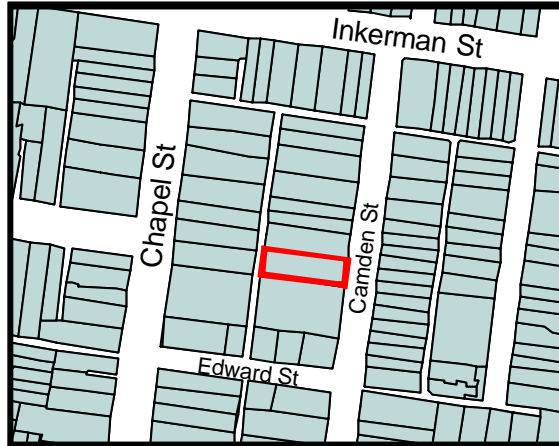**Identifier**   Former Salvation Army Church

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO72

Address 17 Camden St ST. KILDA EAST	**Category** Church
Constructed 1892	**Designer** unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

This building is one of a comparatively small number of nineteenth century Salvation Army churches built in Melbourne and is also of interest for its design in comparison with other churches of this period.

Primary Source

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

Other Studies

Description

unknown

History

unknown

Thematic Context

unknown

Recommendations

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

References

BIBLIOGRAPHY
Foundation stone:
"This memorial stone was laid to the glory of God by Peter Cousin Esq. November 16th,1892. Wm. Booth General. Thos. B. Coombs Commissioner."

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, p. 369, vol. II, illustration between pp. 8 and 9.

Identifier   House

Formerly   unknown
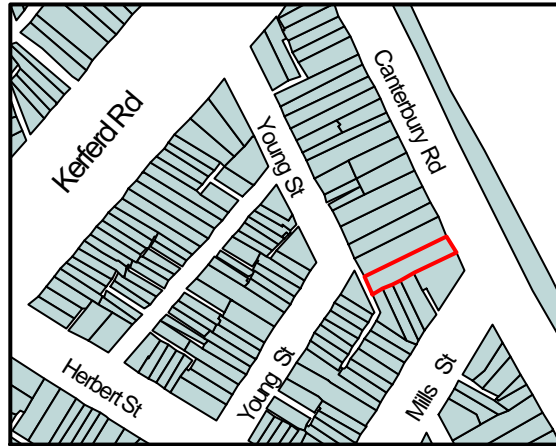
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 20 Canterbury Rd SOUTH MELBOURNE	**Category** Residential:detached
Constructed 1895-1900	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

No. 20 Canterbury road is of significance as an intact example of a small house of the early Edwardian period that has distinctive forms and unusual decoration, finely executed. The intact nature of the front fence, gate and path are integral to the significance of the house.

Primary Source

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

Other Studies

Description

Original Use: Residence

In 1880 the property owned by Harry Harmsworth, a clerk, was vacant land, valued at £6 (1). The following year, however, a building described as having six rooms and constructed of brick and wood, had been erected (2). Owned and occupied by Harmsworth for the next eight years, its initial N.A.V. was £40. By 1889 the building was recorded as having gained a room and had an N.A.V. of £65 (3). It is not known exactly when this house was demolished, however it appears to have been replaced early in the Edwardian period.

The extant house is an unusually finely detailed and externally intact example of a small house built early in the Edwardian period. It is single storeyed, has tuckpointed red brick walls and a hipped slate roof. A cylindrical tower to the front wall dominates the façade while the entrance porch is set to one side of the front façade. The tower unit forms a bay window to the front room and has six window units wrapping around the drum, each with Art Nouveau leadlight glazing to its highlight. The joinery of the tower is finely detailed above the windows and gives it height to above eaves level. The roof to the tower is conical and clad in metal tiles with a scale-like patterning.

The front porch has a bay window, similar to the tower, set under it, but the porch itself is in contrast, being pedimented and also has very detailed joinery with a dentilated cornice line more typical of Victorian than Edwardian work. The columns supporting the porch are however typical, being in turned timber. Victorian architecture is also hinted at in the bichromatic bricks to the voussoirs of the front windows and in the slate roof, although the roof does have terracotta ridge cappings and a brick and render chimney typical of later work. The front path and porch have their original encaustic tiles, the path the original terracotta garden edging tiles and a white marble step to the pavement, while the rise of steps to the porch are in basalt with red brick balustrading. Also of some rarity is the intact Edwardian fence, built in red brick and with its wrought and ripple iron gate intact.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 ibid., 1880/81
2 ibid., 1889/90
3 ibid.

Identifier   "Normanby"

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	27 Canterbury Rd SOUTH MELBOURNE	**Category** Residential:detached
Constructed	1886	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Normanby' is of significance as a substantially intact major Victorian house with distinction particularly in the detailing of its render, joinery and leadlight glazing.   The conservatory is a rare example of a once common appendage to buildings of this type and is unusual in its location on the building. The front and side fences are integral to the significance of the house.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: 1886 (1)

Richard Ikin, a merchant, purchased land in Canterbury Road from G. Bowler in 1885 (2) and in the following year erected his two-storey eight-roomed brick house, named 'Normanby'. Ikin occupied this dwelling for only four years (3) and during that time the N.A.V. was a stable £90 (4). By 1890 William Thompson, a baker, owned the property (5).

The house makes a significant impact on Canterbury Road with its two storeyed terrace-like form with a tower to one side. The whole is clad in render and is embellished with Italianate detailing. The main body of the house has a two storeyed iron clad verandah to both floors and its walls behind are embellished with a string course with egg and darts and rosettes along its length that extends around the heads of the ground floor windows. The eaves line is also very highly ornamented, with foliated brackets and intact fretwork embellishment to its fascia. It is however the tower that sets this building apart from the norm. It is set on the side, south, face of the house and the door and entrance porch are housed at its base. The door is an intact

six panelled door and has very fine leadlight intact to the sidelights and fanlight. Above this is a most unusually placed small conservatory with its original timber framing, while stepping back, the tower rises above. Its typically Italianate decoration includes couple round headed windows and an ornate cornice line decorated with dentils and modillions.

The front façade is substantially intact including the encaustic tile floor to the porch and verandah and the cast iron picket fence. The ripple iron fence with its timber capping on the southern boundary is also partially intact and is a rare example of a once quite common form of fencing.

History

see Description

Thematic Context

unknown

Recommendations

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

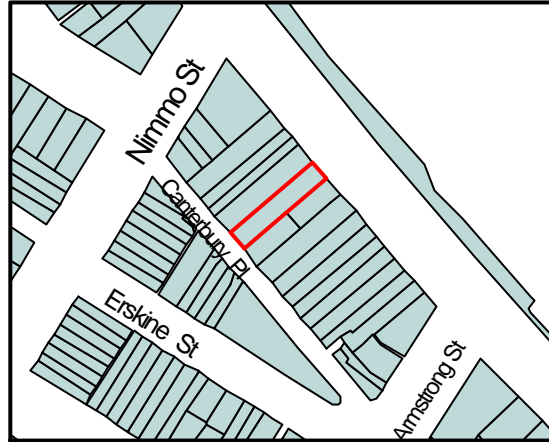## References

1 City of South Melbourne Rate Books, 1885-87
2 ibid., 1885/86
3 ibid., 1886-1890
4 ibid.
5 ibid., 1890/91

City of Port Phillip Heritage Review

Identifier   House and Shops

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	86-87 Canterbury Rd SOUTH MELBOURNE	**Category**	Commercial: residential
Constructed	1887	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The three buildings at Nos. 86-87 Canterbury Road are of significance as a substantially intact complex of Victorian timber buildings built to accommodate two businesses and a shop owner on the same property. The awkward arrangement of the buildings stand in contrast to the more planned and orderly developments in the area and is in itself, of interest.

Primary Source

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

Other Studies

Description

Original Use: Residence and shops
Date of Construction: 1887 (1)

Auctioneer William B. Jacobs purchased Allotment 6 along Canterbury Road from A.H. Swindles in 1886 and his five roomed wooden house was erected the following year (2). Jacobs occupied the dwelling until 1891, the N.A.V. going up from £40 in 1887 to £65 in 1891 (3). The first mention in the Rate books of a shop on the property is in 1892, the owner and occupier by then being Henry Corder, a stationer (4). In 1895 two shops were listed for the first time – what was known as No. 83a was occupied by Corder and No. 83, described as an eight-roomed wooden building with a shop, by George LeCouteur, a chemist (5).

This complex of buildings comprises the single storeyed timber house with the two timber shops set hard in front of the house's verandah, in a most crowded arrangement. The house is simple and without pretention. It is clad in weatherboards with those to the front façade representing ashlar blocks, raised at the corners in the manner of quoining, the verandah spans the full width and has cast iron decoration typical of the period and the chimneys are in polychrome brick. The shops also have timber representing ashlar blocks and are

distinctive at parapet level with dentilated decoration.   Both have their timber framed windows intact and their half glazed front doors and at the side an intact multipaned double hung window. The detailing across the windows and doors of the shops varies and this may be a product of the apparent sequential development of the two. The three buildings remain substantially intact although the parapet to the shops probably had further ornamentation. In general their timbers are not in a good state of repair.

History

see Description

Thematic Context

unknown

Recommendations

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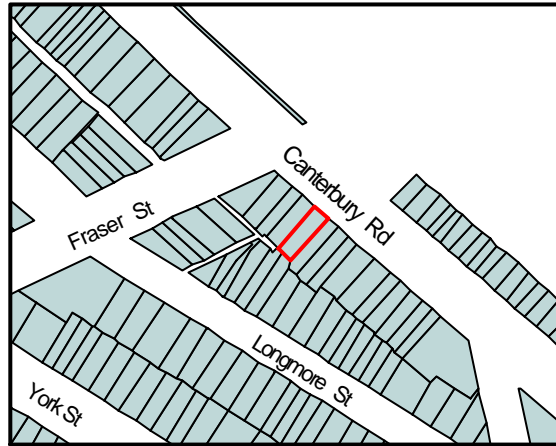
References

1 City of South Melbourne Rate Books, 1886/87
2 City of South Melbourne Rate Books, 1885-1887
3 ibid., 1886-1891
4 ibid., 1892/93
5 ibid., 1895/96

Identifier "Paragunyah"

Formerly unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	168 Canterbury Rd SOUTH MELBOURNE	**Category**	Residential:detached
Constructed	probably 1898	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Paragunyah' is of significance for its architectural embellishment, that departs from the norm applied to small single storeyed houses of the late nineteenth century. The leadlight windows are of particular note.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: probably 1898 (1)

In 1897 George W. Pask, an 'inspector', bought Allotment 14 in Canterbury Road from the English, Scottish and Australian Bank Limited (2). By the following year the Rate Books listed Pask as the owner and occupier of a brick building of five rooms, having an N.A.V. of £40 (3). It is believed to be that entry in the Rate books that relates to what is now the house at 168 Canterbury, however the appearance of the house is such that a date earlier than 1898 would be expected.

Named 'Paragunyah', the house is a single-storeyed rendered building dominated by a colonnaded front verandah and a high parapet. Its design is out of the ordinary of Melbourne architecture for small single storeyed houses, with the verandah displaying no cast iron decoration or any arcading typical of the Italianate. Instead it is supported on large, fluted ionic columns fashioned in render, that alternate between round shafts and square piers and extend down part of each of the side facades in the form of pilasters. Between the columns there is an Italianate balustrade, of the type more common on parapets or two storeyed buildings. The parapet appears to be original despite its somewhat overpowering, solid form and it is decorated with applied swags and has the name plate 'Paragunyah' and a coat of arms to the centre with a

sheep, sailing ship, miners' tools and sheath of wheat.

The front wall reflects the colonnade, with the window heads alternating between round and segmental arches and spanning between these, it has a rosette-decorated string course at impost level. The front door has fine leadlight to its sidelight and fanlight and this work also extends down to the windows along the north side of the building, in a manner not usually so extensive on a small building. The door itself appears to be original although it no longer retains glazing to its upper half. The front fence is not extant, however the front path and verandah retain their slate and marble paving. The render work of the house is generally not in good repair and is failing, particularly along the verandah balustrade.

History

see Description

Thematic Context

unknown

Recommendations

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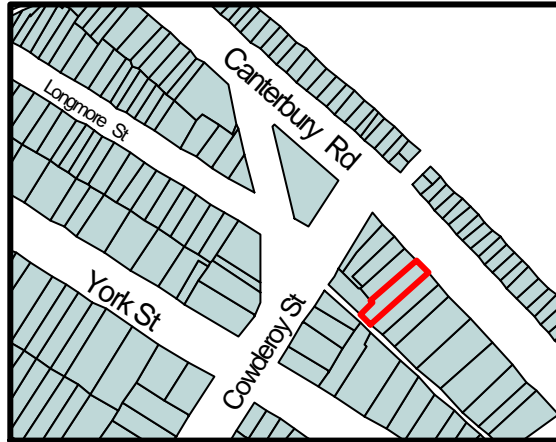Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1896-1900
2 ibid., 1896/97
3 ibid., 1987/98

City of Port Phillip Heritage Review

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	203 Canterbury Rd ST. KILDA	**Category** Residential:detached
Constructed	c1910	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A splendid, intact Queen Anne mansion of unusually bold massing and chunky and solid detailing, which gives the building a visual relationship to American Romanesque revival design. Its character is supported by a range of period features, including an open octagonal terra cotta tiled turret. Its aging roof tiles and finely executed brickwork unify and enhance the design.

Primary Source

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

Other Studies

Description

Style : Queen Anne
Two storey residence

History

see Description

Thematic Context

unknown

Recommendations

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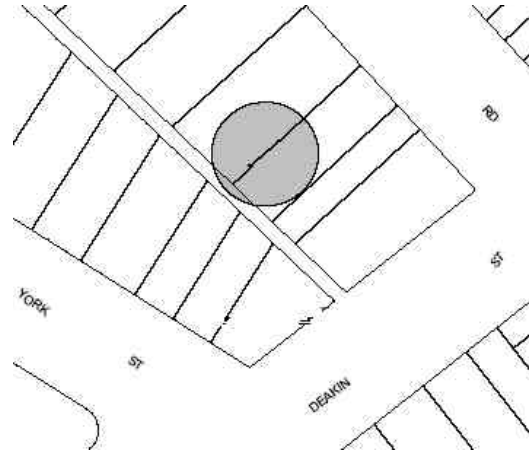recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Identifier   Pepper tree

Formerly

Heritage Precinct Overlay None

Heritage Overlay(s) HO378

Address	208 Canterbury Rd ST KILDA WEST	**Category**	Tree
Constructed	Not Applicable	**Designer**	Not Applicable

Amendment   **C 32**

Comment   Landscape assessment

Significance (Mapped as a Significant heritage property.)

The pepper tree (Schinus molle var. areira) at the rear of 208 Canterbury Road, St Kilda West, is significant as a remnant nineteenth century planting which reflects the former type of exotic trees planted in the early development of the locality and municipality, once widespread but no longer practiced. The tree is also significant as an integral part of a varied and distinctive cultural landscape; for the combination of its maturity and extent as compared to other early properties in the municipality; as an uncommon landscape type in the municipality and a specimen also uncommon for its maturity; and for its association with the early development of the St Kilda West locality.

Primary Source

Observation

Other Studies

Description

The rear garden has a large mature pepper tree (Schinus molle var. areira) which is likely to have been planted in association with the construction of the brick house. It is thought to date from the c1900-1920 period or earlier. Pepper trees were planted in the period 1860s to c1900 particularly in association with schools (refer to Victorian Heritage Register and National Trust of Victoria inventories of places for other examples). Although not a particularly large specimen, the tree is publicly visible from the street behind the house.

History

The main building is a single storey early 20th century brick house, constructed by an unknown designer. There is a large mature pepper tree at the rear of the house at the side boundary. The tree is estimated to be over 100 years old and planted c1900-1920 or earlier.

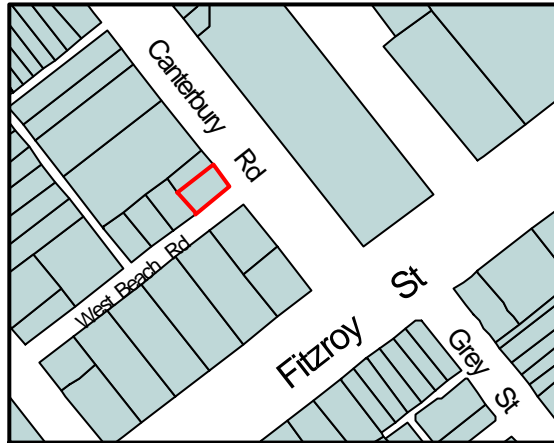The main building has recently operated as a rooming house.

Thematic Context

Recommendations

The pepper tree is recommended for inclusion in the Heritage Overlay to the Port Phillip Planning Scheme.

References

Identifier	"The Canterbury"
Formerly	unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO73

Address	236 Canterbury Rd ST. KILDA	**Category**	Residential:apartment
Constructed	1914	**Designer**	H.W. and F.B. Tompkins

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This is probably the earliest surviving block of flats in St. Kilda and one of the earliest in Melbourne.
This block of flats is unusual in form and adds to St. Kilda's dominant character of residential flats. It stands at the edge of a most significant precinct which also contains the railway station and George Hotel.
(Nigel Lewis & Associates, St. Kilda Conservation Study, Area One, Final report, 1982)

CULTURAL SIGNIFICANCE
The Canterbury is 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 1910's, almost all in the latter half of that decade. The Canterbury was built in the middle of 1914(1), though without the third floor which was added in the middle of 1919(2), 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 1900's to the heavily detailed classicism of the early 1920's.
EXTENT OF SIGNIFICANCE
Entire building.
SURROUNDING ELEMENTS OF SIGNFICANCE
Part of a conservation area and adjacent to the St. Kilda railway station conservation area.
(David Bick, St. Kilda Conservation Study, 1985)

Primary Source

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

Other Studies

David Bick in conjunction with Wilson Sayer Core Pty. Ltd., St. Kilda Conservation Study Area 2 Vol. 1, 1984
Nigel Lewis and Associates, St. Kilda Conservation Study, 1982

Description

Four storey walk-up flats
Builder: W. Picot
Original owner: Mrs Gurney
(Robert Peck Von Hartel Trethowan City of St. Kilda, Twentieth Century Architectural Study,1992)

Canterbury flats were erected c.1920 at 236 Canterbury road, St. Kilda, opposite the St. Kilda Railway Station. The red brick building of four storeys 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.
intactness
The Canterbury, Canterbury Road, is substantially intact, although it appears that the top floor is a later addition.
(Nigel Lewis & Associates, St. Kilda Conservation Study, Area One, Final report, 1982)

DATE OF CONSTRUCTION
1914(1), top floor 1919(2)
ORIGINAL OWNER
Mrs. Gurney(1).
ARCHITECT
H.W. and F.B. Thompkins main buildings(1).
BUILDER/ ARTISANS
1914 W. Picol builder(1), 1919 McDonald builder(2).
LATER ADDITIONS/ ALTERATIONS
Third floor added in 1919(2), lower balconies glazed. Repainted.
DESCRIPTION
The Canterbury flats is a four storey building constructed with "....cement and brick walls….concrete floors to balconies….first floor hollow block concrete….flat roof ruberoid …. concrete mullions to oriel windows."(1) 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.
INTACTNESS
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.
CONDITION
This building is apparently in good condition.
ORIGINAL USE
Flats.
(David Bick, St. Kilda Conservation Study, 1985)

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(1). The estimated cost was £1,581 (1). 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 ?(2)
(David Bick, St. Kilda Conservation Study, 1985)

Thematic Context

unknown

Recommendations

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

References

NOTES

The Tompkins later designed the Myer Emporium in Bourke St. T. Sawyer, `Residential Flats in Melbourne',
Melbourne University Faculty of Architecture Research Report, 1982
(Robert Peck Von Hartel Trethowan City of St. Kilda, Twentieth Century Architectural Study,1992)

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

Identifier   House

Formerly   unknown
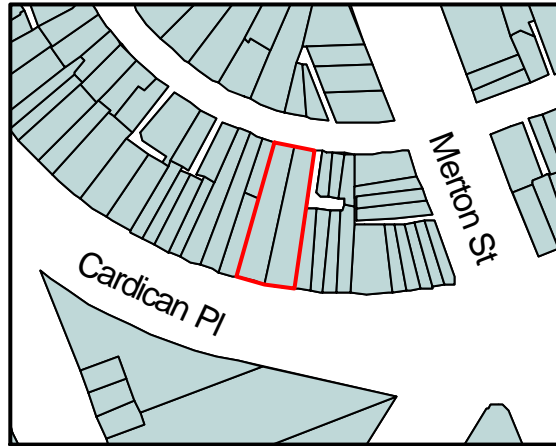
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	43-45 Cardigan Place ALBERT PARK	**Category**	Residential:row
Constructed	1869	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The pair of houses at nos. 43-45 Cardigan Place, Albert Park, was built for the sea captain, later councillor and harbour master, George Doran, in 1869-70. It has historical and aesthetic importance. It is historically important (Criterion A) for its capacity to demonstrate the attraction of Cardigan Place as a prestigious residential location associated with St. Vincent Place last century. It is aesthetically important (Criterion E), as an example of the opulent mid Victorian villas characteristic of the St. Vincent Place area and which collectively help establish South Melbourne's cultural values at the State and national levels.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A two storeyed stuccoed Italianate hip roofed villa pair with two storeyed cast iron posted verandah across the façade and having fern leaf motifs to the iron ornamentation. There is an encaustic tiled verandah floor with bluestone margins and an early palisade cast iron fence and gates.
Condition: Sound
Integrity: High, later additions at rear.

