1900s building.	Partially Significant	Significant inside HO
13-15A Dow Street	South Melb		HO440	Precinct	Demolished.	Contributory inside HO	Nil
21 Dow Street	South Melb		HO440	Precinct	This is a c.2000s dwelling. A nil grading is appropriate.	Significant inside HO	Nil
25A Dow Street	South Melb		HO440	Precinct	This site contains a c1990s dwelling. The Significant building has been demolished.	Significant inside HO	Nil
25B Dow Street	South Melb		HO440	Precinct	This site contains a c1990s dwelling. The Significant building has been demolished.	Significant inside HO	Nil
54 Dow Street	South Melb		HO440	Precinct	Modern flats built at rear of Significant heritage building.	Significant inside HO	Nil
95 Dow Street	Port Melb	Former Army and Navy Hotel	HO457	266	The Significant grading should be adjusted so that it applies within HO457 and to the full extent of the Heritage Overlay so that it covers the Significant building.	Partially Nil	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
146 Dow Street	Port Melb	House	HO1	Precinct	The rear of this property has Significant, Contributory, Significant gradings carried over from the adjoining properties. This is a mapping error and a Contributory outside HO grading should apply across the whole site. See Section 2.4.	Partially Contributory outside HO / Significant / Contributory inside HO	Contributory outside HO
65 Draper St	Albert Park	House	HO440	Precinct	This site contains a c.1990s house (appears to have been constructed in the rear yard of a Significant graded house facing St Vincent Place). As it's on a separate lot a Nil grade is appropriate	Significant inside HO	Nil
1 Eildon Court	St Kilda	Flats	HO5	Precinct	The almost identical interwar flats at 1-4 Eildon Court were all built in 1939-40. A Significant grading is appropriate.	Nil	Significant inside HO
2 Eildon Court	St Kilda	Flats	HO5	Precinct	As above.	Nil	Significant inside HO
3 Eildon Court	St Kilda	Flats	HO5	Precinct	As above.	Nil	Significant inside HO
4 Eildon Court	St Kilda	Flats	HO5	Precinct	As above	Nil	Significant inside HO
15 Eildon Road	St Kilda	House	HO5	Precinct	This is an interwar house, which is relatively intact. Comparable interwar houses are identified as Significant. A Significant grading is appropriate.	Nil	Significant inside HO
19 Eildon Road	St Kilda	Flats	HO5	Precinct	This is a c.1990s townhouse development that replaced an earlier building. A Nil grading is appropriate.	Contributory inside HO	Nil
23 Eildon Road	St Kilda	Flats	HO5	Precinct	These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.	Nil	Significant inside HO
31 Eildon Road	St Kilda	Flats	HO5	Precinct	These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
33 Eildon Road	St Kilda	Flats	HO5	Precinct	These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
35 Eildon Road	St Kilda	Flats	HO5	Precinct	These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
37 Eildon Road	St Kilda	Flats	HO5	Precinct	These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
40 Eildon Road	St Kilda	Flats	HO5	Precinct	These are intact late interwar flats, built 1939-40. A Significant grading is appropriate.	Nil	Significant inside HO

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Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
10 Elm Grove	Balaclava	House	HO7	Precinct	The only visible change has been the overpainting of the brickwork. The house is otherwise intact and forms part of an Edwardian semi-detached pair.	Contributory inside HO	Significant inside HO
21 Elm Grove	Balaclava	House	HO7	Precinct	One half of a semi-detached Edwardian house pair. Relatively intact, the other house in the pair is graded Significant.	Nil	Significant inside HO
27 Elm Grove	Balaclava	-	HO7	Precinct	A block of 1960's flats.	Significant inside HO	Nil
29 Elm Grove	Balaclava	House	HO7	Precinct	This forms part of an interwar duplex under a shared, gable-fronted roof. The duplex is intact and no.31 is graded Significant, so this is clearly an error.	Nil	Significant inside HO
33 Elm Grove	Balaclava	-	HO7	Precinct	A block of 1960's flats.	Contributory inside HO	Nil
39 Elm Grove	Balaclava	House	HO7	Precinct	Victorian single fronted timber cottage. Relatively intact (retains rendered chimney, slate roof, original wall cladding), the key visible change is the replacement of the front window – this may be restored using the identical house at no.37 as a guide. Contributory is usually only applied to places with very low integrity (chimneys lost, roof or wall cladding replaced). Significant is more appropriate here.	Contributory inside HO	Significant inside HO
43 Elm Grove	Balaclava	House	HO7	Precinct	Intact gable-fronted Edwardian brick house. No visible changes.	Contributory inside HO	Significant inside HO
45 Elm Grove	Balaclava	House	HO7	Precinct	Much altered Victorian or Edwardian house. Only the form remains.	Significant inside HO	Nil
190 Esplanade East	Port Melb	House	HO1	None	Demolished	Contributory inside HO	Nil
220 Esplanade West	Port Melb	House	HO1	641	Demolished. Citation has been updated.	Nil	No change
82 Evans Street	Port Melb	House	HO1	Precinct	Very intact Victorian bi-chrome brick cottage, one of an identical pair – no. 81 is Significant.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
85 Evans Street	Port Melb	House	HO1	Precinct	A relatively intact Victorian single fronted timber cottage – should be Significant (one of a row of three identical cottages and the most intact – the other two are both graded Significant, including no. 84 that has a very dominant/intrusive first floor addition, while no.83 has a non-original front window and verandah).	Nil	Significant inside HO