History

These houses were built for George Doran who was a sea captain and an early landlord of Emerald Hill. A Bank Street house of Doran's, described as a "two roomed zinc cottage", was let to future councillor and mayor John Nimmo in 1856. Doran himself was subsequently a "councillor" and "harbour master".

Cardigan Place (initially named Gardner Place) had one resident in 1868. In the following year, George Doran commenced building a pair of two storey brick houses on lot 7 which he purchased from Jessie Risby.

The houses each had six rooms and were completed for occupancy in 1870. Doran retained one house for himself and let the other to Reuben White, a manager. The NAV of each house was 70 pounds.

By 1880, William Kidgell had acquired the properties. One of the houses was vacant in 1879 and the other Kidgell let to stevedore Alexander McPetrie. At that time, the houses had the street numbers 51 and 53.

In the 1880's the houses were extended to eight rooms each. By 1890, they were owned by stationer John Dyson who lived at no.45. No.43 was let to bootmaker Joseph Davis. The NAV of each house had risen by then to 80 pounds. By the turn of the century, Dyson had converted the building to a single eighteen roomed house for his residence. He continued to live there in 1911.

Thematic Context

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

Recommendations

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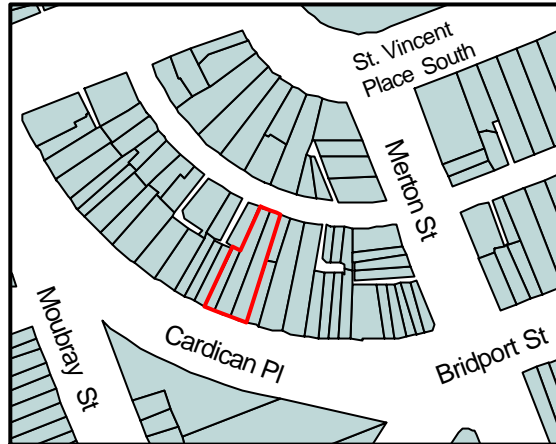
References

South Melbourne Rate Books: 1868-73, 1879-80, 1890-91, 1900-01.
Sands and McDougall directory 1911.
MMBW litho plan no.19, c.1894.
Susan Priestley, "South Melbourne, A History", Melbourne University Press, Carlton, 1995, p.54.

Identifier   "Vermont Terrace"

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	37-41 Cardigan Place SOUTH MELBOURNE	**Category**	Residential:row
Constructed	1885	**Designer**	Frederick de Garis and Son

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This terrace is of significance for its intact nature and as an example of an architect-designed terrace. It is also of significance for its contribution to the curved layout of Cardigan Place, accentuating the form of the St Vincent Place subdivision of which it is a part.

Primary Source

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

Other Studies

Description

Original Use: Residences
Date of Construction: 1885(1)
Architect: probably Frederick de Garis and Son(2)

By 1884 William J. Lucas, a printer, was the owner of two blocks of vacant land in Section 44 Cardigan Place.(3) The following year he had erected these three brick terraces, that were given an N.A.V. of £270(4). In that first year No. 37 was vacant although Lucas himself occupied it in 1887; No. 39 was tenanted by Catherine Davenport and No. 41 was occupied by Henry Marks, a furniture manufacturer(5). By 1895 Lucas was titled an estate agent and his two tenants were Mary Uren and Edward Scanlan, a 'gentleman' (6). It was at this time, presumably as a direct result of the 1890s depression, that his property had an N.A.V. of a meagre £108 (£36 per terrace)(7).

It is highly probable that this terrace was designed by Frederick de Garis, a most prolific architect in the area and the architect of 'Mt Durand Terrace' (q.v.) at 152-156 Cecil Street, to which this terrace bears a close resemblance. Like the other terrace row, 'Vermont Terrace' is two storeyed with three houses, has a two

storeyed verandah decorated with a fernleaf pattern, a heavily decorated pediment spanning across the full width of the central house with the date of the building (only one year later) on an escutcheon to the tympanum, heavily decorated wing walls and the ground floor with heavily incised banded rustication that wraps around an octagonal bay window.

'Vermont Terrace' retains intact the panelled front doors with their sidelights and semicircular fanlights, double hung sash windows, encaustic tiles to the verandah and front paths, and its cast iron picket fence.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 City of South Melbourne Rate Books, 1884-1886.
2 The Architects' Index, University of Melbourne, lists a tender notice for three two-storey ten
    roomed houses, at Cardigan Place, to be built to the designs of Frederick de Garis and Son in 1884.
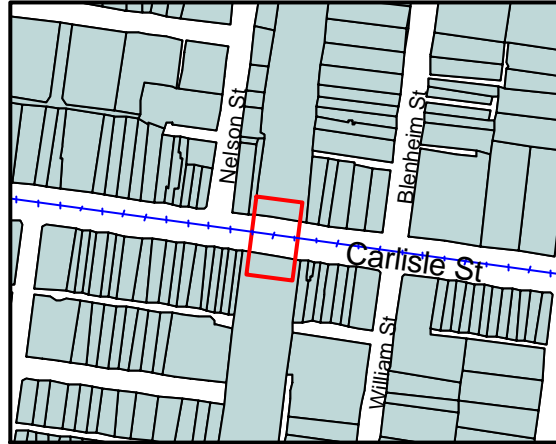3 City of South Melbourne Rate Book, 1884/85.
4 ibid., 1885/86.
5 ibid.
6 ibid., 1895/96.
7 ibid.

Identifier   Railway Bridge
Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address   Carlisle St
BALACLAVA

Category   Public

Constructed   1858-59

Designer   unknown

Amendment   C 29

Comment

Significance

The railway bridge across Carlisle Street, Balaclava, was designed and built for the St. Kilda and Brighton Railway Co., presumably to the design of the company engineer in 1858-59. It was subsequently duplicated by the Victorian Railways in 1882, the engineer for existing lines at the time being William Henry Greene. It is historically and aesthetically important. It is historically important (Criterion A) as a rare (Criterion B) surviving structure of its type built by a private railway company during the first decade of railways in Victoria. In this respect it compares closely with the nearby bridges at Nightingale and Grosvenor Streets, Balaclava. It is aesthetically important (Criterion E) for its graceful curved retaining walls associated with the abutments and for the similarity between this bridge and 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. The shops are contributory.

Primary Source

Andrew Ward, City of 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

Description

A riveted metal girder bridge with axe finished bluestone abutments having tooled margins and dressed copings, the associated retaining walls being curved and terminated by low piers. Within the spaces enclosed by the retaining walls there are shops, erected c. 1915 on the north side and of uncertain date on the south side but being of brick construction and distinguished by their ripple iron clad pyramidal roofs and timber cornice brackets.
Condition: Sound.
Integrity: Medium, girders replaced, balustrade removed, intermediate piers presumably removed.

History

Construction of the railway line between the terminus at St. Kilda and Bay Street, Brighton was authorised on 24th. 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 Carlisle 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. On 25th. November, 1882 a contract was let to Sharp and Campbell for the construction of a "second line of way" between Windsor and Elsternwick and it was at this time that the width of the bridge was increased to accommodate a double line of track.

Thematic Context

3.7.3 Moving goods and people on land. 3.7.3.1. Building and maintaining railways.

Recommendations

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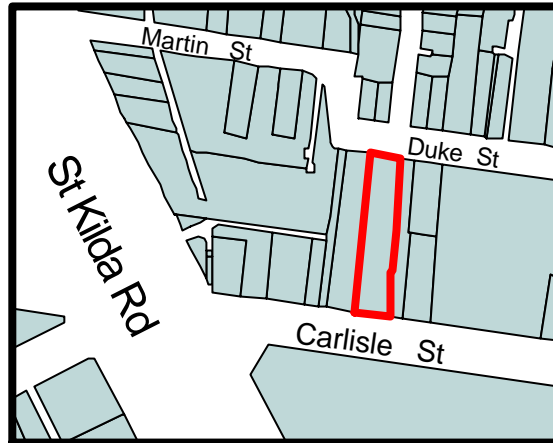recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

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.

Identifier   Garage

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address   126 Carlisle St
BALACLAVA

Category   Industrial

Constructed   1927

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A 1920s garage in an unusual and most effective simple Spanish Mission style. Its rear facade is part of a small but important precinct of inter-war industrial architecture in Duke St. The panelled central door, balance of the three arched motif at ground and gable level and the dominance in the streetscape of the expansive pantiled gable form itself all contribute to its significance. It is also a rare surviving example of an Interwar motor garage and service station.

Primary Source

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

Other Studies

Description

Style : Spanish Mission
Garage

A 1920s garage built in an unusual, simple Spanish Mission style. The terra cotta capping along its gable parapet and its three arched openings to the street are characteristic of the style. The huge, multipanelled wooden gates of the centre opening are its most notable single feature, and the roller door bearing an Ampol logo from the 1950s or 60s is also of interest. The red brick rear portions of the garage are part of a small but important precinct of industrial architecture in Duke St.

History

see Description

Thematic Context

unknown

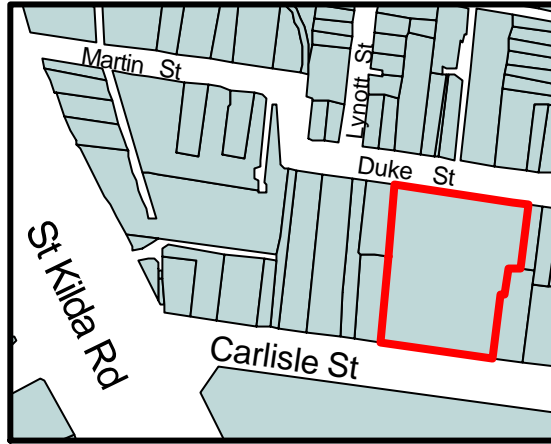## Recommendations

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

References

unknown

Identifier St Kilda Library

Formerly unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	150 Carlisle St BALACLAVA	**Category**	Public
Constructed	1969 - 1973	**Designer**	Dr Enrico Taglietti

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The St Kilda Public Library is a public institution with an important place in the City's history. The building itself is a characteristic example of the unique, individual style of its architect Enrico Taglietti, whose practice flourished in the 1960s and 70s. While its almost brutal forms offer no sympathy to its surrounding context, it is of considerable worth as a coherent individual work in its own right. Its landscaping, though less successful, is integral to the design (a prominent, and most unusual feature has been made of the air conditioning tower in the forecourt). The Library is a well-known local landmark with sufficient design integrity and distinction to ensure that it will become increasingly well regarded in the future.

Primary Source

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

Other Studies

Description

Style : Brutalist
Architect : Dr Enrico Taglietti
Builder: M. Notkin
Original owner: St. Kilda City Council

The St Kilda Library has a long history extending back to 1953 when the first committee was formed to promote the idea of a free lending library for the municipality. Initially opposed on the grounds of expense and the duplication of services already offered by private lending libraries in the area, the library project was not established until late 1967, when the council set aside $50,000 for the building. Enrico Taglietti was appointed architect, having already designed Canberra's Dixon Library, and a tender for $417,000 from the builders M. Notkin Construction of Caulfield South was accepted in December 1971. The foundation stone was laid by the Mayor, Councillor Ivan Trayling, in August 1972, and the library was opened by the Governor

of Victoria on 14 May 1973. The difficult political inception of the library, which became a prominent council election issue during the late 1960s, makes the construction of the library an important milestone in the political and social development of St Kilda.(1)

History

see Description

Thematic Context

unknown

Recommendations

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

References

NOTES
Ref: St Kilda Public Library, Architect, Vol.3, No.27, July-August 1973, pp 12-15. Vida Horn, St Kilda City Librarian, letter to Architect, Vol.3, No.28, Sept-Oct 1973, p.25.
(1) A. Longmire, 'St Kilda, The Show Goes On' (Hawthorn, 1989), pp.191, 228-229.

Identifier　　Commonwealth Bank

Formerly　　　State Savings Bank of Victoria
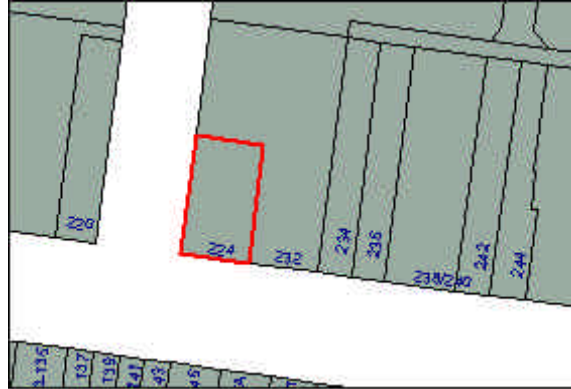
Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	224 Carlisle St BALACLAVA	**Category**	Commercial
Constructed	1965	**Designer**	Eggleston, McDonald & Secomb

Amendment　**C 32**

Comment　　New citation

Significance　(Mapped as a Significant heritage property.)

The former State Saving Bank branch at 224 Carlisle Street is of local historic, aesthetic and architectural significance. Erected in 1965 on the site of an earlier branch bank, the building provides evidence of commercial expansion along this important regional strip shopping precinct in the post-War period. Aesthetically, the bank is a fine and notably intact example of the mature modern style of the mid-1960s ? characterised by minimalism, planar composition and Stripped Classical influences – ably demonstrated in this case by a floating flat roof with raked fascia, supported on a distinctive return colonnade of metal pipes. The bank is also significant as an example of the work of the noted Melbourne architectural firm of Eggleston, Macdonald & Secomb, who were among the leading practitioners of this stylistic approach during the 1960s.

Primary Source

Other Studies

Description

The bank is a predominantly single-storey building, comprising a large double-height open-planned banking hall on the corner, with a narrow two-storey staff wing along the east side. The banking hall has fully-glazed anodized aluminium-framed window walls, set back behind a distinctive colonnade of tapered metal pipes, which support the broad eaves of the floating flat tray-deck roof. A particularly distinctive element is the screen of aluminium louvres that encloses the colonnade at its upper level. The adjacent staff wing is of brick construction (since painted) with its roof concealed by a parapet; a flagpole depicted on the original drawings has been removed. The wing has a vertical strip window to the street front, partly altered at the ground floor to accommodate an Automatic Teller Machine. A second ATM has been installed alongside, in a small addition that projects into the colonnade area.

History

The present building was erected in 1965 as a branch bank for the State Savings Bank of Victoria. The site was previously occupied by the bank's original Balaclava branch, which was erected c.1913, probably to the design of the bank's architects Sydney Smith & Ogg, who designed many branches throughout Melbourne (Including several in the City of Port Phillip) in the 1910s. Although the State Saving Bank had its own in-house architectural department, it also maintained a tradition of engaging some of the more progressive and prominent private architectural firms to undertake commissions. The designers selected for the new Balaclava branch were Eggleston, Macdonald & Secomb, who enjoyed an ongoing association with the State Savings Bank. This association could be traced back to the pre-War practice of the firm's founder, architect Alec Eggleston (1883-1955), and culminated in the firm's design for the bank's head office, on the corner of Bourke and Elizabeth streets, in the late 1970s.The firm of Eggleston, Macdonald & Secomb was formed after the Second World War when Alex Eggleston's son, Robert (1911-2000) was joined by architects Roderick McDonald and Frank Secomb. During the 1950s, the firm was one of the leading exponents of the so-called Melbourne School, characterised by bold experimentation with geometry, structure, colour and texture. Among their more celebrated works were the Beaurepaire Centre at the University of Melbourne (1955), the Beaurepaire tyre center in Bendigo (1856) and the Bendigo Day Nursery (1958). During the 1960s, the firm moved towards a minimalist style with an almost Classical elegance, recalling the American work of architects such as Ludwig Mies van der Rohe. This approach can be seen in their design of such buildings as the Redmond Inglis & Company factory in Notting Hill (1963), and culminated in their BHP Research Laboratories in Clayton, which won the Victorian Architecture Award in 1969.

Thematic Context

Comparative Analysis: Few truly comparative examples have been identified in previous studies. The former State Savings Bank at 133-135 Acland Street, St Kilda, is broadly comparable in its typology, date, and its somewhat elegant minimalist style, although it is entirely different in its specific form and detailing. Its architect, moreover, has not yet been identified. Some comparisons can also be drawn with the Apps Funeral Parlous (1952), located nearby at 88 Carlisle Street, which is similar in terms of minimalist starkness with Stripped Classical overtones.

Recommendations

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

References

Eggleston McDonald & Secomb, 'State Savings Bank of Victoria: Balaclava Branch', drawings dated 8 June 1965. Building Permit collection, City of Port Phillip.Research file on Eggleston, Macdonald & Secomb (compiled and held by Simon Reeves)Information provided by Mr Roderick Macdonald (telephone interview, 1 June 2004)

City of Port Phillip Heritage Review

Identifier   Shops

Formerly   unknown
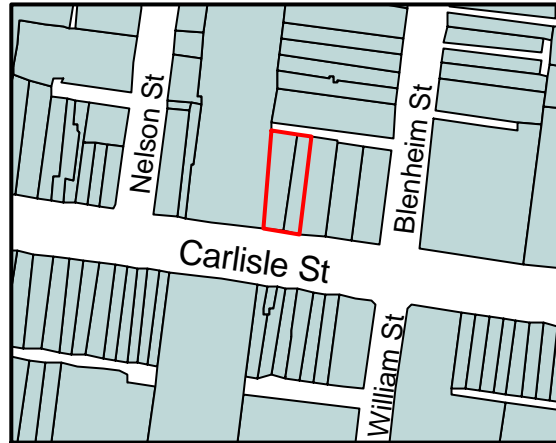
Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	290-290a Carlisle St BALACLAVA	**Category**	Commercial
Constructed	1914	**Designer**	unknown

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

Two tiny shops nestled beside the curved bluestone embankments of the Sandringham railway line. The exquisite small scale of the buildings, in juxtaposition to the massive railway abutments, add to the richness and sense of history of the Carlisle Street shopping precinct. Their current use as shoe repair and retail shops may date back to when they were first built in 1914. The layers of weathered signage on their gable fronts certainly speak of a long continuity of their trade, and contribute to the significance of the buildings.

Primary Source

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

Other Studies

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

Description

Style : Freestyle
One storey shops
Builder: A. & E. Millar

History

see Description

Thematic Context
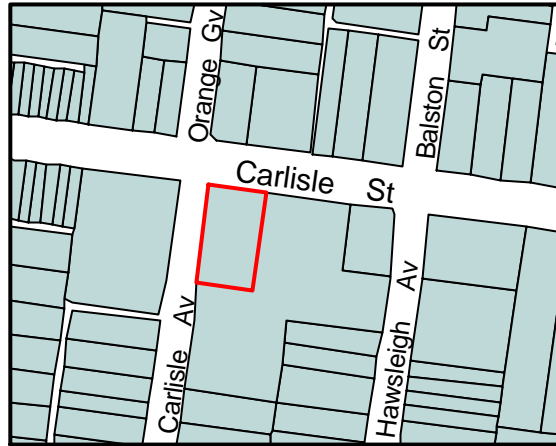
unknown

Recommendations

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

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

References

unknown

Identifier   St Colman's Roman Catholic Church

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO75

Address   291 Carlisle St
              BALACLAVA

Constructed 1929

Category   Church

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Please note:
Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992
places all further details for this property (taken from David Bick, St. Kilda Conservation Study, 1985) in the
data sheet for St. Colman's School Hall, 297 Carlisle St.

Primary Source

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

Other Studies

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

Description

Style : Romanesque
Two storey school

see Significance

History

see Significance

Thematic Context

unknown

Recommendations

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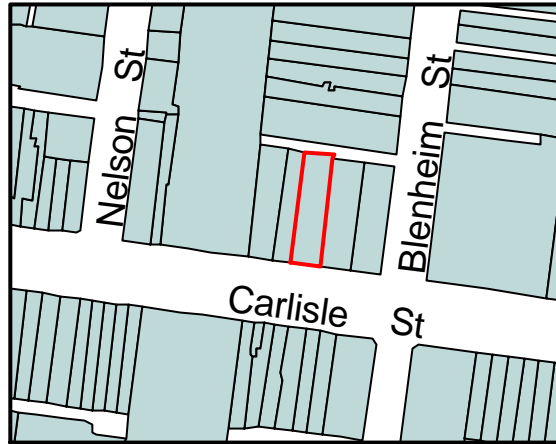National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Identifier   Shops and Billiards Hall

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 292 Carlisle St BALACLAVA	**Category** Commercial
Constructed 1889-1890	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The tall roof and crowning widows walk of this two storey building make it a local landmark and an important element in the streetscape of Carlisle Street, as well as for travellers on the Sandringham railway line. To the rear of the shops facing Carlisle Street is a billiard hall with arched metal roof trusses, largely concealed now by plywood sheet. The building was constructed for W.H. Creed, an Estate Agent. Presumably what is now the billiard hall was his auction room and office, as apparently there were two shops with other occupants on the street frontage.

Primary Source

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

Other Studies

Description

History

see Description

Thematic Context

unknown

Recommendations

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

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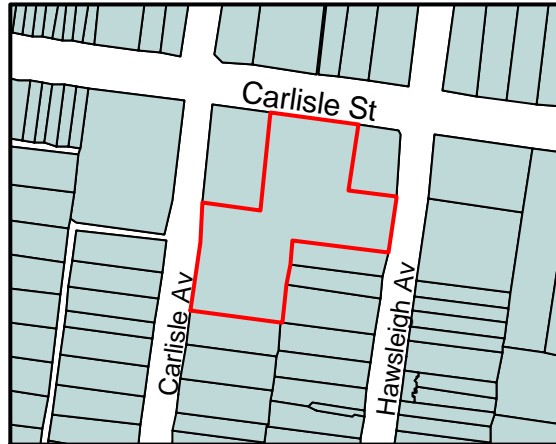
References

BIBLIOGRAPHY

City of St. Kilda Rate Books:

  1889/90 no. 3042 William H. Creed, Estate Agent, office, auction room,
  N. A. V. 125.

  1889 no. 2940, W.H. Creed, 25 pt. land, N.A.V.60.

Sands and McDougalls 'Directories.'

Identifier St Colmans's School

Formerly unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO75

Address 297 Carlisle St
BALACLAVA

Category School

Constructed 1938

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

CHURCH and SCHOOL HALL
St. Colman's Church and school hall are a landmark in Carlisle Street and part of a group of buildings in varying architectural styles, almost all built in the first decades of this century. St. Colman's, as with St. Columba's in Elwood and a number of other Catholic churches built at this time, shares a near standard form but has different detailing. At St. Colman's a fusion of Byzantine and Romanesque details have been used. The upper parts of the two towers of the church, identical to that of the school hall, were demolished in recent times due evidently to structural failure.

The school hall, with its asymmetrically placed tower, is of note for its doorway and the planning, with a hall on the ground floor and classrooms above.

(David Bick, St. Kilda Conservation Study, 1985)

Primary Source

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

Other Studies

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

Description

Style: Romanesque
Two storey school

Built: Church 1929, school hall 1938-9.

History

see Significance

Thematic Context

unknown

Recommendations

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

References

BIBLIOGRAPHY
City of St. Kilda building permit records; no. 7438 granted 12/3/1929, church; 10,021 granted 14/10/1938, school hall - Appendix.

St. Colman's parish records, old post card showing the church before demolition of the towers - Appendix.

Identifier   "Astolat Flats"

Formerly   unknown
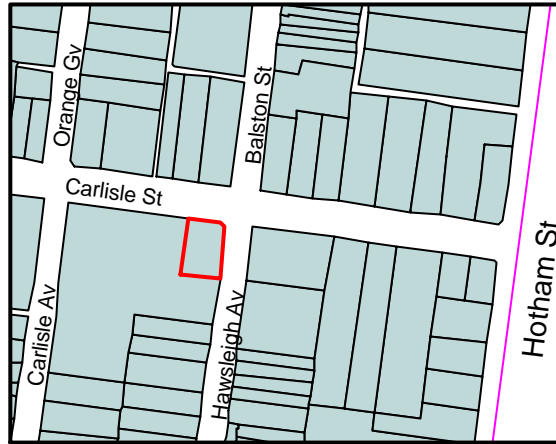
Heritage Precinct Overlay None
Heritage Overlay(s) HO316

Address 301 Carlisle St BALACLAVA	**Category** Residential:apartment
Constructed 1930's	**Designer** Leslie J. W. Reed

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Astolat flats form part of a notable group of buildings in varied architectural styles, centering on St Colman's Roman Catholic Church (q.v.). The 20th century Elizabethan design of the flats is in strong contrast to the two church buildings next door, whilst the former funeral parlour (q.v.) opposite is similar in style. In design terms this building is distinctive and unusual for the mid 1930's.

(David Bick, St. Kilda Conservation Study, 1985)

Primary Source

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

Other Studies

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

Description

Style : Old English
Two storey walk-up flats
Original owner: A.L.Hone
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

Architect Leslie J W Reed designed these flats for A L Hone and the building permit was issued in April, 1934.
(David Bick, St. Kilda Conservation Study, 1985)

History

see Description

Thematic Context

unknown

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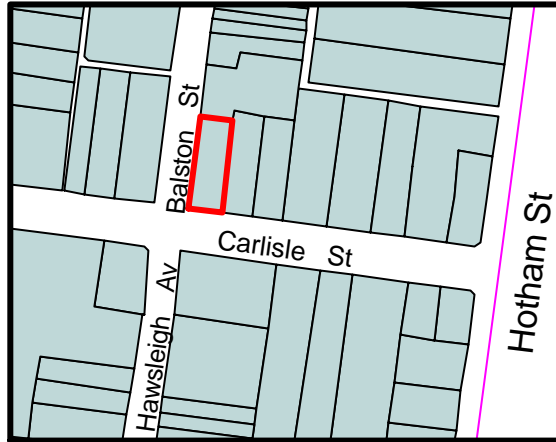
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

BIBLIOGRAPHY
City of St Kilda building permit records, no. 8557 granted 17/4/1934.

Identifier   Former Funeral Parlour (now Beth Hatalmud Communal Kollel)

Formerly   Funeral Parlour

Heritage Precinct Overlay None
Heritage Overlay(s) HO316

Address	362a Carlisle St BALACLAVA	**Category**	Commercial
Constructed	1941	**Designer**	Harry Winbush

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Located on the corner of Balston Street, this distinctive building was built as a funeral parlour for Joseph Allison Pty. Ltd. Stylistically the building is a form of stripped Tudor and forms part of a group of surrounding buildings, largely 20th century, in a variety of styles. There is a link between this building and Astolat flats on the diagonally opposite corner, also constructed in face brickwork in an early English style and of a similar time.

Primary Source

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

Other Studies

Description

Features of this building are the front door to the two storey office and residence block, the staircase with its semi-circular mid-section, the chapel interior off Balston Street and the intactness of the fabric generally, fittings such as door knobs remaining and the joinery still unpainted. The viewing rooms have been knocked into one large space.

Harry Winbush was the Architect for this building, the drawings being dated November, 1940. The building permit was issued on the 19/1/1941.

History

see Description

Thematic Context

unknown

Recommendations

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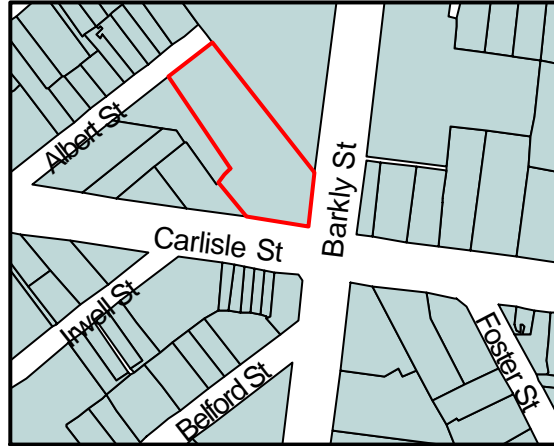recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

City of St. Kilda building permit records, no. 10,719 issued 19/1/1941, includes working drawing.

Identifier   National Theatre

Formerly   The Victory

Heritage Precinct Overlay None
Heritage Overlay(s)   HO74

Address	20 Carlisle St	**Category** Public
	ST. KILDA	
Constructed	1921-1928	**Designer** Cecil J.H. Keeley

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The National Theatre, formerly the Victory, was one of St Kilda's most celebrated theatrical venues. It is a relic of St Kilda's heyday as the pre-eminent main centre of Melbourne's entertainment and cultural life in the 1920s. Its continued use as an important cultural venue reinforces continuity of this history, and the largely intact Classical Revival architecture reflects its former grandeur. It is a very good example of the monumental Beaux Arts style of theatre design typical of the 1920s. The front of house section is the most prominent, intact, and architecturally important part of the building, while the main hall is largely intact though divided by a later mezzanine floor structure. The incomplete state of its external walls with the exposed brick keying for external render is of interest.

Primary Source

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

Other Studies

Description

Style : Beaux Arts
Theatre
Builder: Cecil J.H. Keeley (?)
Original owner: W.E. Foreman

The National Theatre, formerly the Victory, has been a major social, theatrical and architectural landmark in St Kilda from the time it was built in 1921. Its hey-day was probably in the late 1920s after it was extensively refurbished in 1927-28. The refurbishment was probably in response to competition from the new Palais Theatre (1927), which, with double the capacity and a more opulent scale, always managed to keep the Victory playing second fiddle to it. Nevertheless, the two theatres were more of a double act for St Kilda, with audiences thronging from all over Melbourne to attend its glamorous entertainments. Every major cinema-

theatre of this era boasted its own orchestra, with their concert masters attaining virtual star status. The greatest name at the Victory was Henri Penn, who presided over the Victory Concert Orchestra well into the 1930s. A typical night's program included an array of musical and cinematic entertainments before a feature length movie. Afterwards patrons could adjourn to the coffee lounges of Acland St or disperse on the all-night tram services that crossed lines at the Barkly and Carlisle Street intersection.

The theatre itself fronted directly onto the corner, on a diagonal axis, so that the theatre hall was sited at 45 degrees to both streets. The front of house section was therefore triangular in plan with its two facades identical to the two streets and its entrance situated on the corner proper. The theatre hall was large enough to seat 500 concertgoers in the balcony and about 750 in the stalls below. The building permit drawings of the original 1920 design by the architect Cecil Keeley show a cavernous rectangular hall of brick walls, reinforced concrete floor, steel framed balcony and truss roof, and reinforced concrete columns and entablature around the walls. Large volume fresh air ducts were installed under the floor and a section of roof slid open for further ventilation. The theatre's stylised classical decor was then applied to the walls and shallow vaulted ceiling in elaborate fibrous plasterwork. The existing 1920s front of house area varies markedly from Keeley's original plans. Whether his scheme was reworked before being built in 1921 or completely remodelled in 1927-28 is not known. Whereas the present broad marble staircase to the upstairs lounge rises from the front lobby directly on the main axis, the original scheme had two opposing staircases from the lobby to the lounge aligned on a cross axis. This original configuration produced a central lounge area aligned on axis above the lobby, whereas now the lounge reaches crossways behind the main hall's balcony seating under its magnificent transverse coffered ceiling vault. The original scheme also featured upstairs three open air spaces; one open air lounge above the front entrance, and two roof gardens in the corners to each side. These spaces were more like porches, situated within the form of the building, under cover, and looking out through the giant colonnades. The colonnades are still a major feature of the building but immediately behind them the spaces have been enclosed with walls and windows (built, again, either in 1921 or 1927-28). Downstairs, the original scheme included six small shops; three on Barkly St and three on Carlisle; with access to the theatre only through the corner entrance doors. The shops have made way for an expanded entry and lobby space. The existence of some of the original shopfronts lends evidence to the possibility of the theatre having been built as originally designed. But the degree of variation between the original and existing layouts, and the completeness and lavishness of the revised interiors makes one reluctant to jump to that conclusion. Externally, the theatre is presented as a tall, heavily modelled Classical Revival edifice, with its two principal facades hinged about a rotunda at the corner. The giant column screens and entablature are in the Ionic order. Its symmetrical planning and monumental classical elevations and interiors are typical of the fashionable Beaux Arts - based style of architecture that re-emerged in the 1910s and 20s; a style of classicism that, by the late 1920s, owed as much to Hollywood as it did the French academy, and which characteristically incorporated distinctly modern design motifs amongst its more or less correct classical elements. In the theatre, these later motifs include the simplified, squared-off heavy banding of its planes and piers, and the flat modern versions of traditional cartouche emblems. The patterns of the window glazing are also distinctly 1920s.

The attention lavished on the principal facades is contrasted by the state of incompletion of the walls of the main body of the hall itself. Their intended full, classical, stuccoed treatment was abandoned mid-stream, with just the raw preparatory brickwork completed. It has left a fascinating visual lesson in the elaborate methods that went into producing the classical edifices of the era. (Inappropriate tree planting currently masks these walls, initiated, apparently, on the assumption that they were ugly rather than interesting).

The recent history of the theatre has seen radical changes to the fabric of the building. In the 1974 alterations and refurbishment for the National Theatre, the hall was divided horizontally; the upper half continuing to serve as a diminished theatre, and the stalls area removed and refitted to house the National Ballet and Drama Schools. Modernisation of the backstage areas brought towering steel-clad additions to the rear of the hall. The huge VICTORY sign no longer surmounts the ridge of its roof and the replacement National Theatre signs are nowhere as spectacular. The steel cladding of the awning seems singularly inappropriate, though the original awning (whose pressed metal soffit is still in place) was not much different in form. The dull, overall beige of the main facades diminishes the exuberance of their architecture and, in consequence, the whole personality projected by the theatre. (The beige window frames and painted-over windows are particularly deadening).

Nevertheless, the National is still very much alive, playing a major, prominent role in the cultural life of the City. Its grand interiors and exterior are still largely intact, and it would take only a relatively superficial scheme of renovation to reproduce a full sense of its former splendour.

History

see Description

Thematic Context

unknown

Recommendations

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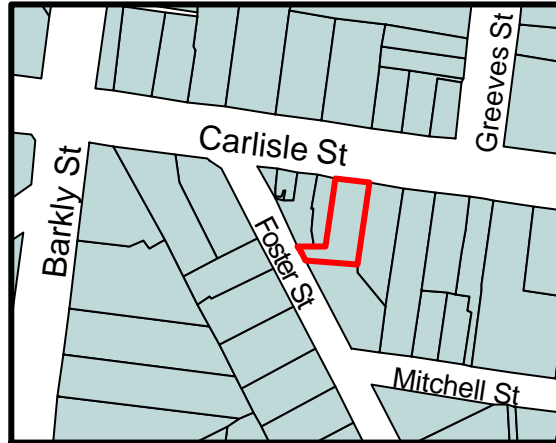
References

NOTES
St K C C permit No 4159 issued 1920. Permit for major alterations, 1927, not found. Some minor alterations (new store room in west corner etc) were carried out by Cowper, Murphy and Assocs in 1944; St K C C permit No 11025.

City of Port Phillip Heritage Review

Identifier   Flats and Former Residence

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	49-49a Carlisle St ST. KILDA	**Category** Residential:apartment
Constructed	1926	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Contributory heritage property.)

One of the most distinctive buildings along Carlisle Street significant primarily for its very unusual gambrel roof form. It was originally designed as a large addition to the existing building at the rear, forming one large residence. The first floor is now a separate flat. The original sleep-out at the front of the house has been glazed in.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey flats, former residence

History

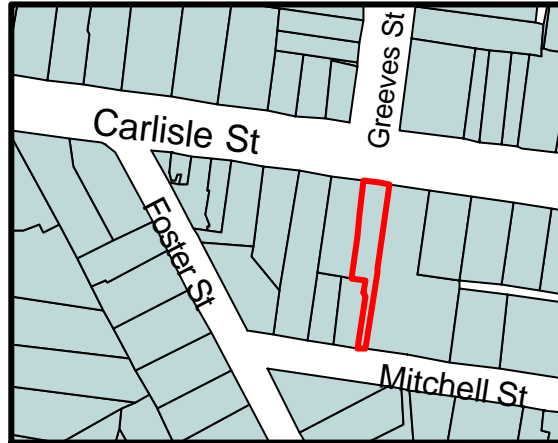see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

unknown

City of Port Phillip Heritage Review

Identifier   "The Gables"

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	57 Carlisle St ST. KILDA	**Category** Residential:apartment
Constructed	c1920	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

One of the most distinctive buildings along Carlisle Street, this building displays a number of design features which contribute to its significance, including the curvilinear framing of its two front doors, the stylish render lettering of the building name emphasising the exposed access stair, and the bold deep verandah. Underlying this, however, is a rather ordinary building that is lent interest primarily by the conjunction of its unusual triple gabled roof form and a name that calls attention to this feature. This alone gives it a place among St Kilda's more quirky and humorous buildings which, collectively, are so important to the City's character.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

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

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

References

unknown

Identifier   "Glenmore Court" Flats and Former Residence

Formerly   unknown
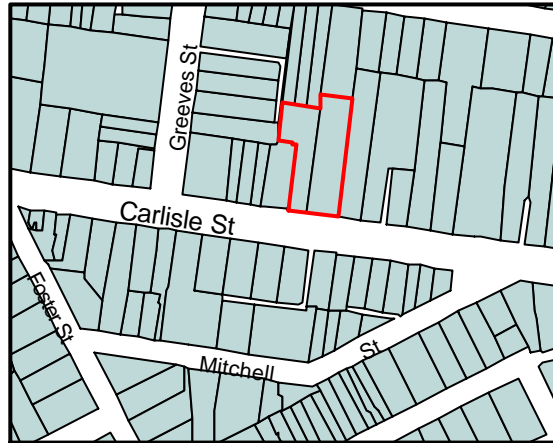
Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	58-60 Carlisle St ST. KILDA	**Category** Residential:apartment
Constructed	pre 1873-1933	**Designer** A.L. Fildes (1933)

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

A complex of flats consisting of several oddly sited blocks built over a number of stages up to the 1930s. The building at No. 58 is one of St Kilda's oldest.

Primary Source

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

Other Studies

Description

Two storey multi-block flats and former residence
Original owner: Mrs F.A. Graham (1933)

History

see Description

Thematic Context

unknown

Recommendations

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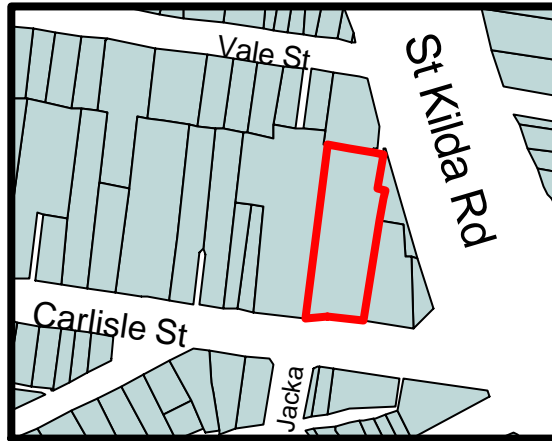
References

NOTES
St K C C permit No 8182 issued Nov 1932.

Identifier   Apps Funeral Directors

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO288

Address   88 Carlisle St
ST. KILDA

Constructed 1953

Amendment   C 29

Comment

Category   Commercial

Designer   Muir and Shephard

Significance   (Mapped as a Significant heritage property.)

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.

Primary Source

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

Other Studies

Description

Style : Stripped Classical
Funeral parlour and flat
Builder: W.C. Burne & Sons
Original owner: W.G. Apps & Sons

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. The architects responsible were Muir and Shepherd, who designed it in 1952. The glazed entrance canopy was added with good effect in 1962.