86 Evans Street	Port Melb	House	HO1	Precinct	An altered, but still recognisable Victorian timber corner shop and residence – should be Contributory.	Nil	Contributory inside HO
106 Evans Street	Port Melb	House	HO1	Precinct	This is a relatively intact Victorian timber house with a canted bay window. Verandah has been altered, but other features remain.	Contributory inside HO	Significant inside HO
110 Evans Street	Port Melb	House	HO1	Precinct	So altered that no heritage character remains (or may even be a new build).	Significant inside HO	Nil
118 Evans Street	Port Melb	House	HO1	Precinct	Demolished.	Contributory inside HO	Nil
122 Evans Street	Port Melb	House	HO1	Precinct	This is a relatively intact Federation cottage, part of a group of three originally identical houses at nos. 120, 122 & 123 – more intact than no. 123 which is graded Significant (however Significant grade is ok for 123). (No. 120 remains Contributory, as the front window has been changed).	Contributory inside HO	Significant inside HO
159 Evans Street	Port Melb	House	HO1	Precinct	Victorian timber terrace, modified in Edwardian period and very intact to that renovation.	Contributory inside HO	Significant inside HO
160 Evans Street	Port Melb	-	HO1	Precinct	1960s brick house.	Contributory inside HO	Nil
164 Evans Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian timber cottage.	Contributory inside HO	Significant inside HO
166 Evans Street	Port Melb	House	HO1	Precinct	Altered Victorian timber cottage, part of a pair with a steeply pitched shared roof that suggests an early (c1870s) or earlier construction date. Attached pair is Contributory.	Nil	Contributory inside HO
1 Eville Street	South Melb		HO440	Precinct	Demolished	Significant inside HO	Nil
61 Farrell St	Port Melb	House	HO1	Precinct	This is a relatively intact bi-chrome Victorian house, which is comparable to Significant buildings. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO

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Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
63 Farrell St	Port Melb	House	HO1	2276	This place has an individual citation 2276 and there have been no significant changes to the property. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
14 Fawkner Street	St Kilda	House	HO5	Precinct	c.1990s townhouses that replaced earlier houses.	Significant inside HO	Nil
14A Fawkner St	St Kilda	House	HO5	Precinct	c.1990s townhouses that replaced earlier houses.	Significant inside HO	Nil
16 Fawkner Street	St Kilda	House	HO5	Precinct	c.1990s townhouses that replaced earlier houses.	Contributory inside HO	Nil
16A Fawkner St	St Kilda	House	HO5	Precinct	c.1990s townhouses that replaced earlier houses.	Contributory inside HO	Nil
26 Fawkner Street	St Kilda	House	HO5	Precinct	Demolished	Contributory inside HO	Nil
15 Ferrars Place	South Melb	House	HO441	987	This is an intact c.1870s house of individual significance. A Significant grading is appropriate.	Nil	Significant inside HO
129-161 Ferrars St	Southbank	Factory	HO4	Precinct	Demolished	Significant inside HO	Nil
137-139 Fitzroy Street	St Kilda	Shops and residence	HO5	Precinct	This is one of the few surviving late nineteenth century shops in Fitzroy Street. A Significant grading is appropriate.	Nil	Significant inside HO
28 Glen Eira Avenue	Balaclava	House	HO7	Precinct	This is a semi-detached pair of Edwardian timber houses. While it appears the windows to no.28 have been replaced, the houses otherwise have good integrity including verandah details, brick chimneys etc. and warrant a Significant grading.	Contributory inside HO	Significant inside HO
30 Glen Eira Avenue	Balaclava	House	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
Glen Eira Road	Ripponlea	Ripponlea Railway Station	HO137	329	The Ripponlea Railway Station and surrounding gardens are included on the Victorian Heritage Register. A Significant grading is appropriate.	Partially nil.	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
32 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	32-58 Glen Eira Road is a group of interwar shops within the Ripponlea Shopping Centre, which comprises a highly intact group of Edwardian and interwar shops. Nos. 56-58 is double storey, while all the others are single storey. While the shopfronts have been replaced the parapets remain intact and the shops are comparable to other interwar shops identified as Significant. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
36 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	As above	Contributory inside HO	Significant inside HO
38 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	As above	Contributory inside HO	Significant inside HO
40 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	As above	Contributory inside HO	Significant inside HO
42-44 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	As above	Contributory inside HO	Significant inside HO
46 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	As above	Contributory inside HO	Significant inside HO
54 Glen Eira Road	Ripponlea	Shops	HO7	Precinct	As above	Contributory inside HO	Significant inside HO
3, 3A, 3B and part 3C Glen Huntly Road	Elwood	Houses	HO8	Precinct	The original houses have been demolished and replaced with modern townhouses.	Contributory inside HO	Nil
57 Glen Huntly Road	Elwood	Shop and residences	HO8	Precinct	One of a row of four two storey Edwardian shops, this is the most intact and retains the original unpainted upper façade and an original shopfront. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