History

see Description

Thematic Context

unknown

Recommendations

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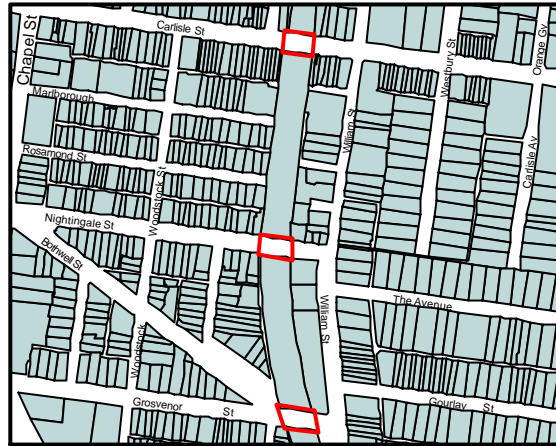Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No U1568. Permit No 57/2103 issued 13/2/62 for alterations by George Campbell & Assocs, Architects, De Pellegrin Pty Ltd, Builders.

Identifier   Sandringham Railway Line Bridge Abutments

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s)   HO147

Address Carlisle St, Nightingale, Grosvenor St ST. KILDA	**Category** Public
Constructed c.1859	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

These three sets of bluestone abutments, particularly those at Nightingale and Grovenor Streets, are distinctive elements in the surrounding environment. Shops were built within the curves of the curving walls of the Carlisle Street abutments early this century, lessening their visibility. It is not known if these abutments are original or were built later. Bluestone seems to have been replaced by brick by around the 1880's for such works, suggesting that they are early if not original.

The bridge structures at Nightingale and Grosvenor Streets are recent concrete ones. The origins of Carlisle Street are not known.

Primary Source

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

Other Studies

Description

See also Hotham Street Road bridge.

History

The Brighton railway line, later extended to Sandringham, was opened in 1859.

Thematic Context

unknown

Recommendations

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

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

Nightingale Abutment
A Ward, Port Phillip Heritage Review, 1998
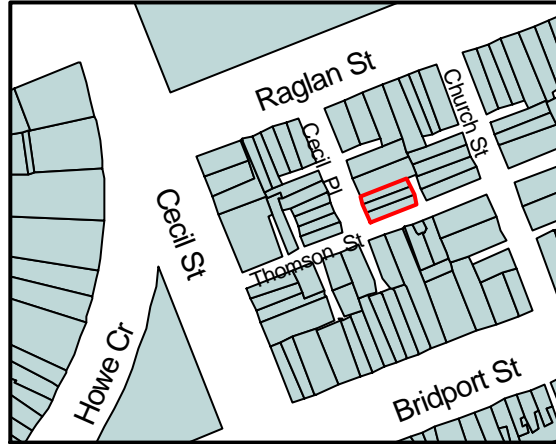recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Houses

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 5-9 Cecil Place SOUTH MELBOURNE	**Category** Residential:row
Constructed 1858-59	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

These houses are of significance as one of the earliest terrace rows to be built in Emerald Hill, for their substantially intact state and the rarity of basalt as a building material in the area. The removal of joinery details and the painting of the walls has detracted from the significance of the row.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: 1858-59 (1)

In 1858 a bluestone building of three rooms with a 'yard and land' was owned by Henry Moore (2). At that time this single structure was given an N.A.V. of £40 (3). The following year, Moore's property consisted of three four-roomed brick, stone and slate dwellings, having a total N.A.V. of £111(4), a figure which remained fairly stable for the next twenty years (5). The first occupiers of the houses were Edward Cooper, Richard Boyer and Moore, himself (6).

William Thistlethwaite owned these and a number of other properties in South Melbourne for a number of years (7), and was a person of note in the area being a land and station agent and twice Mayor between 1863-64 and 1867-68 (8).

This terrace row is unusual to the area with its walls being constructed in basalt. They are plain in effect, as may be expected of their date of construction, with the only embellishment being the single storeyed verandah that spans the three houses. This verandah has no extant decoration. The moulded render chimneys are

extant, however the double hung sash windows have been altered, and the basalt has been painted.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 City of South Melbourne Rate Books, 1859-1860
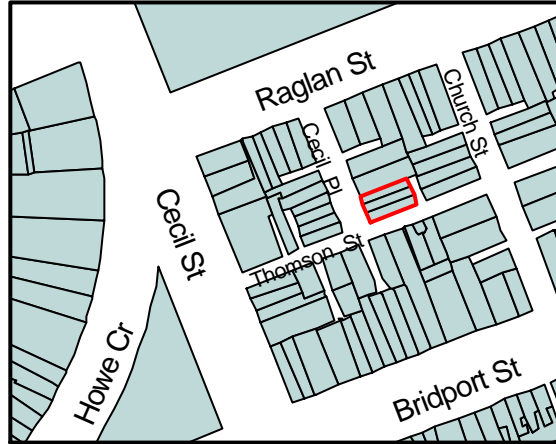2 ibid., 1858/59
3 ibid.
4 ibid., 1859/60
5 ibid., 1859-1882
6 ibid., 1859/60
7 City of South Melbourne Rate Books, 1861-1882
8 C. Daley, 'History of South Melbourne', pp.239 and 374

Identifier   Houses

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   5-9 Cecil Place
SOUTH MELBOURNE

Category   Residential:row

Constructed 1858-59

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

These houses are of significance as one of the earliest terrace rows to be built in Emerald Hill, for their substantially intact state and the rarity of basalt as a building material in the area. The removal of joinery details and the painting of the walls has detracted from the significance of the row.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: 1858-59 (1)

In 1858 a bluestone building of three rooms with a 'yard and land' was owned by Henry Moore (2). At that time this single structure was given an N.A.V. of £40 (3). The following year, Moore's property consisted of three four-roomed brick, stone and slate dwellings, having a total N.A.V. of £111(4), a figure which remained fairly stable for the next twenty years (5). The first occupiers of the houses were Edward Cooper, Richard Boyer and Moore, himself (6).

William Thistlethwaite owned these and a number of other properties in South Melbourne for a number of years (7), and was a person of note in the area being a land and station agent and twice Mayor between 1863-64 and 1867-68 (8).

This terrace row is unusual to the area with its walls being constructed in basalt. They are plain in effect, as may be expected of their date of construction, with the only embellishment being the single storeyed verandah that spans the three houses. This verandah has no extant decoration. The moulded render chimneys are

extant, however the double hung sash windows have been altered, and the basalt has been painted.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 City of South Melbourne Rate Books, 1859-1860
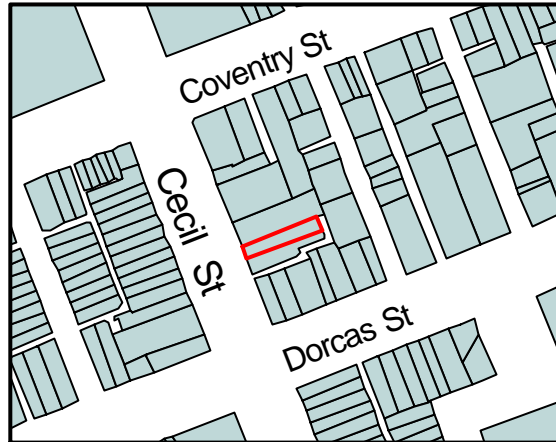2 ibid., 1858/59
3 ibid.
4 ibid., 1859/60
5 ibid., 1859-1882
6 ibid., 1859/60
7 City of South Melbourne Rate Books, 1861-1882
8 C. Daley, 'History of South Melbourne', pp.239 and 374

Identifier   "Port View"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO77

Address 153 Cecil Place SOUTH MELBOURNE	**Category** Residential:detached
Constructed 1885	**Designer** Frederick de Garis

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Port View' is of significance as a substantially intact terrace-like house of the 1880s, that displays a fine variety of render mouldings and cast iron decoration. It is an integral element within the concentration of buildings of this period in this section of Cecil Street.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: 1885 (1)
Architect:possibly Frederick de Garis (2)

This rendered house has a terrace form and is one of a group of buildings built in this section of Cecil Street by Frederick de Garis. Amongst others, de Garis was responsible for the designs of 'Finn Barr' next door and 'Mt Durand Terrace' opposite (q.q.v.) and it is highly probable that this is also to his design. The house was built in 1885 for a dentist, A.E. Ford (3). It is clad in render and reflects its date in the boom-time classicism of the mouldings to the walls and parapet. The cast iron to the verandah is particularly fine, with a fern lead motif across it, while the front fence is also in cast iron and is substantially intact.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 National Estate Citation
2 ibid.
3 ibid.

Identifier   City South Holden (service department)

Formerly   Ballarat Brewing Company premises

Heritage Precinct Overlay HO4
Heritage Overlay(s)

Address	25-29 Cecil St SOUTHBANK	**Category**	Industrial
Constructed	1910-1911	**Designer**	unknown

Amendment   **C 52**

Comment   New citation

Significance   (Mapped as a Significant heritage property.)

What is Significant?
The building at 25-29 Cecil Street, Southbank, is a modestly-scaled single-storey rendered brick Victorian-style warehouse that was erected c.1910-11 as the Melbourne premises of the Ballarat Brewery Company, which was founded in 1895 and remained in operation until it was taken over by Carlton & United Breweries in 1958.

How is it Significant?
The former brewery building is of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?
Historically, the former Ballarat Brewery Company premises is significant for its association with an important regional brewing company, founded in 1895 as a merger of three local beer makers dating back to the 1850s. The company, famous for the production of "Ballarat Bertie" beer, remained in operation until it was taken over by Carlton & United Breweries in 1958. More broadly, this building is demonstrative of pre-War industry in South Melbourne, prior to the more intensive inter-war industrial boom. It is also historically significant as of a small number of surviving buildings associated with the brewing companies that formerly proliferated in the inner suburbs in the late nineteenth and early twentieth centuries, prior to the formation of Carlton & United Breweries in 1907 and its subsequent acquisition, over the next six decades, of most of its competitors.

Aesthetically, the building is significant as a representative and largely intact example of an early twentieth century factory, in a style that harks back to the Victorian era in its modest scale, form, detailing and finishes. It remains a distinctive element in a streetscape that is otherwise dominated by industrial and commercial buildings of the inter-war period and later twentieth century.

Primary Source

Other Studies

Description

The building at 25-29 Cecil Street is a single-storey rendered brick Victorian-style factory with an unusual trapezoidal footprint, on account of being built along one edge of a triangular site. It has a pair of gambrel roofs, clad in corrugated galvanized steel, which are concealed along the two exposed facades by a parapet that rises up at the Cecil Street/Blakeney Place corner to form a pediment-like element. The corner itself is splayed, having an arched doorway with bluestone threshold, and a new metal-framed glazed door with an iron-barred half-round fanlight above. These two facades are further delineated by a plain stringcourse at the roofline, and matching parapet coping. Both facades have rectangular windows with timber-framed double-hung sashes and iron bars, and there is a wide vehicle entrance, with steel roller shutter, to Cecil Street.

History

This building was evidently erected c.1910-11, as it first appears in the Sands & McDougall Directory for 1912, occupied by the Ballarat Brewing Company. As Weston Bate has noted, breweries flourished in Ballarat in its early years, with no fewer than seven breweries in the main township by 1869, plus two each at nearby Buninyong and Warrenheip. Demand subsequently dropped, however, and only four remained by the late 1880s: the Black Horse Brewery in Ascot Street, the Barley Sheaf Brewery on Creswick Road, Tulloch & McLaren's Royal Standard Brewery in Armstrong Street, and Magill & Coghlan's Phoenix Brewery in Warrenheip. The last three companies merged in 1895 to form Coghlan & Tulloch's Ballarat Brewing Company, under the directorship of Arthur Coghlan, James Coghlan, Charles Tulloch and Alex McVitty. The brewery was located at the former Royal Standard Brewery in Armstrong Street, with head offices in Dana Street, Ballarat.

Coghlan & Tulloch's Ballarat Brewing Company maintained three premises in Ballarat and environs: brewing activity took place at the former Royal Standard and Phoenix Breweries, while the former Barley Sheaf Brewery served as a malthouse. The relatively modest building in Cecil Street, South Melbourne, which was probably used for storage or distribution rather than brewing, was built c.1910 – the same time that the firm underwent restructure, with the names of the two original co-directors being dropped from the title to form the Ballarat Brewing Company Ltd.

Both Coghlan and Tulloch died during the early years of the twentieth century and the business was continued by their sons. The company was converted into a proprietary company during the immediate pre-war years, and a public company in 1936 with the release of a prospectus which described the company's assets and brewing complex in detail.

The firm, most famous for beer with the "Ballarat Bertie" logo, was restructured again in 1936, as a public company. In 1953, it acquired the Volum Brewery in Geelong and, five years later, was itself taken over by Carlton & United Breweries, although public pressure at that time ensured that the "Ballarat Bertie" logo was retained on the new beer bottles produced by CUB. After the takeover, the company's former building in Cecil Street was used by CUB for storage until at least the mid-1970s. During the late-1980s CUB closed the Ballarat brewery. It is now forms part of the adjacent South City Holden premises.

Thematic Context

COMPARATIVE ANALYSIS
Brewing companies, large and small, proliferated in Melbourne's inner suburbs until the early twentieth century, when many were taken over by newly-formed Carlton & United Breweries and their premises then demolished or left virtually abandoned. Little evidence now remains of even the larger brewing companies that once flourished in areas like South Melbourne, Carlton, Collingwood and Richmond. The Victoria Brewery in Victoria Parade, retains brew towers, chimney, brewing hall and perimeter walls, although the site has recently undergone residential redevelopment. Only a malt store and some bluestone façades survive at the CUB site in Bouverie Street, while other vast complexes, such as McCracken's Brewery in Collins Street (the last remaining brewery in the CBD) have entirely disappeared. The most intact survivors among early brewery infrastructure are the Yorkshire Brewery in Collingwood (brew tower and stables, 1876) and, in the City of Port Phillip, the Castlemaine Brewery at 115 Queensbridge Street (brew tower and cellar buildings, 1888). Although probably not used for actual brewing, the former Ballarat Brewing Company premises in City Road is still comparable as a rare survivor of this once-ubiquitous brewing industry in South Melbourne

(and, more broadly, in Melbourne's inner suburbs).

Recommendations

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

References

W B Withers. History of Ballarat. p 295.
Weston Bate. Lucky City: The First Generation at Ballarat, 1851-1901. p 129.
Keith Dunstan. The Amber Nectar: A Celebration of Beer & Brewing in Australia. p 111.

Identifier   Southern Cross hotel

Formerly   Unknown

Heritage Precinct Overlay None
Heritage Overlay(s)   HO289

Address	78 Cecil St SOUTH MELBOURNE	**Category**	Commercial
Constructed	1870	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The Southern Cross hotel was built for E. Broderick in 1870 at no.78 Cecil Street, corner Market Street, South Melbourne.   It is historically and aesthetically important. It is historically important (Criterion A) 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. It is aesthetically important (Criterion E) as a prominent and richly decorated hotel characteristic of the mid Victorian period and comparing with the former Albion hotel (1889) at 209 Clarendon Street.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A prominent two storeyed Italianate hotel with corner splay and distinguishing stuccoed ornamentation and later two storeyed addition at the rear facing Market Street. The raised cement stringcourse has a guilloche pattern and there are aedicules to the upper level windows with a surmounting bracketed cornice and plain parapet. There is later tilework at footpath level and the original street level openings appear to be substantially intact. Inside, the bar area has been renovated but elements of the original arrangement of rooms is in situ.   Condition: Sound.   Integrity: High.

History

The 1852 survey of Emerald Hill included section 3 which was bounded by Market, York, Cecil and Ferrars Streets. The western half of the area was set aside as a reserve, part of which was subsequently resumed for the railway line to Brighton. The eastern half was subdivided and sold on 18 August 1852, several lots including lot 11 of section 3 on the south west corner of Cecil and Market Streets going to the horse dealer, J.P.Bear. It had a frontage of 125 feet to Cecil Street and in 1866 was undeveloped. By 1869, it had been

subdivided further and the corner block (lot 1), which measured 33 by 90 feet was owned by Edward (Edmund?) Broderick.

In 1870, Broderick built there a "brick bar" with eleven rooms. It was named the "Southern Cross" hotel with Broderick the licensee until 1874 when Davis Stroud took over. Broderick continued as landlord, resuming publican duties from 1876 to 1887 and from 1898 to 1908. By 1880, Broderick also owned and let an adjoining pair of brick houses which were on the site of the present day no.80. By the turn of the century, another pair of houses had been built along side and were also let, a pattern of development not uncommon among South Melbourne's hoteliers.

Thematic Context

3. Developing local, regional and national economies.   3.11.5   Retailing food and beverages.   8. Developing cultural institutions and ways of life.   8.4   Eating and drinking.

Recommendations

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

References

South Melbourne Rate Books: 1869-73, 1880-81, 1900-01. VPRS 2332, PROV.
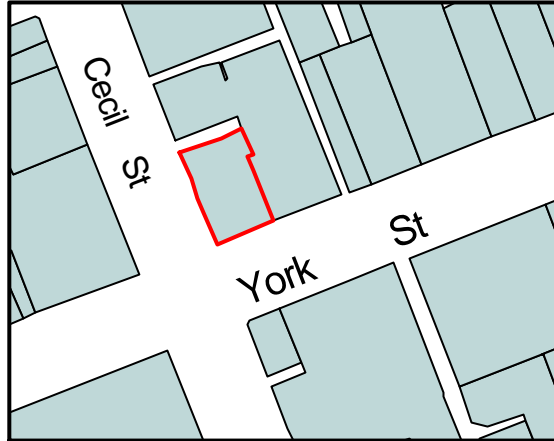MMBW litho plan no.19, c.1894.
Parish plan South Melbourne, Sheet 2. PMHS.
Cox, Hobson Bay and River Yarra, 1866. SLV, Map Section.
Hotels, vol. 1. Port Phillip Library, Local History Collection, LH 647.949 4 SOU.
Susan Priestley, South Melbourne, A History, Melbourne University Press, Carlton, 1995, p.46.

Identifier   Hotel/Shop

Formerly   Victoria hotel, later shop

Heritage Precinct Overlay HO3
Heritage Overlay(s) HO3

Address   113 Cecil St
SOUTH MELBOURNE

Category   Commercial

Constructed 1873

Designer   unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

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.
Condition: Sound.
Integrity: High, some alterations to street level openings.

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.

In the 1880's, Henry Foreman, described as a wheelwright, or Mrs Catherine Foreman, were 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.

By 1881, the hotel was described as "brick, 11 rooms, NAV 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. It continued to operate until 31 December 1920, when it closed. The building was subsequently used as a shop.

Thematic Context

3. Developing local, regional and national economies.   3.11.5   Retailing food and beverages.   8. Developing cultural institutions and ways of life.   8.4   Eating and drinking.

Recommendations

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

References

South Melbourne Rate Books: 1868-77, 1880-87, 1890-91, 1900-01,
  VPRS 2332, PROV.
MMBW litho plan no.19, c.1894.
Parish plan South Melbourne, Sheet 2. PMHS.
Cox, "Hobson Bay and River Yarra", 1866. SLV, Map Section.
"Hotels" vol. 2. Port Phillip Library, Local History Collection,
  LH 647.949 4 SOU.

City of Port Phillip Heritage Review

Identifier   Albert Buildings

Formerly   unknown
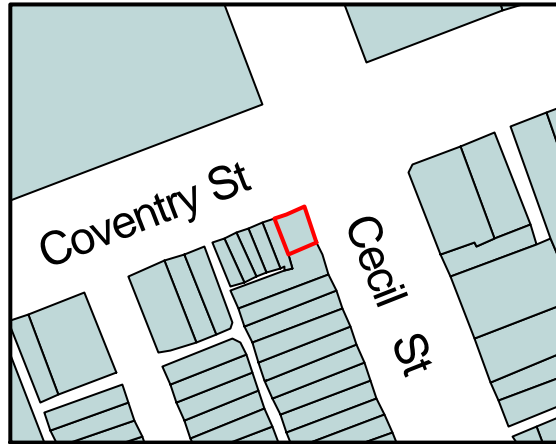
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	142-144 Cecil St SOUTH MELBOURNE	**Category** Commercial
Constructed	c. 1881	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The 'Albert Buildings' are of significance as a substantially intact row of Victorian shops that command a prominent corner at the northern extent of the extant residential and commercial areas of the Emerald Hill area. In design they are particularly coherent with the terraces along Cecil Street to the south. The intact nature of the door and window joinery is integral to the significance of the row.