75 - 75A Glen Huntly Road	Elwood	Elwood Post Office, former	HO8	1992	Has individual PPHR citation - while additions have been made to the side and rear, the form and detailing of the former Post Office building remains legible. It is one of three key interwar buildings surrounding this intersection including 'The Alderley' and the former State Savings Bank. A Significant grading is appropriate.	Nil	Significant inside HO

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Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
51-55 Goldsmith Street	Elwood	Houses	HO8	None	Demolished. Change from Significant to Nil and since the site is at the edge of the HO8 precinct it should be removed from the HO.	Significant inside HO	Nil
428 Graham Street	Port Melbourne	Houses	HO2	Precinct	Relatively intact Dunstan Estate houses.	Contributory inside HO	Significant inside HO
430 Graham Street	Port Melbourne	Houses	HO2	Precinct	As above.	Contributory inside HO	Significant inside HO
432 Graham Street	Port Melbourne	Houses	HO2	Precinct	As above.	Contributory inside HO	Significant inside HO
434 Graham Street	Port Melbourne	Houses	HO2	Precinct	As above.	Contributory inside HO	Significant inside HO
58 Greig Street	Albert Park	House	HO442	Precinct	This is a contemporary two storey townhouse. A Nil grading is appropriate.	Contributory inside HO	Nil
16-18 Grey Street	St Kilda	Shops	HO5	Precinct	The pair of nineteenth century buildings has been fully demolished. The facades are to be accurately reconstructed using a combination of original and reconstructed material.	Significant inside HO	Nil
13 Griffin Crescent	Port Melb	Houses	HO2	Precinct	Relatively intact Dunstan Estate houses.	Contributory inside HO	Significant inside HO
14 Griffin Crescent	Port Melb	Houses	HO2	Precinct	As above.	Contributory inside HO	Significant inside HO
15 Griffin Crescent	Port Melb	Houses	HO2	Precinct	As above.	Contributory inside HO	Significant inside HO
16 Griffin Crescent	Port Melb	Houses	HO2	Precinct	As above.	Contributory inside HO	Significant inside HO
2 Hartpury Avenue	Elwood	House	HO7	Precinct	Relatively intact Edwardian timber house.	Contributory inside HO	Significant inside HO
3 Havelock Street	St Kilda	House	HO5	Precinct	Site contains a carpark – house has presumably been demolished	Contributory inside HO	Nil
5 Havelock Street	St Kilda	House	HO5	Precinct	This is a Victorian timber house of comparable integrity to Significant places within the precinct. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
11 Havelock St (2 Carlisle St)	St Kilda	House	HO5	Precinct	Site contains altered c.1960s flats (now part of the Motel complex)	Significant inside HO	Nil
14 Havelock St	St Kilda	Houses	HO5	Precinct	Demolished	Significant inside HO	Nil
14A Havelock St	St Kilda	House	HO5	Precinct	Demolished	Contributory inside HO	Nil
20 Havelock Street	St Kilda	House	HO5	Precinct	This is a Victorian timber house of comparable integrity to Significant places within the precinct. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
21 Havelock St	St Kilda	House	HO5	Precinct	This property contains a relatively intact late Victorian timber house. However, only half the property is graded Significant, whilst the other half is graded Nil. A Significant grading across the whole property is appropriate.	Partially Nil	Significant inside HO
1 Hawsleigh Avenue	Balaclava	House	HO316	Precinct	Intact Edwardian semi-detached house.	Contributory inside HO	Significant inside HO
47 Heath Street	Port Melb	House	HO1	Precinct	This house is extant. While it has low integrity, it warrants a Contributory grading.	Nil	Contributory inside HO
6 Heather Street	South Melb	House	HO440	Precinct	Demolished	Significant inside HO	Nil
16 Heaton Avenue	Elwood	House	HO318	Precinct	This is an intact interwar house with no visible alterations (a rear addition is mostly concealed from the street). A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
11 Hotham Street	South Melb	House	HO440	Precinct	This Edwardian house is paired with no.13, and is less intact.	Nil	Contributory inside HO
12 Hotham Street	South Melb		HO440	Precinct	Demolished or altered beyond recognition.	Contributory inside HO	Nil
13 Hotham Street	South Melb	House	HO440	Precinct	This is a relatively intact Edwardian house.	Contributory inside HO	Significant inside HO
14-16 Hotham Street	South Melb		HO440	Precinct	This is an intact interwar brick building.	Nil	Significant inside HO
66 Iffla Street	South Melb	House	HO442	Precinct	Demolished	Contributory inside HO	Nil
68 Iffla Street	South Melb	House	HO442	Precinct	Demolished	Contributory inside HO	Nil

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
220 Ingles Street	Port Melb	J. Kitchen factory (former)	HO164	48	The land comprising HO164 has since been subdivided and the significant building is now contained on a separate lot (164 Ingles St). The balance of the land (220 Ingles St) has been cleared and townhouses are now being constructed. Accordingly, it is now appropriate to reduce the extent of HO164 to apply only to the significant building and its associated land at 164 Ingles Street and change 220 Ingles St from Significant to Nil	Significant inside HO	Nil
Jacka Boulevard	St Kilda	Bandstand	HO167	2030	This bandstand was demolished c.1996 at the time the Seabaths was redeveloped. No trace of it remains. A Nil grading is therefore appropriate, and the place should be removed from the schedule to the HO. Citation has been updated.	Significant inside HO	Nil
Jacka Boulevard	St Kilda	Brookes Jetty	-	2036	The timber section of the jetty has been removed, but the concrete section has been retained and the structure is of historic and social significance 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 citation for Brooke's Jetty should be updated and the recommendation is to change the PPHPM heritage status to 'Contributory Outside of the HO'.	Nil	Contributory outside HO
Jacka Boulevard	St Kilda	St Kilda Sea Baths	HO168	2031	The former Seabaths was completely demolished and replaced by the current building. The only original fabric is the cupolas on the towers. Citation has been updated.	Nil	Contributory inside HO
30 Jacka Boulevard	St Kilda	Stokehouse	HO171	2033	This building was destroyed by fire and the site has been redeveloped. The grading should therefore be changed to Nil, and the place removed from the schedule to the HO. Citation has been updated.	Significant inside HO	Nil
33 Johnston Street	Port Melbourne	Colonial Sugar Company Store (fmr.)	HO442	55	Demolished. Since the site is at the edge of the HO442 precinct it should be removed from the HO. Citation has been updated.	Nil	No change

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
2 Lagoon Lane	Port Melbourne		HO1	Precinct	This is a c.2000s dwelling constructed at the rear of a Contributory graded dwelling. The new dwelling has been subdivided so a nil grading is appropriate.	Contributory inside HO	Nil
169 Liardet Street	Port Melbourne	House	HO1	Precinct	Demolished	Contributory inside HO	Nil
1 Little Graham St	Albert Park	House	HO442	Precinct	1 Little Graham Street is a relatively intact Victorian timber house and is comparable to Significant graded places within the precinct.	Nil	Significant inside HO
22 Little O'Grady Street	Albert Park	House	HO442	Precinct	Demolished	Significant inside HO	Nil
207 Little Page Street	Middle Park	House	HO444	Precinct	This is a Federation era house, relatively intact, should be Significant.	Nil	Significant inside HO
2 Lyell Street	South Melbourne	House	HO442	Precinct	The heritage building that was on this site has been demolished, and the grading should be changed from Contributory to Nil.	Contributory inside HO	Nil
2A Loch Street	St Kilda	Tudor Lodge	HO5	2045	Demolished. Citation has been updated. *Note: this site now appears to be part of 38 Fitzroy Street, which has a Significant grading and therefore it may be appropriate to maintain this grading across the whole of the site if it is contained within one title.*	Significant inside HO	Nil*
1 Los Angeles Crt	Ripponlea	House	HO7	Precinct	Interwar house. Porch enclosed and overpainted but otherwise relatively intact. Original front fence.	Contributory inside HO	Significant inside HO
7 Los Angeles Crt	Ripponlea	Houses	HO7	Precinct	Very intact interwar duplex pair with original front fences.	Contributory inside HO	Significant inside HO
7A Los Angeles Crt	Ripponlea	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
13 Los Angeles Crt	Ripponlea	Houses	HO7	Precinct	Relatively intact Interwar Moderne duplex.	Contributory inside HO	Significant inside HO
13A Los Angeles Crt	Ripponlea	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
1 Maryville Street	Ripponlea	House	HO7	Precinct	Very intact interwar house with original front fence.	Contributory inside HO	Significant inside HO
3 Maryville Street	Ripponlea	House	HO7	Precinct	Very intact interwar house with original front fence.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
5 Maryville Street	Ripponlea	House	HO7	Precinct	Relatively intact interwar house with original front fence.	Contributory inside HO	Significant inside HO
9 Maryville Street	Ripponlea	House	HO7	Precinct	Intact interwar duplex with original front fences.	Contributory inside HO	Significant inside HO
9A Maryville Street	Ripponlea	House	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
11 Maryville Street	Ripponlea	House	HO7	Precinct	Intact interwar house with original front fence.	Contributory inside HO	Significant inside HO
12 Maryville Street	Ripponlea	Somerleyt-on Flats	HO7	Precinct	Intact interwar flats built on the site of the original Brunnings Nursery House of the same name. Comparable to Significant flats within precincts.	Contributory inside HO	Significant inside HO
54 McCormack St	Port Melb	House	HO1	Precinct	1990s townhouse built at rear of Contributory house	Contributory inside HO	Nil
57 McCormack	Port Melb	House	HO1	Precinct	1990s townhouse built at rear of Significant house.	Significant inside HO	Nil
59 McCormack St	Port Melbourne	House	HO1	Precinct	1990s townhouse built at rear of Significant house.	Significant inside HO	Nil
1A Mason Avenue	Elwood	House	HO7	Precinct	This is a c.1990s townhouse.	Significant inside HO	Nil
1 Mason Avenue	Elwood	House	HO404	Precinct	This is an Edwardian/interwar cottage, which is comparable to other Significant houses within HO7. A Significant grading is appropriate.	Nil	Significant inside HO
27 Mason Avenue	Elwood	House	HO404	Precinct	This an Edwardian/interwar cottage, which is comparable to other Significant houses within HO7. A Significant grading is appropriate.	Nil	Significant inside HO
7-13 Meaden Street	Southbank	Store	HO4	2181	Demolished. Change from Significant to Nil. Citation has been updated.	Significant inside HO	Nil
14 Meredith Street	Elwood		HO403	None	Demolished	Significant inside HO	Nil
16 Meredith Street	Elwood		HO403	None	Demolished	Contributory inside HO	Nil

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
39 Mitford Street	Elwood	Flats	HO7	Precinct	This is an intact interwar apartment block that forms part of an intact group around the intersection of Mitford and Dickens street. A Significant grading is appropriate.	Nil	Significant inside HO