Primary Source

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

Other Studies

Description

Original Use: Shops
Date of Construction: circa 1881 (1)

The 1852 plan of the township of Emerald Hill (2) shows the Police Reserve at the corner of Coventry and Cecil Streets in Crown Section 10 while in April 1856 the local Council was advised of a Government grant of land between the railway and the area adjacent to Coventry, Cecil and Dorcas Streets for the purpose of municipal buildings (3). Later that year, the Public Works Department, under commissioner Charles Pasley, advertised tenders for the construction of a Court House at Emerald Hill (4), replacing the Sandridge Courthouse that was transferred to the Cecil Street site in 1855 (5). However with the rapid growth in the municipality and the commensurate importance of the local Council, it was felt that more suitable accommodation be acquired and a new Town Hall (q.v.) was subsequently erected (6).

The extant buildings at the corner Coventry and Cecil Streets appear to have been built in one stage, although parts of the earlier building may remain extant within its fabric. They are a row of simple two-storeyed shops with a plain rendered façade into which are set double hung sash windows embellished with simple render

mouldings and above is a parapet decorated with an Italianate balustrade. Of the six shops onto Coventry Street, four (Nos. 303, 305, 307 and 309) retain intact their original timber-framed shop windows, while the large window and four panel door onto Cecil Street are also intact. These are of distinction with bold render quoins wrapping back into the opening of the reveal of each opening. As a whole the row is substantially intact, although appears to have originally had a verandah.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 City of South Melbourne Rate Books, 1880-1882
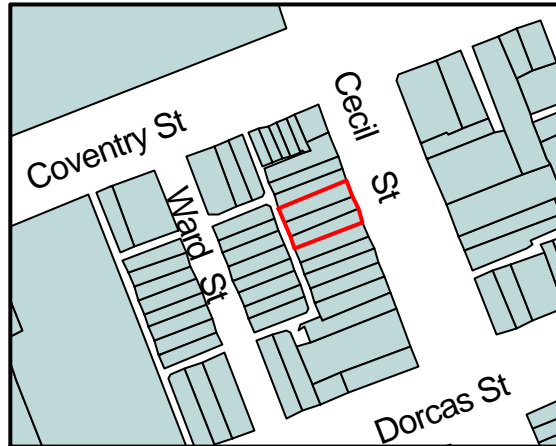2 J. Kearney, 'Plan of South Melbourne', 1855, State Library of Victoria
3 C. Daley, 'History of South Melbourne', p.62
4 Architects' Index, University of Melbourne
5 Daley, op.cit., p.59
6 ibid., pp.123-128

Identifier   "Mt Durand Terrace"

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 152-156 Cecil St SOUTH MELBOURNE	**Category** Residential:row
Constructed 1884	**Designer** Frederick de Garis

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

'Mt Durand Terrace' is of significance as a substantially intact and very finely detailed terrace row of the 1880s and a major work by the prominent architect Frederick de Garis, who was not only prolific in South Melbourne but also occupied one of the houses in the row for a number of years from the time of their completion. It is also of significance for being part of a short streetscape that has at least five intact residences and the former Mechanics' Institute façade designed by that architect.

Primary Source

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

Other Studies

Description

Original Use: Residences
Date of Construction: 1884 (1)
Architect: Frederick de Garis (2)

Allotments 17, 18 and 19 in Crown Section 10 along Cecil Street were owned by architect Frederick de Garis in 1883 (3). By the following rateable period three eight-roomed brick terrace houses had been erected on the site and they initially attracted a total N.A.V. of £174 (4). De Garis occupied what is now No. 156 for several years (5), but the other two residences were not immediately let. Other subsequent tenants of the buildings included Christian Andersen, a carpenter, Eliza Elliot, Robert Ward (also a carpenter), and one Ann Gregory (6).

In 1890 the N.A.V. for the property had increased to £195 (7) and by 1899 Julia de Garis (presumably a close relative) was the owner of 'Mt Durand Terrace' (8).

This terrace is very close in design to 'Vermont Terrace' in Cardigan Place (q.v.) that also appears to have been designed by de Garis. 'Mt Durand' is if anything, more embellished, because it shares the form of three houses with a two storeyed verandah decorated with the same fern leaf cast iron, a full width and ornately decorated pediment to the central house, an escutcheon in the tympanum with the date of the terraces (only one year earlier than 'Vermont Terrace') and deeply incised banded rustication to the ground floor that wraps around octagonal bay units to each house.

This row has very rich decoration to the wing walls, with twisted colonettes, swagged urns and masks. While the eave line to the verandah is embellished with two small pediments over each of the outer terraces, the verandah fascias retain a substantial number of their turned timber drops to the ground floor and dentils to the first floor, and the parapet is also finely decorated to each side of the central pediment. The whole row is substantially intact including the encaustic tile paths and verandah floors and the cast iron fence manufactured by the Cochrane and Scott Phoenix Foundry.

While displaying a degree of ornamentation to be expected in the 1880s, this row does not extend to the plethora of detailing on No. 155 Cecil Street opposite, 'Finn Barr' (q.v.), also designed by de Garis, but does compare with his No. 153 Cecil Street, 'Port View' (q.v.). It is of note that de Garis was also responsible for the façade of the former Mechanics' Institute at No. 170-172.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 City of South Melbourne Rate Books, 1883-1885
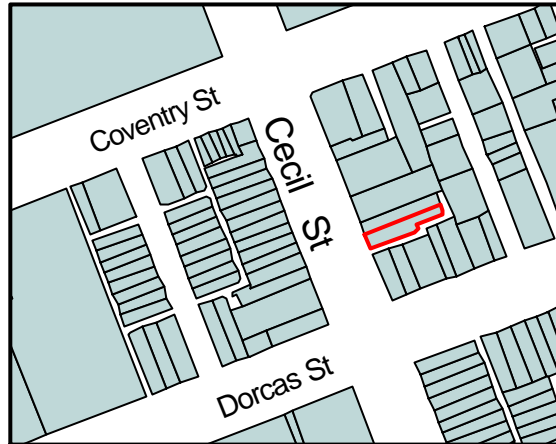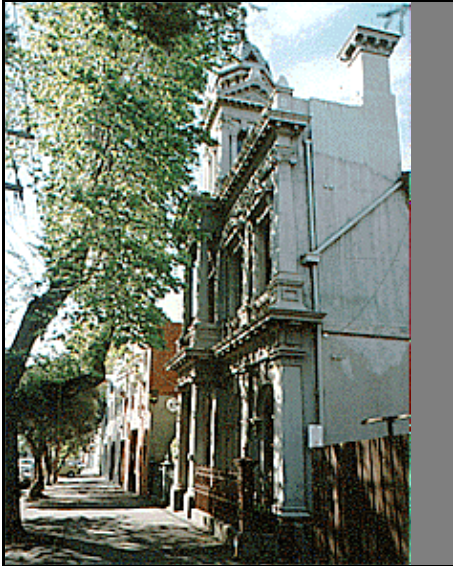2 ibid.
3 ibid.
4 ibid., 1884/85
5 ibid.
6 ibid., 1887-91
7 ibid., 1890/91
8 ibid., 1899/1900

Identifier   "Finn Barr"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO78

Address	155 Cecil St SOUTH MELBOURNE
Constructed	1889-90

Category   Residential:detached

Designer   Frederick de Garis

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Finn Barr' is of significance as one of the most finely designed late-Victorian houses in Melbourne and as an intact example of Frederick de Garis's residential work, built to accommodate a leading medical practitioner. It is the predominate building in a section of street that includes some of the most distinctive Victorian buildings in South Melbourne; a number of which were the work of de Garis, including the façade of the former Mechanics' Institute. The side and rear facades are integral to the significance of the whole.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: 1889-90 (1)
Architect: Frederick de Garis (2)

This imposing residence was built for an Emerald Hill doctor, W.H. Ford (3) during the economic boom of the 1880s. The contractors Seccull and Abbott (4) built to the design of the noted Melbourne architect Frederick de Garis, a most prolific architect in the area responsible for the design of 'Mt Durand Terrace' opposite, 'Port View' next door and the Mechanics Institute façade (q.q.v.).

The house remains substantially intact as built and is one of the most prominent late-Victorian houses in South Melbourne. It has an asymmetrical façade dominated by an intricately lead-roofed mansarded tower that extends above the colonnaded entrance porch. The whole is clad in render and is very highly ornamented; a feature of de Garis' work. The trabeated system across the façade is set in ascending order and each has a deep, appropriately decorated cornice and within this framework are round headed double

hung sash windows that also have decoration in the render surrounding them. The result is the absence of any wall plane as such. At the side, the wall is in plain render, however the mouldings along it are unusually decorative for a side façade. The window openings are stop chamfered and the eaves line has timber brackets that are continued down into the rendered string course set immediately below.

The detailing of the render is enhanced by the intact cast iron fence and the particularly fine joinery and leadlighting to the front door. While the building remains almost completely intact, it is of concern that the render is decaying across a number of the mouldings.

History

see Description

Thematic Context

unknown

Recommendations

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

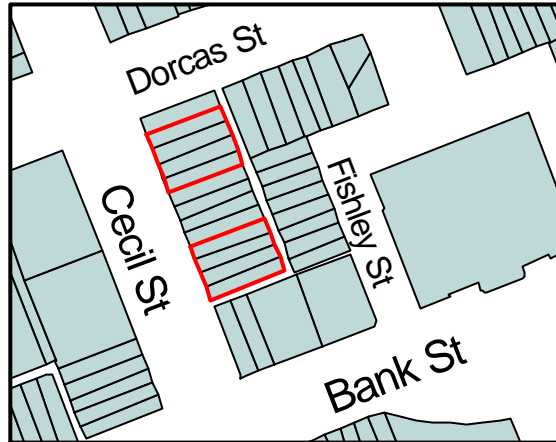## References

1 Architects' Index, University of Melbourne
2 ibid.
3 National Trust of Aust. (Vic.), 'Building citation: 'Finn Barr', 155 Cecil Street', held in File No. 2982
4 ibid.

Identifier   Terrace Houses including "Ingleside"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address	157-163 and 173-179 Cecil St SOUTH MELBOURNE	**Category**	Residential:row
Constructed	1891	**Designer**	Sydney Smith and Ogg

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

This pair of terraces at Nos. 157-163 and 173-179 Cecil Street are of significance for the transitional nature of their materials and detailing, displaying a very interesting and advanced design of the early 1890s. Their contribution to a major streetscape developed within the Orphanage Estate and their intact nature and coherency of design are integral to the significance, as is the north end façade of the row.

Primary Source

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

Other Studies

Description

Original Use: Residences
Date of Construction: 1891 (1)
Architect: possibly Sydney Smith and Ogg (2)

The terrace houses that stand at Nos. 157-163 and 173-179 Cecil Street bear such a close resemblance to each other that they are discussed here together. These properties were originally part of land in Crown Section 14 granted to the Melbourne Protestant Orphan Asylum in 1852 (3). Following the removal of the Orphanage in 1877 the sites were redeveloped (4) and by 1891 four two-storeyed seven room brick terrace houses at what is now Nos. 157-163 had been erected (5), having an initial total N.A.V. of £256 (6) (or £64 per terrace). The tenants at that time were Henry Radford, a cooper, John Tucker, a secretary, Alexander Steedman, a stoker and one Caroline McGregor (7).

The properties at Nos. 173-179 were being developed concurrently and in 1891 these four terraces, also two-storied, of brick and each with seven rooms, were erected (8), their first N.A.V. being £232 (9) (or £58 per terrace). The tenants at that time were Ephraim Myers, a cigar maker, John Hosking, a 'compositor' and

Frederick Webb, a stationer, with one house remaining vacant (10).

Both terraces were owned by the Melbourne Orphan Asylum (11) until being transferred to the ownership of the Victorian Housing Commission (now the Ministry of Housing) in 1973.

Each row has the same architectural scheme and they clearly display the late-Victorian date of construction. They have walls in tuckpointed red brick with two storeyed verandahs decorated in a manner typical of their date, with cast iron in a planar, two dimensional pattern, reminiscent of timber fretwork. The cast iron to the balustrade is particularly fine, bowing-out in an opera box form. The brick and render parapet also displays its date both in its materials and forms, which include the sunray motif so popular with the Arts and Crafts movement at that time. While the joinery to the ground floor windows heralds a departure in the turned and routed framing members to the tripartite groupings and so too the leadlight in highlights above the windows and to the doors with its coloured diffusing glass so popular in the Edwardian period.

The north façade of the row, at No. 157, is of particular note, having been given detailing consistent with the front façade of the row. This façade has fine detailing around the entrance door set into it, that gives onto the side pavement. This is surrounded by a cornice fashioned in render and surmounted by the name plate, 'Ingleside'.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 City of South Melbourne Rate Books, 1890-1892
2 The Architects' Index, University of Melbourne, lists a tender notice for two terraces, each with four two storey apartments in Cecil Street, to be built in 1890 to the designs of Sydney Smith and Ogg
3 C. Daley, 'History of South Melbourne', p.372
4 Allom Lovell and Associates, 'The Emerald Hill Estate…', June 1983, prepared for the Ministry of Housing
5 City of South Melbourne Rate Books, 1890-1892
6 ibid.
7 ibid.
8 ibid., 1891/92
9 ibid.
10 ibid.
11 ibid.

Identifier   Shop

Formerly   unknown
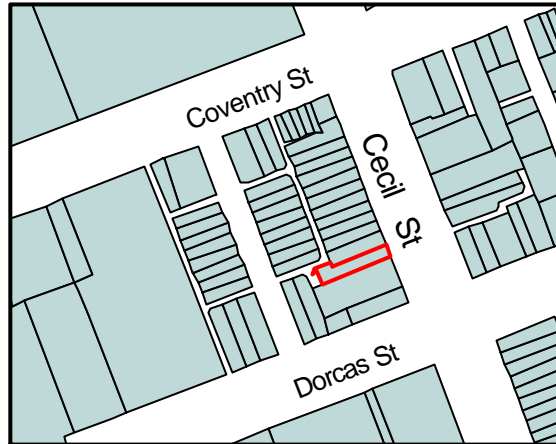
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   168 Cecil St
SOUTH MELBOURNE

Category   Commercial

Constructed   c. 1887

Designer   Frederick Williams?

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

This building is of significance as a shop of the 1880s that remains substantially intact including the timber framed shop window. It is an integral component of the historic streetscape in this section of Cecil Street and is in keeping with the Orphanage Estate to the east.

Primary Source

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

Other Studies

Description

Original Use: Shop
Date of Construction: circa 1887 (1)
Architect: possibly Frederick Williams (2)

Charles Steet (sic.) purchased twenty feet of vacant land at what is now 168 Cecil Street from James Pye, an engineer, in 1886 (3). Steet was a grocer and in the following year he was trading from his two-roomed brick building, given an initial N.A.V. of £66 (4). It is probable that this was the extant shop. By 1890 the property, then described as a brick shop and cellars had passed to the Directors of the Bank of Victoria (5). The building was vacant at that date and its N.A.V. had increased to £100 (6).

The shop remains in a substantially intact state. It is two storeyed, its walls are clad in render and they display restrained render ornament to the side pilasters and the aedicular windows on the first floor. The main feature of the façade is however the intact timber shop window that returns back to the entrance door.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 City of South Melbourne Rate Books, 1886-1888
2 The Architects' Index, University of Melbourne, lists a tender notice for stores and a residence to
   be built in Cecil Street for Charles Steet in 1885 to the designs of Frederick Williams
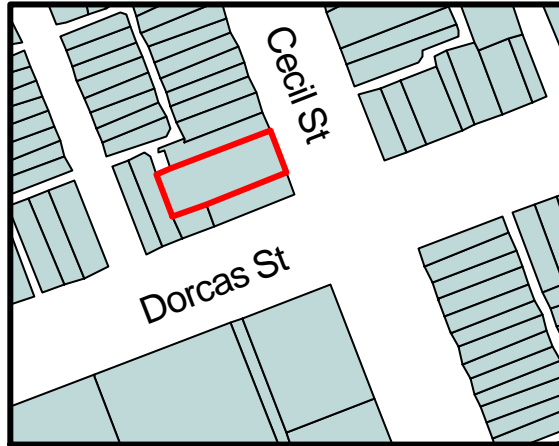3 ibid., 1885-1887
4 ibid., 1886/87
5 ibid., 1890/91
6 ibid

Identifier   Former "Emerald Hill Mechanics' Institute"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO79

Address 170-172 Cecil St SOUTH MELBOURNE	**Category** Public
Constructed 1857; façade 1884	**Designer** Knight and Kerr; Frederick de Garis

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Mechanics' Institute hall built in the 1850s and the facade added onto Cecil Street in the 1880s are of significance for displaying and being integral to, the evolution of public buildings in South Melbourne. The hall is significant for its basalt construction, its very early contribution to the area's public facilities and for being one of the earlier extant Mechanics' Institute buildings in the state, while the front facade is significant for its contribution to a streetscape dominated by buildings designed by Frederick de Garis. The alterations to the interior have detracted from the significance of the building.

Primary Source

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

Other Studies

Description

Date of Construction:1857 (1); façade 1884 (2)
Architect: Hall- Knight and Kemp (3); Façade- Frederick de Garis (4)
At a South Melbourne public meeting on 30 June 1856 the decision was made to build a Mechanics' Institute for the area (5). The inspiration for the idea came from James Service, Chairman of the Municipal Council (and later Premier of Victoria) who announced that the Government had committed funds for construction (6). The contract for the building was let to the prestigious architects Knight and Kerr, the designers of Victoria's Parliament house (7). The facade was completed thirty years later by an architect most prolific in South Melbourne, Frederick de Garis.

Mechanics' Institutes were prominent institutions in the cultural and social life of many nineteenth century towns throughout Australia. One of their main functions was to provide a library accessible to the general citizens, particularly the working classes, and while most of the institutes also provided facilities for public meetings and lectures, the rooms of the South Melbourne Mechanics' Institute were used by the Emerald Hill

Council, the local Dramatic Club and the Emerald Hill School of Art. However it was the Free Library, more than any other organisation, that offered the greatest exchange of ideas and inspiration to the residents of the area.

Upon the completion of the extant Town Hall in 1879, the Mechanics' Institute was transferred to that building (8); the trustees of the Cecil Street building signing over the title to the Council(9). It was after the transferral of the Institute that the Cecil Street facade and some living quarters (10) were added and in 1887, the Council opened a free reading room in the old building (11). By 1892 the building was in private ownership and in the following year its user was the newly founded South Melbourne Literary and Debating Society. (12) The building has had a variety of subsequent owners, and from 1928 until 1980 was owned by the Italian Club Cavour (13).

As it now stands, the building clearly displays its two stages of construction. Of the earlier building, the basalt and brick hall remains and is clearly visible both from Dorcas Street and the laneway to the north.

This earlier building comprised an entrance hall, an assembly room a library and two classrooms(14), although it has not been established exactly what of these remain apart from the assembly hall. As may be expected of its early date of construction, the hall is a box-like gable-roofed structure with rather simple articulation to the window openings in the form of brick cornices, although the west facade also appears to have originally received embellishment. The walls are otherwise in exposed rock-faced basalt. The two storeyed front addition stands in contrast to the earlier hall, and typically of its date of construction, it has an Italianate rendered facade.

The ground floor, in the manner of a basement, has incisions into the render to represent ashlar blocks, while the first floor is treated as a piano nobile. The round-headed windows across this floor are flanked by iron colonettes and decorated with nail head mouldings and male masks onto the keystones. The Italianate is extended across the cornice with closely set render brackets alternating with rosettes and the parapet above with vermiculated pedestals within guilloche-like balustrading. The detailing of this facade stands in restrained contrast to the residences designed in the same decade by Frederick de Garis in the same section of Cecil Street: 'Mt Durand Terrace' at Nos. 152-156, 'Port View' at No. 153 and 'Finn Barr' at No.155.(q.q.v.)

The facade is substantially intact including the very fine door at its northern end that has raised panels decorated with rosettes to each corner. The interior to both halves and the openings of the rear of the building are however, presently undergoing alterations that appear to be altering and replacing the original fabric.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 HBPC, File S/14/70, July 1980, 'Classifications Sub-Committee Meeting No. 289'.
2 ibid.
3 Architects' Index, University of Melbourne.
4 HBPC, loc. cit.
5 ibid.
6 ibid.
7 ibid.
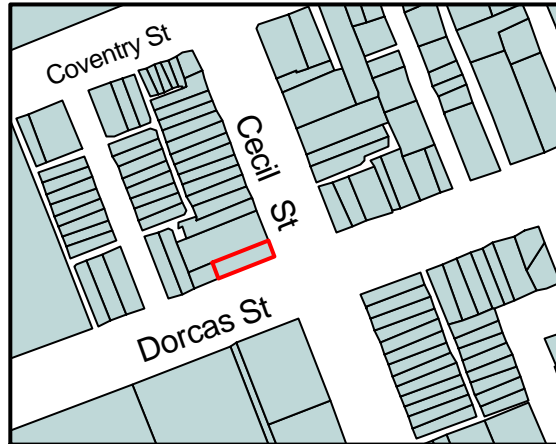8 C. Daley, 'History of South Melbourne'. p. 158.
9 ibid
10 HBC File No.83/2732.
11 Report prepared for the City of South Melbourne for the HBC, 1979, p.2.
12 ibid
13 ibid., p.4.
14 HBC Classifications Sub-Committee, 1982, Section 4.0.

Identifier   Shop

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   174 Cecil St
                    SOUTH MELBOURNE

Category   Commercial

Constructed   1881

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

No. 174 Cecil Street is of significance as a shop of the early 1880s, with an elegance of design that remains almost totally intact across its exterior. The finely detailed and intact timber-framed shop windows are of particular note and are enhanced by the intact nature of the remainder of the joinery. This shop is an integral component of the historic streetscape to the north and is in keeping with the Orphanage Estate to the south-east. The significance is enhanced by the shop being on the corner, allowing it to have a greater impact on the street than would otherwise be the case.

Primary Source

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

Other Studies

Description

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

Peter Hauge arrived in Emerald Hill in 1863 and started a business as a plumber and gasfitter, soon expanding his operations to extensive contracts for the government (2). In 1881 Hauge purchased vacant land of Allotment 9, Crown Section 10 from a Mr Spence (3) and in that same year a five-roomed brick building was erected on the site, its initial N.A.V. being £40 (4). Hauge occupied the building (5), presumably operating his business on the ground floor. In 1884 the building was described as having seven rooms with a shop, the N.A.V. increasing by £5 (6) with the addition of two rooms. At this stage William J. Warner, also a plumber, tenanted the building (7). By 1890, presumably because of inflated prices and not additions to the building, the brick shop with cellar had almost doubled its N.A.V. to £84, the owner still being Hauge and the occupant Warner (8). A photograph of the building, reproduced in the Jubilee History (1905) shows the name, 'Hauge and Sons' along the building's parapet and 'Plumber and Gas Fitter' on the corner wall (9).

The shop remains in a substantially intact state. It is two storeyed, set on the corner of Cecil and Dorcas Streets. The walls are clad in render and are ruled to represent ashlar blocks, while the cornice at each level is moulded and decorated with dentils. It is however the openings into the walls that are of particular distinction to this shop: all are finely detailed and intact, including the panelled doors and the timber framed shop windows that flank the corner entrance door. These windows are particularly elegant, each divided into two arched sections with colonnettes between. The double hung sash windows at first floor level are surrounded by simple render architraves and decorated with female masks to the keystones. The simple parapet probably originally had urns along it, however has its corner pediment intact, embellished with a rococo-inspired shell.

Overall the design of the shop is intact and it displays none of the glut of decoration commonly applied to buildings later in the 1880s.

History

see Description

Thematic Context

unknown

Recommendations

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

References

Jubilee History (1905)

1 City of South Melbourne Rate Books, 1880-1882
2 Jubilee History of South Melbourne, p.169
3 ibid.
4 ibid., 1881/82
5 ibid.
6 ibid., 1884/85
7 ibid.
8 ibid., 1890/91
9 Jubilee History of South Melbourne, p.132

Identifier   MacKilliop Family Services (headquarters)

Formerly   St Vincent de Paul's Boys' Orphanage

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	231-241 Cecil St SOUTH MELBOURNE	**Category**	Public
Constructed	1855-58 (original)	**Designer**	George & Schneider

Amendment   **C 52**

Comment   New citation

Significance   (Mapped as a Significant heritage property.)

What is Significant?
The former St Vincent de Paul's Boys' Orphanage at 231-241 Cecil Street, South Melbourne, 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 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 façade, arcaded loggias and distinctive tower, remains as an important element in the historic streetscape.

Primary Source

Other Studies

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.

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 sleep-out balconies, a club room for senior boys and a new dining room.

Thematic Context

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's 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's 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.

Recommendations

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

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.

Identifier   Bay View Hotel

Formerly   unknown
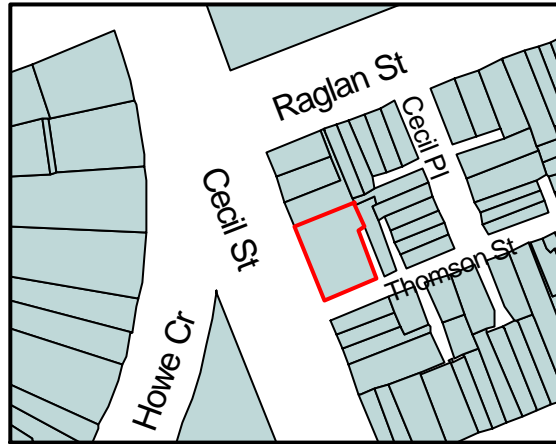
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   273 Cecil St
SOUTH MELBOURNE

Category   Commercial

Constructed   c.1920

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The Bay View Hotel is of significance as a substantial, well-designed and externally intact example of a hotel of the 1920s that adopts a classical vocabulary in its design. It has a most commanding facade onto Cecil Street that displays an unusually high calibre and degree of intactness of detailing, particularly to the glazing and ceramic tiles.

Primary Source

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

Other Studies

Description

Original Use: Hotel

There has been at least one hotel built prior to the present building that has been named the 'Bay View Hotel'. It was at or near the site of the extant hotel, the first mention of it being in 1865 under the licensee J. McCann(1) . The building that now stands is either a complete rebuilding or a very thorough alteration and it appears to have been constructed in the early 1920s.

Of the extant hotels in South Melbourne built/altered in the 1920s in the classical reveal idiom, the 'Bay View' stands apart as the largest most comprehensive design that also has considerable merit to its internal and external styling. The building is also outstandingly intact to the exterior. Despite being on a corner the design takes little advantage of this, the main facade being the long Cecil Street facade, although some embellishment does continue around to the southern face.

The Cecil Street facade is essentially symmetrical about a stripped pediment unit and this focus is reinforced

by the recessed balcony at first floor level. The classical reference is made in the pediment with the wreathed reeded insets and below in the Doric columns that flank and line the balcony while there is also reference in the most extensive and typically 1920s leadlight work that fills all the ground floor window sashes. In addition, the decorative effect of the facade is enhanced by the ceramic tile dado across the ground floor that consists of bands of black, mottled beige and terracotta tiles.   The interior has had a panelled and tiled interior in a manner typical of the 1920s, and it is very regrettable that this is currently undergoing major changes.

History

see Description

Thematic Context

unknown

Recommendations

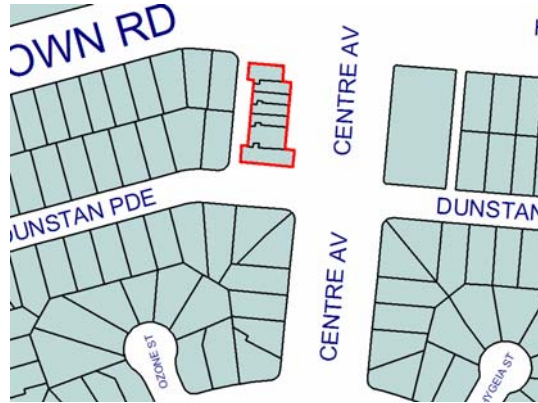A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Cole Collection, Vol. 3, State Library of Victoria

Identifier Community Centre Shops
Formerly

Heritage Precinct Overlay HO2
Heritage Overlay(s)

Address	9 to 23 Centre Avenue PORT MELBOURNE	**Category**	Public
Constructed	1941-42	**Designer**	Scarborough, Robertson & Love

Amendment **C 70**

Comment New citation

Significance (Mapped as a Significant heritage property.)

What is Significant?
The brick building at 9-23 Centre Avenue comprises six single-storey sawtooth-roofed shops, flanked by a pair of double-storeyed hip-roofed corner shops with dwellings above. Individual shops retain splayed entries, glazed doors, metal-framed windows and tiled spandrels. Erected by the Housing Commission of Victoria (HCV) in 1941-42 to the design of J F D Scarborough (a member of The Architects' Panel), these shops were the first (and only) of two identical blocks proposed to be built at the entrance to the new Fisherman's Bend estate.

How is it Significant?
The shops are of historical, aesthetic and architectural significance to the City of Port Phillip.

Why is it Significant?
Historically, the building is significant as the first community centre to be built on a HCV estate. It provides rare evidence of the ambitious network of community facilities that were initially proposed for these estates at the urging of social reformers, but which remained largely unrealised due to restrictions on state funding from 1945. This shopping centre was one of only four examples erected by the HCV during the 1940s, of which at least two others are known to have been demolished, leaving this as the only survivor in the Melbourne metropolitan area.

Aesthetically, the shops are significant as a typical example of austere government architecture of the Second World War period, yet still with a Moderne character. With its distinctive triple-fronted façade and double-storeyed end pavilions, the shops were intended to be, and still remains, a prominent element in the Centre Avenue streetscape, and (along with the community hall on the opposite side) a significant marker at the entrance to the Fisherman's Bend estate. Architecturally, the shops are of significance as an example of the work of J F D Scarborough, one of four distinguished Melbourne architects who comprised The Architects' Panel of the HCV.

Primary Source

Heritage Alliance citation

Other Studies

Andrew Ward and Associates. City of Port Phillip Heritage Review, 2000.

Description

The retail complex at 9-23 Centre Road, which occupies an island site bounded by Centre Avenue, Howe Parade, Dunstan Parade and a laneway, comprises an attached row of six single-storey shops, with a double-storey shop/dwelling at each end. Originally of face brick construction (now painted), the building has a sawtooth roof over the central six shops, clad in metal tray deck with bullnosed ends above the clerestory windows. This roof is only evident at the rear, being concealed from the front by a capped brick parapet (which is original) and a timber-framed lattice screen with half-round pediment (which is not). The double-storeyed shop/dwellings at each end have hipped roofs, clad in dark Marseilles-pattern terracotta tiles, with plain brick chimneys.

The principal frontage, to Central Avenue, is stepped: the double-storey shops at Nos 9 and 23 project and recede respectively, thus creating a triple-fronted effect. The shops between, arranged in three mirror-reversed pairs, are linked by a projecting concrete hood above shopfront level, surmounted by a frieze of clinker Roman bricks, a steel-framed cantilevered verandah roof, and thence by the capped parapet. Each of these shops has a splayed entry with timber-framed glazed door, and a large fixed sash window. All but one retains its original slender metal window frames; the exception (No 15) having a chunkier aluminium equivalent. Below the windows, sills and spandrels are clad with the original pale green square ceramic tiles. The window bay at No 21, adjacent to the recessed corner shop, returns down the exposed wall. At the rear, the six central shops have enclosed yards and small projecting brick wings with flat concrete slab roofs.

The two corner shops (Nos 9 and 23) originally had projecting window bays, without sills or spandrels, but only the former still retains this while the latter has been replaced with a modern shop window. No 9 is entered from the side, and No 23 from the front. The side and rear walls of these corner shops have elongated timber-framed windows to the ground floor, and conventional double-hung sash windows to the dwellings above, with clinker brick sills.

History

The Housing Commission of Victoria (HCV) was formed in 1938 to improve housing conditions by the reclamation of areas deemed to be insanitary and the provision of new houses for low income earners. Its first major project, as described in their annual report for 1939-40, was for a 'model settlement of 376 dwellings', to be laid out at Fisherman's Bend on '55 acres of sandy wasteland with a beach frontage'. The masterplan was prepared under the direction of a specially-formed "Architect's Panel" comprising four distinguished Melbourne designers: Frank Heath, Arthur Leith, Best Overend and J F D Scarborough. Influenced by English precedents, the estate comprised a central north-south avenue flanked by curved crescents and areas of open parkland, lined with brick and concrete houses in a range of standard designs.

The original masterplan also proposed a range of community facilities, the inclusion of which had been strongly urged by the HCV's social reformer members. The central avenue was to have two blocks of shops flanking its northern end (the estate's main entrance off Williamstown Road) with a community centre forming a focal point in a large park at the southern end. The provision of shops became the first priority, as it was recorded in the annual report that the nearest existing shops were a mile away and there was still no regular transport service at that time. It was further noted that the proposed shopping centre flanking Centre Avenue 'is situated in what might be termed a Settlement Square. . . within easy walking distance from all dwellings'.

While work proceeded swiftly on the new housing, it was not until July 1941 that tenders were called for the first block of eight shops, on the western side of the 'Settlement Square'. Another six months passed before a tender, valued at £8,704 15s 6d, was accepted. The annual report for 1942-43 noted that the shops were 'well established' by that time, and had already 'filled one of the most urgent needs of the tenants', being occupied by a butcher, grocer, chemist, fruiterer, delicatessen and mixed business. When the centre first appeared in the Sands & McDougall Directory in 1943, three shops (at Nos 13, 15 and 19) were still listed as vacant, while another (No 17) had become a local administrative office of the HCV. The vacant shops were later occupied by a confectioner (No 19), post office (No 15) and a branch of Crofts Stores, a popular grocery chain of the day (No 13). From the beginning, the HCV had announced its intention to retain ownership of the shops and, after the Second World War, it further stated that preference would be given to prospective tenants who were 'ex-servicemen with records of substantial active service'. Although individual tenants have changed over the years, the types of businesses represented in the strip remained more or

less constant for several decades.

Thematic Context

COMPARATIVE ANALYSIS

Completed in 1942, the row of shops at Fisherman's Bend represented the first retail development to be carried out by the new HCV. It was initially proposed to establish similar facilities on the Commission's other large estates, and many preliminary site plans (as published in annual reports of the early 1940s) show proposed shopping centres on the estates at Coburg, Geelong East, Wangaratta, Traralgon, Moe, Horsham, Shepparton and elsewhere. Only a few of these, however, would be realised promptly. Renate Howe, author of the official history of the HCV, has observed that there was a lag of up to four years in the provision of shops on these early estates. This, as she further notes, was partly due to opposition by successive conservative state governments, who considered that commercial development should be left to private enterprise. Furthermore, the implementation of the Commonwealth-State Housing Agreement (CSHA) in 1945 effectively prohibited the use of Commonwealth funds on anything other than actual housing. From that time, the HCV were only permitted to erected shops (or any other community facilities) if they paid for it themselves.

After Fisherman's Bend, the next HCV estate to be provided with a shopping centre was the Newlands Estate in Coburg East, where a block of nine shops was erected at 113-127 Elizabeth Street (corner Murray Road) in 1945-46. This was soon followed by a block of six shops at the East Geelong Estate, at what is now 136-146 Ormond Road, Thomson. A few more years passed before work began on a third block, comprising 16 shops, on the Sandringham Estate (497-527 Bluff Road, Hampton), which was completed during 1949. Although different in size, these three new centres were otherwise identical in form – but a form representing a departure from the ostensible prototype at Fisherman's Bend. Each was made up of a series of U-shaped modules, comprising a semi-detached pair of single-storey shops, flanking an enclosed garden courtyard with a double-storey residence at the rear. It was reported in the HCV annual report for 1949-50 that this new type of shopping centre was 'planned along modern lines, with adequate parking space, gardens and lawns. They are an attractive feature of the district'.

While the HCV could not afford to fund the construction of shopping centres on every estate, there was nothing to prevent them reserving sites for retail development, and selling these sites to private individuals for that purpose. In this way, retail development continued during the late 1940s at the Commission's estates at Ashburton, Broadmeadows, Dandenong, North Jordanville and elsewhere. During 1949-50, small blocks of lock-up shops were being erected on the Commission's estates at Traralgon and Morwell, although not actually on the sites that had been proposed on the original site plans. Three 'temporary' shops were also erected at Moe during 1951, which were 'intended to bridge the gap between occupation of the estate by tenants and the erection of normal shopping facilities on the sites reserved for the purpose'.

It was not until 1955 that Commonwealth funding was again made available for non-residential development on HCV estates. The first examples to be completed were a block of six shops at 40-48 Haines Street, North Melbourne and another block of twelve at 150-178 Churchill Avenue, Maidstone. During 1956, a block of six shops/dwellings was erected at Moresby Court, West Heidelberg – part of the Olympic Village estate, where the Commission subsequently established their largest and most celebrated commercial development: a 'modern attractive' drive-in shopping centre on a 9-acre site, with 28 shops arranged around a pedestrian mall.

The block of eight shops that remains at Fisherman's Bend is thus rare as one of only four purpose-built permanent shopping centres that were established by the HCV during the 1940s. This intrinsic rarity, however, is considerably increased by the knowledge that the only two other examples in suburban Melbourne – at Bluff Road, Hampton and Elizabeth Street, Coburg North – are now no longer extant. Both of these blocks were demolished in the 1980s by the Department of Housing & Construction (which took over the Housing Commission) for the erection of new and larger shopping centres. The current status of the block of shops at Ormond Road, Thomson, is not known – there are still shops on the site, but it is not known if these are the original HCV shops of c.1945. Numerous other post-1950 examples still survive, such as those blocks at North Melbourne, Maidstone, and West Heidelberg – the latter including the large mall development of 1956, which still remains albeit in a somewhat altered state. Of the four original pre-1950 centres, however, the prototype at Fisherman's Bend is certainly the only surviving example in the Melbourne metropolitan area, and possibly the only surviving example in the state.

Recommendations

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

Recommended conservation works:
Retain original shopfront detailing where this still exists (eg window frames, glazed doors, ceramic tiled spandrels, etc).
Remove non-original timber lattice screen from parapet to Centre Avenue frontage.

Recommendations for Future Development
No additions, infills or enclosures should be made to the Centre Avenue frontage where they would compromise the original triple-fronted composition.
No second-storey additions should be permitted to the six single-storey shops at Nos 11-21.
Any additions made to the rear should not be visible from Centre Avenue.

References

Annual Report of the Housing Commission of Victoria. 1st (1938-39) to 17th (1954-55).
F O Burnett and W O Burt. Housing the Australian Nation. Melbourne, 1942.
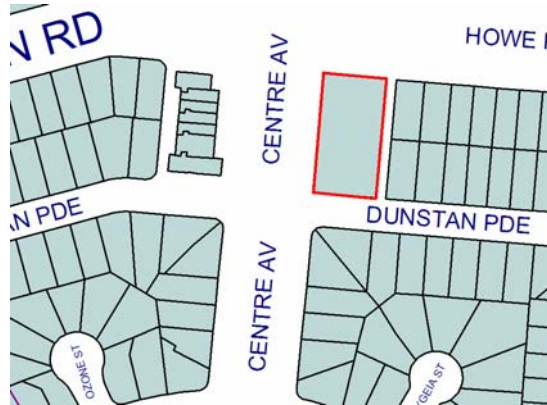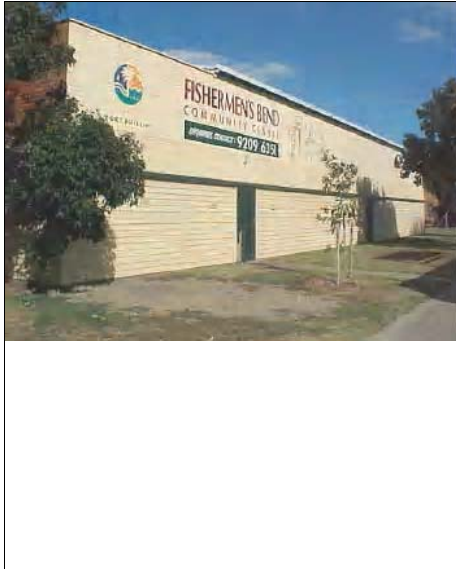Sands & McDougall Directory of Victoria, 1943 onwards.
Renate Howe. New Houses for Old: 50 years of Public Housing in Victoria. Melbourne, 1988.
Port Phillip Design Manual. Version 3, 2000.
Port Phillip Heritage Review. Version 2, 2000.

Identifier   Fisherman's Bend Community Centre
Formerly

Heritage Precinct Overlay HO2
Heritage Overlay(s)

Address	10 Centre Avenue PORT MELBOURNE	**Category**	Public
Constructed	1942-43	**Designer**	Scarborough, Robertson & Love

Amendment   **C 70**

Comment   New citation

Significance   (Mapped as a Significant heritage property.)

What is Significant?
The community centre at 10 Centre Avenue, Port Melbourne, is a single-storeyed sawtooth-roofed brick hall with weatherboard facade and entry porch. It was built by the Housing Commission of Victoria (HCV) in 1942-43 as a temporary' facility on its prototype Fisherman's Bend estate, after plans for a grander centre were postponed due to the War. Its form and combination of materials reflect an unrealised design intent whereby the building could later be converted into shops, identical to those on the other side of the street.