47 Mitford Street	Elwood	Bridgeport Flats	HO7	Precinct	This is a relatively intact block of interwar flats. It is comparable to flats already in the HO. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
48 Mitford Street	Elwood	Houses	HO7	Precinct	This is an intact pair of Edwardian houses, comparable to similar houses graded Significant. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
49 Mitford Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
50 Mitford Street	Elwood	Houses	HO7	Precinct	This is an intact pair of Edwardian houses, comparable to similar houses graded Significant. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
51 Mitford Street	Elwood	Flats	-	-	ADD TO HO7 – SEE SECTION 2.3	Nil	Significant inside HO
59 Mitford Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
61 Mitford Street	Elwood	House	-	-	ADD TO HO7 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
161 Mitford Street	Elwood	Elwood Central School	-		Part of school site and contains the Significant former infants' school of 1926. New citation prepared. ADD TO HO260 – SEE SECTION 2.4	Nil	Significant inside HO
21 Monkstadt Avenue	Ripponlea	House	HO7	Precinct	Demolished	Significant inside HO	Nil
21A Monkstadt Avenue	Ripponlea	House	HO7	Precinct	Demolished	Significant inside HO	Nil
285A Moray Street	South Melb	-	HO440	Precinct	The site contains c.1990s dwelling. The Significant building has been demolished.	Significant inside HO	Nil
287 Moray Street	South Melb	-	HO440	Precinct	As above.	Significant inside HO	Nil
289 Moray Street	South Melb	-	HO440	Precinct	As above.	Significant inside HO	Nil

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
291 Moray Street	South Melb	-	HO440	Precinct	As above.	Significant inside HO	Nil
113 Napier Street	South Melb	House	HO440	Precinct	Demolished.	Significant inside HO	Nil
115 Napier Street	South Melb	House	HO440	Precinct	Intact Victorian brick terrace house with ornate parapet and original front fence.	Contributory inside HO	Significant inside HO
141 Napier Street	South Melb	-	HO440	Precinct	Modern (c.2000s) townhouse. Revise grading from Significant to Nil.	Significant inside HO	Nil
143 Napier Street	South Melb	-	HO440	Precinct	Modern (c.2000s) townhouse. Revise grading from Significant to Nil.	Significant inside HO	Nil
154-58 Napier Street	South Melb		HO440	Precinct	This is the carpark facing Napier Street at the rear of 375-381 Clarendon Street and may be rated/attached to that property. It is on the opposite side of the lane and could/should be shown as Nil (retaining the heritage building at the corner of Napier and Clarendon as Significant).	Significant inside HO	Nil
128 Nelson Rd	South Melb	Houses	HO442	Precinct	Very unique attached dwellings (no.s 122-128).	Contributory inside HO	Significant inside HO
10 Neville St	Albert Park	House	HO444	Precinct	The grading should be changed from Contributory to Nil due to the much altered nature of the building and low integrity of streetscape.	Contributory inside HO	Nil
7 Normandy Rd	Elwood	House	HO8	Precinct	Demolished? Site now contains a post-war townhouse.	Contributory inside HO	Nil
9 Normandy Rd	Elwood	House	HO8	Precinct	Demolished. Site contains contemporary house constructed in 2011.	Contributory inside HO	Nil
6 Oak Grove	Ripponlea	House	HO7	Precinct	Intact interwar duplexes with original front fences.	Contributory inside HO	Significant inside HO
8 Oak Grove	Ripponlea	House	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
10 Oak Grove	Ripponlea	House	HO7	Precinct	Intact interwar duplexes with original front fences.	Contributory inside HO	Significant inside HO
12 Oak Grove	Ripponlea	House	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
14-16 Oak Grove	Ripponlea	House	HO7	Precinct	Intact interwar duplexes with original front fences.	Contributory inside HO	Significant inside HO
2/28 Oak Grove	Ripponlea	House	HO7	Precinct	At some time in the post war era, this house has been constructed in the front yard of 28 Oak Grove (graded Significant) – a Nil grading should apply.	Significant inside HO	Nil
28 Oak Grove	Ripponlea	House	HO7	Precinct	This is an intact Federation/Edwardian house, which is of potential individual significance. The Significant grading should be applied to the whole property.	Partially Nil	Significant inside HO
30 Oak Grove	Ripponlea	House	HO7	Precinct	This is an asymmetrical Federation/Edwardian house. It is relatively intact – key visible changes have been the replacement of the window in the projecting bay, and a new front door. Integrity is comparable to Significant grade places.	Nil	Significant inside HO
32 Oak Grove	Ripponlea	House	HO7	Precinct	This is a 1960's block of interwar flats.	Significant inside HO	Nil
17-19 O'Grady Street	Albert Park	House	HO442	Precinct	This is a mapping error. The house should be Nil or Non-Contributory.	Significant inside HO	Nil
21 O'Grady Street	Albert Park	House	HO442	Precinct	This is an intact Victorian cottage. A significant grading is appropriate.	Nil	Significant inside HO
14 Orange Grove	Balaclava	House	HO392	Precinct	This is a c.1980s house – grading to be changed from Contributory to Nil.	Contributory inside HO	Nil
71 Ormond Road	Elwood	Surrey Court	HO220	362	The existing HO220 applies only to half the site and cuts through the middle of this Significant-graded building, Surrey Court Flats. The HO220 should be extended to include the whole property. The place name within the HO Schedule also requires correction from 'Surry' to 'Surrey'.	Significant inside HO	No change, extend to cover entire site.