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

Why is it Significant?
Historically, the building is significant as the first community centre to be built on a HCV estate. It provides rare evidence of the ambitious network of community facilities that were initially proposed for these estates at the urging of social reformers, but which remained largely unrealised due to restrictions on state funding from 1945. This 'temporary' community centre was not only the first and only example to be built before 1945, but also the only one designed and built by the Commission themselves, as opposed to those that were subsequently erected on HCV estates by local councils and progress associations in the late 1940s and 1950s.

Architecturally, the building is significant for its ability to demonstrate a unique and interesting design intent, whereby it could be converted into a second shopping centre at a future time. This remains clearly expressed in its odd built form, with three brick perimeter walls and 'temporary' weatherboard infill. Aesthetically, the building complements the contemporaneous shops on the other side of the street (echoing some of the latter's Moderne detailing to its front elevation) and remains a distinctive element in the streetscape, and in the broader context of the housing estate.

Primary Source

Heritage Alliance citation

Other Studies

Andrew Ward and Associates. City of Port Phillip Heritage Review, 2000.

Description

The community centre, which occupies an island site bounded by Howe Parade, Centre Avenue, Dunstan Parade and a laneway, is a single-storey building on a squat rectangular plan. Its original design intent – a temporary fitout to a building shell that was to be converted into shops at a later stage – still remains strongly evident. Like the shops on the opposite side of the street, the community centre was built with a sawtooth roof, with clerestory windows and metal tray-deck cladding, concealed on two sides by a parapet. The central portion of the sawtooth roof was altered in 1968 by the addition of a shallow gabled roof, which effectively raised the internal ceiling height. Along the west frontage, the triangular gaps between the sawteeth were infilled with corrugated fibreglass cladding. This new roofline remains largely concealed by the existing parapet, and is barely noticeable from the street frontages.

The building has face red brick walls to the north, east and south sides (articulated by rendered banding), which would have enclosed the row of six single-storey shops had the building been converted as per its original intent. The Centre Avenue frontage, which would have comprised the shopfronts, has weatherboard cladding to door head height, which was intended as a temporary infill. Above this, there is masonry walling that is identical to the shops opposite: a projecting rendered hood, a Roman clinker brick frieze, and a plain brick parapet with capping tiles. This façade treatment partly returns around the Howe Parade frontage, marking the setback of the recessed double-storey corner shop that would have been erected as part of the proposed conversion. At each end of the building, the position of the connecting wall to the corner shops is marked by a red brick pier with cream brick pointing (presumably marking those bricks that could be removed for the new brickwork to be toothed in).

There are two doorways to the Centre Avenue façade (with bunker lights above) and a timberframed window to Howe Parade with a screw-fixed wire mesh grille. On the south side, fronting Dunstan Parade, the main entrance to the centre is marked by an enclosed foyer with gabled roof and weatherboard cladding – a temporary structure that would have been demolished if the proposed conversion had taken place. It has a pair of metal-framed glazed doors and a flatroofed
verandah on metal posts. Along the east side of the building, a flat-roofed brick addition has been erected, containing toilet facilities.

History

The Housing Commission of Victoria (HCV) was formed in 1938 to improve housing conditions by the reclamation of areas deemed to be insanitary and the provision of new houses for low income earners. Its first major project, as described in their annual report for 1939-40, was for a 'model settlement of 376 dwellings', to be laid out at Fisherman's Bend on '55 acres of sandy wasteland with a beach frontage'. The masterplan was prepared under the direction of a specially-formed "Architect's Panel" comprising four distinguished Melbourne designers: Frank Heath, Arthur Leith, Best Overend and J F D Scarborough. Influenced by English precedents, the estate comprised a central north-south avenue flanked by curved crescents and areas of open parkland, lined with brick and concrete houses in a range of standard designs.

With several social reformers amongst the original HCV members, the provision of community facilities on the estate was considered essential. An official booklet published in 1942, entitled Housing the Australian Nation, reiterated that 'good housing in the modern community cannot, in itself, achieve its full function without the provision of adequate community facilities'. The Fisherman's Bend scheme proposed two rows of shops flanking the north end of Centre Avenue (the estate's main entry off Williamstown Road) and a community centre – 'a building providing facilities for a fuller social life' – forming a focal point at the southern end. The shops were the first priority, and one block, on the eastern side of Centre Avenue, was built in 1941-42. The community centre, nominally shown on the original site plan with a U-shaped plan, was later resolved in greater detail, and a perspective sketch of the revised design published in Housing the Australian Nation. This drawing, which bears the initials of noted émigré architect and town planner Dr Ernest Fooks (then employed by the HCV), depicted a 'simple but imposing' building on a T-shaped plan, designed in a slick Modern style with flat roof, glazed walls and clock tower.

This ambitious proposal, however, was soon shelved, with the 1942-43 annual report noting that 'construction of the permanent centre has been postponed indefinitely because of wartime building restrictions.' A community centre nevertheless remained a high priority. Another HCV report noted that 'the urgent need to rehouse large families had resulted in the congregation of an abnormally large number of

children', which had caused 'some anti-social activity' and prompted
'the acute need for redirecting those tendencies'. Several community services - including infant welfare centre, kindergarten and clubs for parents and children - had already been established in July 1941, but were operating from two houses on the estate pending the construction of a new centre. With Ernest Fooks' proposal postponed indefinitely, it was agreed to erect a temporary centre elsewhere, and plans were prepared in September 1942 for a building in Centre Avenue, opposite the existing shops. With sawtooth roof, brick walls to three sides and weatherboard infill across the front, this was specifically designed to be converted into an identical block of shops when the permanent community centre was finally realised. As later described in the annual report, 'the temporary omission of shop partitions has, with the construction of a stage, dressing
rooms and entry, provided a well-lighted hall sufficiently flexible for a variety of social uses'.

Completed in early 1943, this 'temporary' centre initially accommodated virtually all community services on the estate: infant welfare centre, kindergarten, boys' and girls' clubs, children's library, hobby and dancing classes, and meetings of Cub and Brownie groups, parents' associations and church denominations. The HCV emphatically stated that the hall had been provided 'to enable charitable and social welfare activities to be conducted' and, therefore, that it would not be available for 'public entertainments for private gain'. The appropriate use of the premises was carefully monitored by a committee and by a supervisor (originally Mrs A E McKenzie), appointed and paid by the National Fitness Council. As an annual report stated in mid-1943: 'already the Community Centre, with its allied services, has had a marked effect on the community life of the estate, particularly on the children, whose energies are being diverted to more useful channels. To date it has fully justified the Commission's experiment. Established only three months ago, it is developing along sound lines, which augur well for success'.

The community hall remained in the ownership and management of the HCV until December 1967, when the freehold, 'subject to certain conditions', was transferred to the City of Port Melbourne. It was subsequently intended for use the building as a youth centre, and a number of alterations were made including the partial raising of the roof to facilitate the playing of indoor ball games. Further alterations were made during 1980, when the dressing room space to the east of the stage was gutted to create a sports equipment store. More recently, new toilet facilities have been provided in a small flat-roofed brick addition along the eastern aside of the building.

Thematic Context

Comparative Analysis
The provision of community halls and similar facilities on HCV estates was an ambitious but ultimately ill-fated aspect of the Commission's earliest developments. When first formed in 1938, the HCV saw social reform as one of its principal intention, and one of its original members, Miss Frances Pennington, was a particularly strong advocate of providing community facilities such as kindergartens, public halls, infant welfare centres and the like. Preliminary site plans for the early estates, published in annual reports of the early 1940s, give some idea of the ambitious extent of this program. Virtually all of the larger estates were to have playgrounds, sports reserves and shopping centres, while a number of them (eg Coburg, East Geelong, Ashburton and Moe) were earmarked for community centres – typically in the form of substantial multi-purpose buildings. Several estates were also to have kindergartens (eg Ashburton, Wangaratta) or primary schools (eg Moe, Horsham, Shepparton), while at least one – at Wangaratta – was to be even more lavishly equipped with library, medical clinic, indoor swimming pool and 'community hotel'.

As already mentioned, the erection of a permanent community centre at Fisherman's Bend was postponed by wartime restrictions, prompting the construction of its temporary counterpart. However, any plans to realise a permanent centre on this – or indeed on any other – estate was thwarted in 1945 with the signing of the Commonwealth-State Housing Agreement (CSHA), which prohibited the use of Commonwealth funds for anything other than actual housing on HCV
estates. From that point, the Commission could only provide community facilities if they paid for them themselves or, alternately, if they made the reserved sites available for others to develop. The obvious disadvantage of the latter was that The Architects' Panel could no longer maintain control over what was built on the estates, and the overall architectural cohesion would be compromised. While the Commission could afford to erect a few shopping centres in the late 1940s, proposed sites for retail development on many other estates were sold off to private enterprise. The responsibility for providing community centres and similar facilities, meanwhile, passed to local councils and action groups. Typically, several years went by before such facilities were realised, and when they finally appeared, they were often in a rudimentary form that was far removed from the grand vision of the HCV and its Architects' Panel.

One of the first estates to be thus developed was the Newlands Estate at Coburg, where the local council

erected a community hall in c.1948. This was located on the southwestern corner of Elizabeth Street and Murray Road, where the HCV had originally proposed to erect some shops and a community centre, as per their preliminary site plan of November 1943. The council's version of the building, however, otherwise bore no resemblance to its HCV counterpart, being a simple steel-framed gable-roofed ex-army hut, clad in cement sheeting.

At the HCV estate at East Geelong (Thomson), a community centre was not erected until 1954, this being funded by the Thomson Progress Association rather than the HCV. As was the case at Coburg, the East Geelong centre was built on the same site that had been proposed by the HCV on its original masterplan – in a large reserve, fronting the intersection of what is now Godfrey and Ensby streets. Typically, the HCV had proposed a substantial building on a cruciform plan, which contrasted markedly with what was actually built in 1954: a simple gable-roofed hall, clad in flat cement sheeting. This, nevertheless, had slightly more architectural pretension than its makeshift counterpart at Coburg, being designed by local architects Schefferle & Davies.

The HCV estate at Ashburton had to wait even longer for its community centre, which was not opened until June 1978. This building was erected at 5 Alamein Avenue, on part of a large corner site that had been originally reserved by the HCV for a row of residential shops. These shops were never built, although a smaller row of lock-up shops were later erected by private developers along the contiguous side street (Victory Parade).

Recommendations

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

Recommended conservation actions:
The original unpainted finish to brickwork, where this still remains, should be retained.
The building, including its history and proposed conversion into shops, should be interpreted.

Recommendations for future use and adaptation:
New openings: any new door or window openings to be formed through the building's perimeter walls should be restricted to the following locations:
• The eastern elevation, which cannot be seen from the street and, from an aesthetic viewpoint, is the least distinguished side of the building;
• The western elevation – albeit further restricted to the 'temporary' weatherboard portion, which, if required, could be readily reinstated in the future. No new windows should be formed in the brick frieze that extends across this façade, above the weatherboarding.

Roofline: The partial raising of the roof in 1968 has made the interior space more suitable for modern uses such as indoor sports. It is conceded that further alteration or extension of the roofline could further improve the long-term useability of the centre. In undertaking any such alteration to the roofline, the following principles should apply:
• The new roofline must not overwhelm the existing structure, either in terms of its scale (height), its bulk or its architectural expression. The original portion of the community centre should remain interpreted as a simple single storey hall. The parapet must not be increased.
• The form of the original sawtooth roof (which remains evident on the east side) should not be entirely obliterated, as this demonstrates the historical connection between this building and the shops on the other side of the street, and provides evidence of is proposed conversion.

Additions: To date, additions to the building's footprint have been restricted to a small extension on the east side, containing toilet facilities. Further additions would not be inappropriate from a heritage viewpoint, but there would be certain conditions depending on their scale:
• Small additions (such as new storerooms, kitchenette, toilets and so on) should be restricted to the eastern side of the hall, following the model of the existing toilet block addition. In order to emphasise their diversion from the historic footprint, such additions should be of modest scale and light construction (ie not brick). Additions should not obscure the outline of the original sawtooth roof, with a total height that does not exceed the rendered banding.
• Larger additions could be built at the north and south end of the hall, but only if they followed the footprint of the unrealised shops. This would also provide an opportunity for interpretation of the proposed conversion. Such additions, however, must not simply be an exact replica of the corner shops as seen on the other side of the street. Rather, they should pay some homage in terms of form and materials – they might, for example, mimic the original form (eg double-storey height and hipped roof) but with entirely

different materials (eg cement sheeting and metal deck roofing). The inclusion of actual shops on the ground floor, if viable, would represent a significant realisation of the original intent for the site.

The preference would be for such an addition to be made only (or initially) to the north side of the building, so that the original porch at the southern side could be retained for its interpretative value as part of the temporary fitout.

References

Annual Report of the Housing Commission of Victoria. 1st (1938-39) to 17th (1954-55).
F O Burnett and W O Burt. Housing the Australian Nation. Melbourne, 1942.
Public Building files, Department of Health archive, VPRS 7882/P1, Public Record Office.
Renate Howe. New Houses for Old: 50 years of Public Housing in Victoria. Melbourne, 1988.
Port Phillip Design Manual. Version 3, 2000.
Port Phillip Heritage Review. Version 2, 2000.

Identifier	Former St. Kilda Artillery Orderly Room
Formerly	unknown
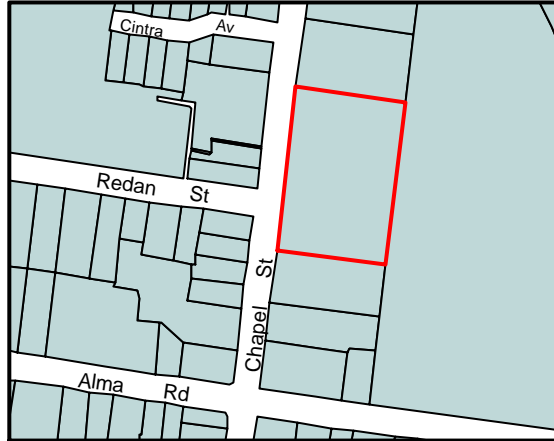
Heritage Precinct Overlay None
Heritage Overlay(s) HO84

Address	Chapel St ST. KILDA	**Category**	Public
Constructed	unknown	**Designer**	Reed and Barnes

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The St Kilda Drill Hall is an early example of a building erected by a suburban Volunteer Artillery Corp and the building itself is an intact large timber structure.

Primary Source

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

Other Studies

Description

 In 1865, tenders were called for the erection of an orderly room for the St Kilda Volunteer Royal Artillery Company, designed by Reed and Barnes. The building was to contain a drill room, gun sheds either side and rooms at the rear. The Government granted the site in Chapel Street and supplied the materials from the old Spencer Street barracks for the timber building. The resulting gable roofed building is rectangular in form and displays a suggestion of the Gothic style with pointed arch windows. It appears that in the 1880s a caretaker's residence was erected and various additions have been made to the original building. In 1936 the building became known as the No. 7 Drill Room 2nd and 4th Field Brigade.

Intactness
It appears that several additions have been made since the original building was erected but the resulting complex is of interest.

History

see Description

Thematic Context

unknown

Recommendations

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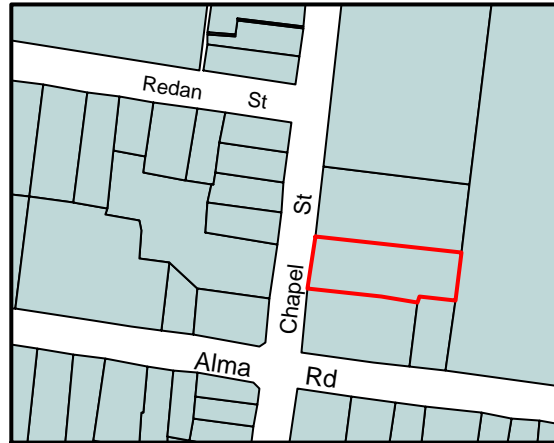
References

Argus, 5 June 1865.
Cooper, J.B., 'The History of St Kilda'. Melbourne, 1931 vol. 2, p. 15.
Sands and McDougall Directories, various dates.

Identifier   Free Presbyterian Church
Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO80

Address Chapel St ST. KILDA	**Category** Church
Constructed unknown	**Designer** Lloyd Taylor

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Presbyterianism began in St Kilda in 1855 under the auspices of the Free Presbyterian Church and when most congregations united to form the united Presbyterian Church of Victoria in 1859 a small number of Free Presbyterian congregations remained. One of these was the St Kilda congregation which remains today in small numbers and the church is significant due to its historical context.

Primary Source

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

Other Studies

Description

The Free Presbyterian Church was erected in St Kilda by B. Williams, to designs by architect Lloyd Taylor. It was built for a reactionary group of Presbyterians after a misunderstanding in Synod of the Free Church. Only half of the original design was carried out and the small church erected is of bluestone with white freestone dressings. The front facade is simple with a central entrance porch and Gothic window above, and side tower, originally designed for the later addition of a spire.

Intactness
The church is substantially intact. A later brick hall adjoins at the rear, the pews have been replaced and the roof reslated and roof vents removed.

History

see Description

Thematic Context

unknown

Recommendations

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

References

Cooper, J.P. 'The History of St Kilda', vol. 1 pp 343-7, Melbourne, 1931.
Corrigan, P. 'The History of St Kilda' , Research Essay, Department of Architecture, University of
    Melbourne, p. 57
Rowland Ward,' A Brief History of the St Kilda Free Presbyterian Church'.

Identifier   St Georges Presbyterian Church (now Uniting Church)

Formerly   St. Georges Presbyterian Church
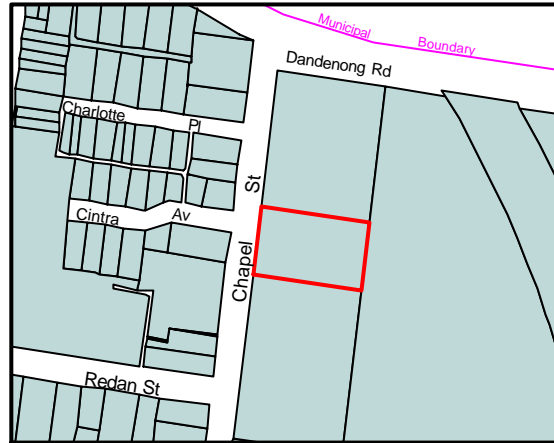
Heritage Precinct Overlay None

Heritage Overlay(s) HO82

Address   Chapel St
ST. KILDA

Category   Church

Constructed 1877-1880

Designer   Albert Purchas

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This church displays an unusually restrained use of polychromatic brickwork and the alternating strips of brickwork are Sienese in appearance. The tall tower is a most important element of the composition and makes this church highly significant.

Primary Source

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

Other Studies

Description

St Georges Presbyterian Church, St Kilda was erected in 1877-1880 by Robert S. Ekins to a design of architect Albert Purchas. The main feature of the red brick Gothic Church building is a slender, striped octagonal tower which rises from the base of the building to high above the steep roof and terminates in a spire. This feature of the front facade overshadows the other side tower, but does not distract from the double arched entrance or the main pointed tracery window over. Freestone dressings and cream brickwork relieve the overall red brickwork and the roof is of slate with a fleche at the intersection of the nave and transepts. Internally cream bricks are exposed and coloured brickwork used in pattern strings.

Intactness
The church is substantially intact and the original cast iron fence still remains. An original hall, built in 1886, appears to have been demolished when the new one was erected in 1927 at the rear of the church. A two storey cream brick manse has been erected on the same site, to the north of the church building.

History

see Description

Thematic Context

unknown

Recommendations

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

References

The Australasian Sketcher, 9 June 1877 pp 38-9, 23 October 1880, p.278
Corrigan, P. 'The History of St Kilda' , p.54. Research Essay, University of Melbourne, Department of
    Architecture.