95-103 Ormond Road	Elwood	House	N/A	2176	The house described in Citation 2176 has been demolished, and the grading should be changed from Contributory outside HO to Nil. Citation has been updated.	Partially contributory outside HO	Nil
173 Ormond Road	Elwood	Hatton	HO8	772	The house described in Citation 772 has been demolished and replaced with a contemporary building. The grading should therefore be changed from Significant to Nil. Citation has been updated.	Significant inside HO	Nil
6 Page Street	Albert Park	House	HO442	Precinct	Demolished	Contributory inside HO	Nil

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Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
206 Page Street	Middle Park	Duplex	HO444	Precinct	An intact interwar duplex, comparable to other interwar flats in HO444. A Significant grading is appropriate.	Nil	Significant inside HO
39 Pakington Street	St Kilda	House	HO7	Precinct	Demolished	Significant inside HO	Nil
29 Pakington Street	St Kilda	House	HO7	Precinct	29-31 Pakington is a pair of late Victorian boom style terrace houses with similar integrity. However, while 31 is graded Significant, 29 is currently graded Nil and should be changed to Significant.	Nil	Significant inside HO
37 Pakington Street	St Kilda	House	HO7	Precinct	37 Pakington St is a gable fronted timber cottage. It is of comparable integrity to similar houses within HO7 and is partly shown as Significant. A Significant grading is appropriate.	Nil	Significant inside HO
335 Park Street	South Melb	House	HO442	Precinct	Demolished.	Contributory inside HO	Nil
418 Park Street	South Melb	House	HO440	2242	Currently graded Significant with Citation 2242, however no. 418 has been demolished.	Significant inside HO	Nil
1 Penny Lane	Balaclava	House	HO7	Precinct	Modern Dual Occ townhouse built in rear yard of heritage house and subdivided – should be graded from Contributory to Nil.	Contributory inside HO	Nil
93 Pickles Street	Port Melb	House	HO1	Precinct	This is a late interwar/postwar house within a Victorian streetscape, so low contribution.	Significant inside HO	Nil
48 Queens Road (now 1 Roy Street)	Melbourne	Mansion	N/A	2230	The heritage building has been demolished and replaced with a contemporary building. Already shown as Nil. Citation has been updated.	Nil	No change
70 Queens Road	Melbourne	Avalon	HO324	2244	The heritage building described in Citation 2244 has been demolished, and the grading should be changed from Significant to Nil. Given that HO324 is a site specific overlay, it should be removed from the Schedule to the Heritage Overlay. Citation has been updated.	Significant inside HO	Nil
82 Queens Road	Melbourne	Brooklawn	N/A	2130	The heritage building described in Citation 2130 has been demolished and replaced with a contemporary building. Citation has been updated.	Nil	No change

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
233 Richardson St	Middle Park	House	HO444	Precinct	233-41 Richardson St comprises (originally) identical Victorian cottages. While some have minor alterations, most are relatively intact. A Significant grading is appropriate.	Nil	Significant inside HO
235 Richardson St	Middle Park	House	HO444	Precinct	As above	Nil	Significant inside HO
237 Richardson St	Middle Park	House	HO444	Precinct	As above	Nil	Significant inside HO
239 Richardson St	Middle Park	House	HO444	Precinct	As above	Nil	Significant inside HO
241 Richardson St	Middle Park	House	HO444	Precinct	As above	Nil	Significant inside HO
243 Richardson St	Middle Park	House	HO444	Precinct	Whilst there are some alterations, this house remains much of its original form and fabric including the brick chimneys, ashlar boards to the façade and original windows. A Significant grading is appropriate.	Nil	Significant inside HO
328 Richardson Street	Middle Park	House	HO444	Precinct	This is a c.1980s dwelling and should be Nil graded.	Significant inside HO	Nil
15 Robe Street	St Kilda	House	HO5	791	This place has an individual citation. Recent renovations have not significantly changed the significant features of the building. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
209 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian brick terrace house.	Contributory inside HO	Significant inside HO
211 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian bi-chrome brick terrace house.	Contributory inside HO	Significant inside HO
226 Ross Street	Port Melb	House	HO1	Precinct	Altered, but still recognisable Edwardian gable-fronted cottage. Comparable to no.228 next door, graded Significant.	Nil	Significant inside HO
236 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact Edwardian cottage.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
245 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian cottage.	Contributory inside HO	Significant inside HO
246 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian cottage.	Contributory inside HO	Significant inside HO
252 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact Victorian terrace house with ornate parapet.	Contributory inside HO	Significant inside HO
254 Ross Street	Port Melb	House	HO1	Precinct	Relatively intact terrace pair with parapet.	Contributory inside HO	Significant inside HO
256 Ross Street	Port Melb	House	HO1	Precinct	As above.	Contributory inside HO	Significant inside HO
274 Ross Street	Port Melb	House	HO1	Precinct	This is a c.1990s townhouse.	Contributory inside HO	Nil
293 Ross Street	Port Melb	House	HO1	Precinct	Three pairs of timber cottages with less common shared roofs with shared central chimneys. Most retain original front windows with distinctive architraves. Deserve Significant grading due to unusual form and distinctiveness as a group.	Contributory inside HO	Significant inside HO
295 Ross Street	Port Melb	House	HO1	Precinct	As above.	Contributory inside HO	Significant inside HO
297 Ross Street	Port Melb	House	HO1	Precinct	Three pairs of timber cottages with less common shared roofs with shared central chimneys. Most retain original front windows with distinctive architraves. Deserve Significant grading due to unusual form and distinctiveness as a group.	Contributory inside HO	Significant inside HO
299 Ross Street	Port Melb	House	HO1	Precinct	As above.	Contributory inside HO	Significant inside HO
301 Ross Street	Port Melb	House	HO1	Precinct	Three pairs of timber cottages with less common shared roofs with shared central chimneys. Most retain original front windows with distinctive architraves. Deserve Significant grading due to unusual form and distinctiveness as a group.	Contributory inside HO	Significant inside HO
303 Ross Street	Port Melb	House	HO1	Precinct	As above.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
1 Ruskin Street	Elwood	Flats	-	-	ADD TO HO7 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
3 Ruskin Street	Elwood	Flats	-	-	ADD TO HO7 – SEE SECTION 2.3	Contributory outside HO	Significant inside HO
116 Ruskin Street	Elwood	Houses	HO8	Precinct	This is one of an attached pair of Interwar houses. It has seen minor alterations, comparable with other Significant houses. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
118 Ruskin Street	Elwood	Houses	HO8	Precinct	This is one of an attached pair of Interwar houses. It has seen minor alterations, comparable with other Significant houses. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
128 Ruskin Street	Elwood	House	HO8	Precinct	This is a relatively intact interwar bungalow, comparable with others that are graded Significant. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
130 Ruskin Street	Elwood	House	HO9	Precinct	This is a relatively intact interwar bungalow, comparable with others, which are graded Significant. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
131 Ruskin Street	Elwood	House	HO10	Precinct	No. 131 is a relatively intact interwar bungalow comparable with nearby Significant houses. No. 129 on the other hand is far less intact (non-original windows, porch removed). A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
480 St Kilda Road	Melbourne	Colonial Gas Office (former)	N/A	1093	The heritage building described in Citation 1093 has been demolished and replaced with a contemporary building. Already shown as Nil. Citation has been updated	Nil	No change
521 St Kilda St (former 150 Glen Huntly Rd)	Elwood	Houses	N/A	930 and 1995	The two houses described in Citations 930 and 1955 have been demolished and the site consolidated with a single address (521 St Kilda St) and a multi-dwelling development constructed. Change the grading for 521 St Kilda St from Contributory outside of the Heritage Overlay to Nil. Citations have been updated.	Contributory outside HO	Nil
13 Selwyn Avenue	Elwood	House	HO8	Precinct	Demolished	Contributory inside HO	Nil
18 Shelley Street	Elwood	House	HO8	Precinct	This is an intact and legible interwar building and makes an important contribution to the heritage streetscape.	Contributory inside HO	Significant inside HO
24 Shelley Street	Elwood	House	HO8	Precinct	This is an intact and legible interwar building and makes an important contribution to the heritage streetscape.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
39 Shelley Street	Elwood	L'Espoir Flats	HO8	Precinct	This is a relatively intact interwar apartment block with interesting details by noted architect J. Esmond Dorney. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
47 Shelley Street	Elwood	House	HO8	Precinct	One of an attached pair of interwar houses with No.49. Both are very intact. A Significant grading is appropriate.	Nil	Significant inside HO
49 Shelley Street	Elwood	House	HO8	Precinct	One of an attached pair of interwar houses with No.47. Both are very intact. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
55 Shelley Street	Elwood	House	HO8	Precinct	An attached pair of late Edwardian/interwar houses, both are relatively intact. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
57 Shelley Street	Elwood	House	HO8	Precinct	An attached pair of late Edwardian/interwar houses, both are relatively intact. A Significant grading is appropriate.	Contributory inside HO	Significant inside HO
3 Somers Street	Balaclava	House	HO7	Precinct	Highly intact interwar house with original front fence.	Nil	Significant inside HO
5 Somers Street	Balaclava	House	HO7	Precinct	Highly intact interwar house with original front fence.	Nil	Significant inside HO
7 Somers Street	Balaclava	House	HO7	Precinct	Highly intact interwar house with original front fence.	Nil	Significant inside HO
1 Southward Avenue	Port Melb	House	HO2	Precinct	Dunstan Estate houses, windows replaced, but otherwise intact.	Contributory inside HO	Significant inside HO
2 Southward Avenue	Port Melb	House	HO2	Precinct	Dunstan Estate houses, windows replaced, but otherwise intact.	Contributory inside HO	Significant inside HO
8 Southward Avenue	Port Melb	House	HO2	Precinct	Relatively intact Dunstan estate houses.	Contributory inside HO	Significant inside HO
10 Southward Avenue	Port Melb	House	HO2	Precinct	Relatively intact Dunstan estate houses.	Contributory inside HO	Significant inside HO
56 Spray Street	Elwood	House	HO434	2343	For consistency and completeness, the Significant grading should apply to the whole of 56 Spray Street.	Part Contributory outside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
24 Tennyson Street	Elwood	Flats	HO7 (Part)	Precinct	The building at the front is a largely intact interwar apartment block. At the rear of this building, and connected to it, is another block of 20 flats, which was added in 1961. A Significant grading across the site is appropriate, as these buildings make an important contribution to the significance of the area.	Contributory outside HO	Significant inside HO
289 The Boulevard	Port Melb	House	HO2	Precinct	Dwelling demolished or altered to the extent that it is no longer legible.	Significant inside HO	Nil
291 The Boulevard	Port Melb	House	HO2	Precinct	Very altered but traces of the original dwelling remain.	Significant inside HO	Contributory inside HO
293 The Boulevard	Port Melb	House	HO2	Precinct	Very altered but traces of the original dwelling remain.	Significant inside HO	Contributory inside HO
15-21 Union Street	South Melbourne	Car park	HO440	Precinct	This site is vacant and contains no significant fabric. A Nil grading is appropriate.	Significant inside HO	Nil
23 Union Street	South Melbourne	Warehouse /factory, former	HO440	Precinct	This is an intact Edwardian/interwar warehouse/factory building, which is comparable to other Significant buildings in HO440. A Significant grading is appropriate.	Nil	Significant inside HO
6 Victoria Street	St Kilda	Baymor Flats	HO5	948	Demolished. Change from Significant to Nil. Citation has been updated. *Note this site is part of 6 The Esplanade which has a Significant grading and therefore it may appropriate to maintain this grading across the whole of the site if it is contained within one title.*	Significant inside HO	Nil*
19 Victoria Avenue	Albert Park	Shop	HO443	Precinct	This building was built as part of 'Roxburgh Terrace', a row of six two-storey terrace houses. At some time in the interwar period the house on this property (and no.17) were extended at the front to create shops. As such the building is of historic interest as evidence of the transition of Vic Ave to a commercial centre in the twentieth century. Although very altered, fabric associated with both the nineteenth and twentieth century survives and it is comparable to other Contributory buildings within the precinct.	Nil	Contributory inside HO
4 West Beach Road	St Kilda West		HO444	Precinct	Demolished.	Contributory inside HO	Nil

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Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
122 Westbury Close	Balaclava	Houses	HO7	908	Westbury Close (south of Carlisle St) is a very intact enclave of interwar houses (and one block of interwar flats/duplex at no.145). The houses themselves are all highly intact and most are complemented by the original front fences. However, currently they are inconsistently graded with some identified as Significant and some as Contributory, regardless of the level of intactness. The houses proposed to be changed from Contributory to Significant are all very intact and one (No.122) has an individual citation in the PPHR	Contributory inside HO	Significant inside HO
126 Westbury Close	Balaclava	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
128 Westbury Close	Balaclava	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
130 Westbury Close	Balaclava	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
139 Westbury Close	Balaclava	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
141 Westbury Close	Balaclava	Houses	HO7	Precinct	As above.	Contributory inside HO	Significant inside HO
135 Westbury Close	Balaclava	Houses	HO7	Precinct	Although altered, this house retains a high gabled tiled roof, clinker brick accent details and timber eaves brackets and makes a contribution to the precinct character.	Nil	Contributory inside HO
137 Westbury Close	Balaclava	Houses	HO7	Precinct	Relatively intact Edwardian house.	Contributory inside HO	Significant inside HO

Address	Suburb	Name	HO #	Citation #	Comments	Current Grading	Proposed Grading
526 Williamstown Road	Port Melb	House	HO1	Precinct	Altered Edwardian house, retains form and chimney and still recognisable.	Nil	Contributory inside HO
528 Williamstown Road	Port Melb	House	HO1	Precinct	Relatively intact Edwardian house.	Contributory inside HO	Significant inside HO
5 Wimbledon Avenue	Elwood	Flats	HO7	911	This is an interwar apartment block that forms part of a remarkably intact group of flats in Wimbledon Avenue. A Significant grading is appropriate.	Nil	Significant inside HO
2 Young Street	Albert Park		HO444		This is a contemporary building. A nil grading is appropriate.	Significant inside HO	Nil

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