Identifier   Uniting Church, St Kilda (former Wesleyan Church)

Formerly   Wesleyan Church
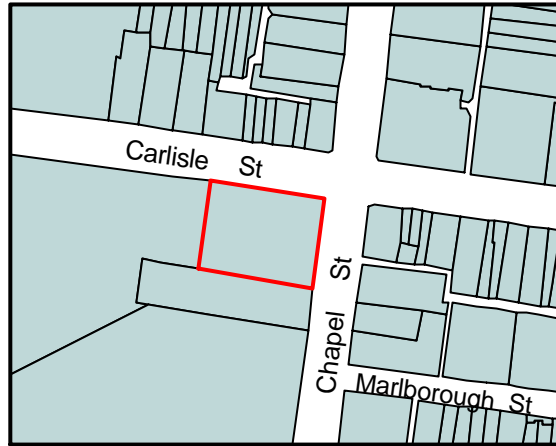
Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	Chapel St, near cnr Carlisle St ST. KILDA	**Category**	Church
Constructed	1877	**Designer**	Crouch and Wilson

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This modest church forms part of the market reserve group and the tower is a local landmark, of architectural interest in that it is very similar to that of the nearby Brighton Road State School no. 1479, built with its tower in a different location 1874 (q.v.). The simple exterior disguises the size of the interior, which is largely intact. Features of the interior include the timber trusses placed diagonally over the crossing, sitting on corbels, original decoration of the organ pipes, pews, leadlight windows by Ferguson and Wise and in the vestries, the trusses and gas fires (presumably 19th century).

Crouch and Wilson were the Architects, the cost was £1,060 and the church was opened on the 23rd of May, 1877. The first section measured 45 feet (22.7 m) x 27 feet 8 inches (8.4 m). The transepts, chancel and vestries were added in 1885 at a cost of £1,700.

No doubt Crouch and Wilson designed the additions, as they called tenders for enlarging the school of 1879 on the site in 1887.

Primary Source

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

Other Studies

Description

see Significance

History

see Significance

Thematic Context

unknown

Recommendations

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

## References

BIBLIOGRAPHY

'Australasian Builders and Contractors New's, Melbourne, 23/July/1887.

'Illustrated Australian News', Melbourne, 5/August/1878, p. 139, illustration and description - Appendix.

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. 353-4.

Identifier   All Saints Church of England, Parish Hall & Vicarage

Formerly   unknown
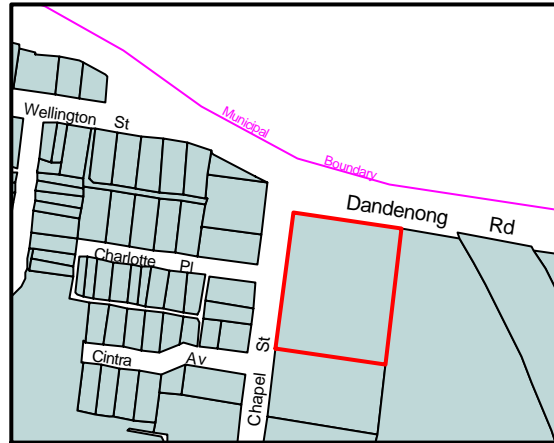
Heritage Precinct Overlay None

Heritage Overlay(s) HO81

Address	Cnr. Chapel St and Dandenong Road ST. KILDA	**Category**	Church
Constructed	1858-60	**Designer**	Nathaniel Billing (Church)

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

All Saint's Church of England, St Kilda, as built, is a typical rather than exceptional ecclesiastical gothic church by Billing and is notable for the unusual triple gabled form (reminiscent of the Hansom Brothers churches). The apparent stylistic confusion of the later additions, the want of proportion and poor fenestration and deletions of the proposed tower, detract from the original design by Billing. The church is important because of historical associations with St Kilda since 1856.

Both Gregory Hall and the Vicarage form an important and intact precinct with the All Saints Church of England.

Primary Source

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

Other Studies

Description

All Saint's Church of England, St Kilda, was erected in 1858-60 to the design of Nathaniel Billing, English born architect and articled student to the legendary gothic revivalist George Gilbert Scott. The early English gothic style church constructed of ubiquitous basalt with Tasmanian freestone dressings and originally designed as a long nave with side aisles and tower (never constructed) has been subsequently extended by Frederick Wyatt and others in a largely uncoordinated manner.

Gregory Hall was opened for use as a Sunday School and meeting place for the parish of All Saints Church of England in 1911. The architect P.G. Fick had designed the hall in 1907 and the contractor for erecting the building was Stephen Bell. The Chapel Street facade of the red brick building is symmetrically conceived with a main gable section containing a central Gothic window and copper sign flanked by buttresses and entrances. A vertical element rises from the ogee arch of the central window to the apex of the gable parapet

and, together with the flanking buttresses, which terminate in concave gables, and the narrow windows, accentuates the verticality of the composition.

The parsonage was commenced in April 1860 by the builder Edward Young and extensive alterations were executed by J. Beatty in 1877. The two storey residence is built of contrasting brickwork, and the steep gable ends and tall chimneys impart a Gothic character. The composition is simple and refined with rectangular fenestration, a recessed entrance and a lack of decoration.

Intactness
All Saint's Church of England, St Kilda, is an unexceptional design, traditionally crafted, substantially extended and apparently intact

Both buildings are substantially intact and the hall retains such internal details as copper Art Nouveau push plates.

History

see Description

Thematic Context

unknown

Recommendations

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

References

The Architects Index, Faculty of Architecture, University of Melbourne.
National Trust of Australia (Victoria) File No. 3084.
McLaren, Ian F.' All Saints Church of England, Chapel Street, St Kilda 1858-1958' St Kilda 1958.
Trengrove, Phillip 'Nathaniel Billing - Biography (1821-1910)' Investigation Project No. 4 1975.
    Department of Architecture, University of Melbourne 1975.
Colonial Mining Journal, Victoria. February 1860 Description and Laying of Foundation Stone Report.

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

Identifier   The Astor Theatre

Formerly   unknown
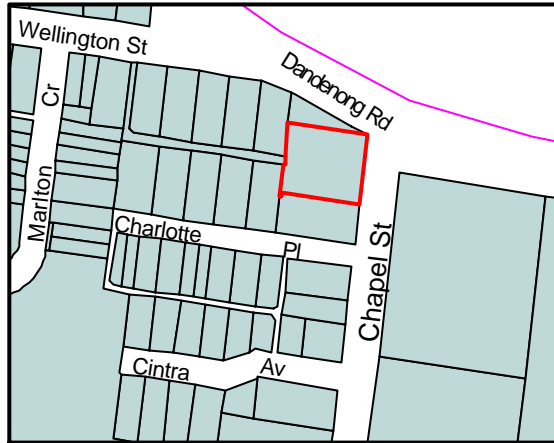
Heritage Precinct Overlay None
Heritage Overlay(s) HO83

Address	1-9 Chapel St	**Category**	Commercial
	ST. KILDA		
Constructed	1936	**Designer**	R. Morton Taylor

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A significant, intact example of cinema design from the inter-war period. This building is one of the best surviving examples of suburban cinema design from this period in metropolitan Melbourne. Cinemas in themselves are an important building type and saw their first and most important flowering in this inter-war period when they provided cheap and popular entertainment and influenced the tastes and cultures of that generation. The signage and style of The Astor all evoke this period and other elements contributing to the cinema's significance include the innovative original sound system, the internal spatial sequence from entrance to the first floor, and intact state of the interiors. It is a fine example of the work of cinema architect R. Morton Taylor.

Primary Source

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

Other Studies

Description

Style : Art Deco
Cinema and shops
Builder: Clements Langford

The Astor Theatre was built for Astor Theatres Ltd; the architect was R. Morton Taylor. It opened in April 1936 with seating to accommodate 1,692 people and was equipped with some of the latest technology available, including hearing aid sockets built into the seats and a Western Electronic Sound System. The building's general rectangular form contrasts with contemporary cinemas designed by other architects where more streamlined `Moderne' lines were adopted, particularly where the auditorium breaks through the general podium of ground floor foyers and shops. The Astor's external form is broken into two parts, the smaller part to the north of the site comprises the main entrance foyer over two floors and the larger part comprises the

theatre auditorium with its stalls and circle. A row of ground floor shops and the circle foyer is neatly inserted into this latter envelope under the raked floor of the circle.   Both elements are clad in exposed brick. Decorative brickwork articulates the main Chapel Street elevations, the other elevations are left plain. An interesting spatial sequence takes the theatre-goers from the main entrance with its multiple doors to the circle foyer on the first floor. The highlight of this sequence is the entrance foyer with a main staircase (axially arranged at the opposite end of the foyer from the front doors) and elliptical open well that links the ground floor foyer with the upper foyer. The spaces are decorated relatively austerely. Tiered ceilings with concealed indirect lighting predominate the principal spaces . The building has seen few alterations since its completion in 1935. The shopfronts to Chapel Street are unaltered, the facades are unpainted and the tall strip illuminated sign to the street all survive. Recent occupants have sought to reinstate and restore long ignored internal features such as the original strong colour scheme, the indirect lighting and much of the internal fittings and furniture, which appears to be original. R. Morton Taylor had been a partner in the prominent firm of cinema architects Bohringer, Taylor and Johnson. Significant examples of the firm's work which, it appears, had offices in Sydney and Melbourne, are The State Theatre, Flinders Street, Melbourne (1929) and the Civic Theatre in Auckland, New Zealand (1929). Both buildings relied heavily on exoticism and created an outdoor setting in the main auditorium (reflecting the work of the popular American cinema architect John Eberson). The partnership appears to have broken up in the early 1930s with Charles Bohringer being solely responsible for the Embassy Theatre, Sydney (1934) and R.M. Taylor for the Astor Theatre (1935/36). Both buildings, in common with most cinemas of the time, adopt a `Moderne' art-deco style rather than rely on historical imagery. In terms of picture theatre architecture, the Astor Theatre cannot compare with the decorative grandeur of the main cinemas in Melbourne's Central Business District, or even the more sophisticated suburban examples such as the Padua Cinema in Brunswick (1937, demolished), the Rivoli Cinema in Camberwell (1940) or the Palais Theatre (1927) in St Kilda (by Henry White). Many of these earlier and contemporary cinemas have fallen from use or have been the victims of unfortunate renovation or, more commonly, been demolished. The Astor, however, has survived untouched by time and today is a rare survivor of an important building type.

History

see Description

Thematic Context

unknown

Recommendations

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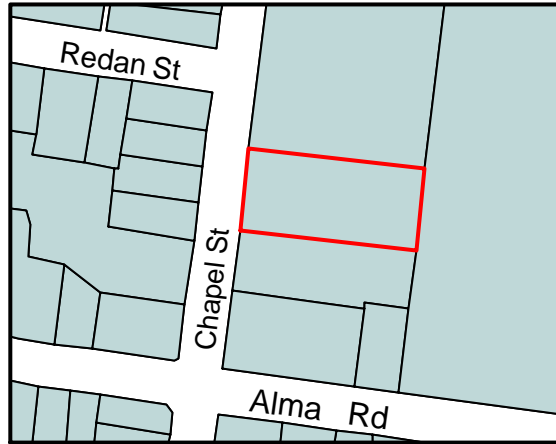Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
Ross Thorne, Picture Palace Architecture in Australia, Melbourne, 1976.
St Kilda C.C. building approval No. 9090 issued 31/10/35.

Identifier   "Cloyne"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO85

Address	12 Chapel St ST. KILDA	**Category**	Residential:detached
Constructed	1887	**Designer**	unknown

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

Cloyne is important historically due to its association with Sir John Madden.

Primary Source

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

Other Studies

Description

Cloyne was erected for Sir John Madden in Chapel Street, St Kilda at the height of the boom years in Melbourne. The land was sold by the Free Presbyterian Church in 1884 and the thirty roomed brick house built in 1887. Sir John and Lady Madden resided there until 1912 when they moved to Clivedon Mansions. Cloyne has since been used as a boarding house, a funeral parlor and is now owned by the Yoga Foundation. The main facade of the mansion, which faces Alma Park to the east, is asymmetrical with a balcony, with cast iron decoration terminating at a projecting side bay. The hipped slate roof is broken by the hip over this bay and a smaller one over the rectangular window bay on the other side of this facade. A row of large consoles, alternating with patera mouldings, support the eaves around the original building. A deep side portico, which protrudes over the main entrance, is heavily rusticated and the balustraded balcony over features large spherical elements.

Intactness
Cloyne has had a large addition at the rear, facing Chapel Street. The two storey building is plain and its hip roof does not detract from the original building. Other small additions and alterations have occurred and the surrounding garden has been altered to provide carparking and playground facilities. Internally, alterations have occurred, but some original decoration remains.

History

see Description

Thematic Context

unknown

Recommendations

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

References

Corrigan, P. 'The History of St Kilda', Research Essay, Department of Architecture, University of Melbourne.
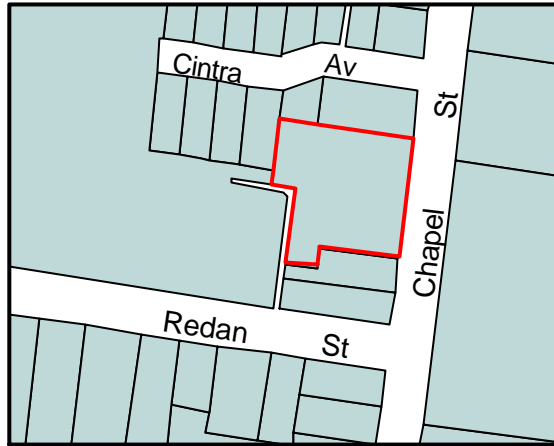Sands and McDougall Directories, various dates
'Laurderdale' ,' Victoria's Representative Men at Home', p. 12-13.
'Cloyne',' Historical Society of St Kilda Newsletter', No.10, September, 1973.

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO86

Address	25 Chapel St ST. KILDA	**Category**	Residential:detached
Constructed	1869	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This residence is an intact early Victorian mansion.

Primary Source

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

Other Studies

Description

The residence at 25 Chapel Street, St Kilda was erected in 1869 for the merchant, Israel Bloomington and is now owned by the Helen Vale Foundation. The two storey mansion has a symmetrical front facade with an entablature and central pediment over the verandah and balcony, supported on massive Doric columns at ground level and Ionic columns above. Plain arched brackets and cast iron balustrading decorate the balcony and below polygonal bays flank the central arched entrance. Voussoirs and rustication emphasise the ground floor facade.

Intactness
This residence is substantially intact. Internally, ceiling roses, cornices and skirtings still remain although later partitions, doors and carpets have been added.

History

see Description

Thematic Context

unknown

Recommendations

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

References

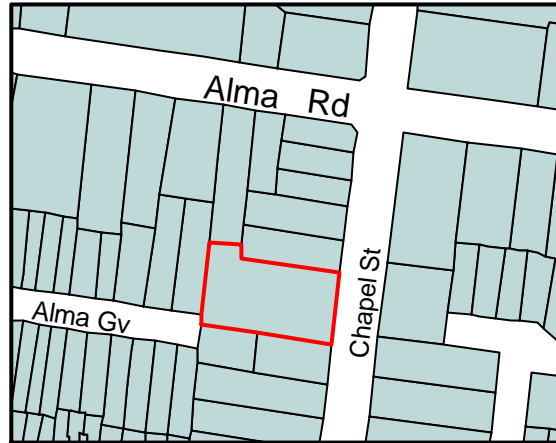Vardy, Plan of the Borough of St Kilda, 1873.
 Photograph, St Kilda City Council Records, 1872.
 Rate Books, City of St Kilda, various dates

Identifier   "Devon Court"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO351

Address	45-47 Chapel St
	ST. KILDA
Constructed	1938

Category	Residential:apartment
Designer	Alder and Lacey

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A fine example of an apartment complex in the Art Deco style. Important elements include the flowing, curvilinear rendered bands extending the full length of each block and encompassing small balconies and the massive stair towers with their unusual, deep bullnose moulding over each entrance door. The large ovolo moulding at the angles and glass block panels articulate the verticality of these towers, while the contrasting bands of render and pink brickwork create a horizontal emphasis, an interplay characteristic of the Art Deco style. The landscaped space between the blocks and the concrete driveway are intact, and contribute to the character of the building, while other intact elements include the front fence, letter boxes, signage and light fittings.

Primary Source

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

Other Studies

Description

Style : Functionalist
Two storey multi-block flats
Original owner: Alma Estates Pty. Ltd.

Plans for `Devon Court' were prepared in November 1937 by Alder and Lacey for the then owners, Alma Estates P/L. The complex at that stage comprised two blocks arranged along a central driveway leading to a series of lock-up garages at the rear of the site. The larger of the two blocks, to the south of the site (Block A) contained four flats (3 x 2 bedroom and 1 x 1 bedroom) on each of two floors. Block B to the north contained 3 x 2 bedroom flats on each of two floors with two laundries on the ground floor. The simple functionalist style of the buildings was focussed on the four decorative entrance porches and staircases to each block that adopted an art deco flavour with curved cantilevered balconies and expressed stairwells breaking through the

eaves line and featuring glass block glazing. These features were arranged symmetrically along the entrance driveway. It appears that during the construction of the complex, additional apartments were incorporated into the design in the north-west corner of the site.

History

see Description

Thematic Context

unknown

Recommendations

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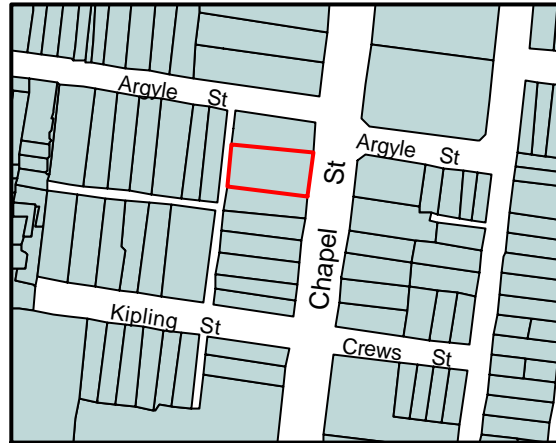Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K.C.C. building approval issued Dec 1937(?)

Identifier "Mahnud"

Formerly unknown

Address	65 Chapel St	**Category**	Residential:detached
	ST. KILDA		
Constructed	1905	**Designer**	unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The house known as "Mahnud" at 65 Chapel Street, St. Kilda was built for Mrs. Caroline Dunham in 1905. It is a highly representative example of a Federation period villa, using many of the motifs characteristic of the period to achieve a typically Australian adaptation of this essentially English style (Criterion E).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A representative substantial Federation period polychrome brick villa with dominant terra cotta tiled hipped roof with ridge cresting, tall chimneys and a dormer window. There is a turned timber posted corner verandah with ladder frame frieze and projecting wings with faceted window bays and overhanging gable ends. There is a narrow arched window with label mould adjacent to the front door.   Condition: Sound.   Integrity: High.

History

The west side of Chapel Street between Argyle and Inkerman Streets was predominantly undeveloped in 1879. At the time, a large portion of this strip was owned by H. Beauchamp including lots 10 and 11.

At the turn of the century, these lots remained vacant. They had a frontage of 33 feet each and were owned by Charles Stephens of St. Kilda. They were subsequently owned by F.C.Lange and were in the hands of his executors in 1905 when they were purchased by Mrs. Caroline Dunham.

In 1905, Mrs. Dunham built a six roomed brick house on this site for her family. William Dunham, a gentleman, was listed as occupant. The Dunhams resided there until 1911 when they leased the house to Josephine Morris. At the time, the property had an NAV of 55 pounds.

By 1916, Florence French, a dentist, was owner/ occupant. The description of the house remained the same however the NAV had risen to 80 pounds.

Thematic Context

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

Recommendations

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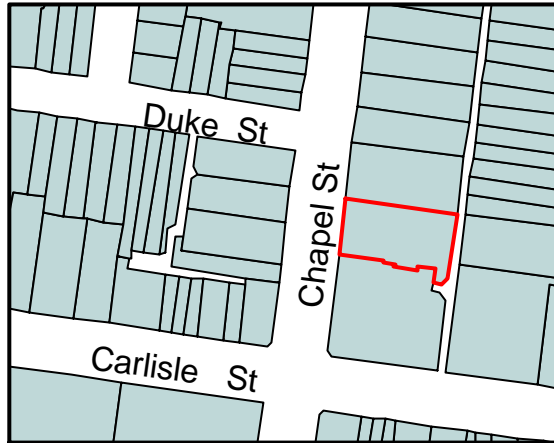
References

St. Kilda Rate Books: 1900-06, 1910-11, 1915-16. VPRS 8816/P1, PROV.
MMBW litho plan no.45, undated.
J.E.S.Vardy, "Plan of the Borough of St. Kilda", c.1873, North/6.

City of Port Phillip Heritage Review

Identifier   St Kilda Police Station

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO290

Address 92-98 Chapel St ST. KILDA	**Category** Public
Constructed 1988-1989	**Designer** R. Miles, Public Works Department

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

One of only a handful of buildings in St Kilda that in the future will represent the architecture of the 1980s with distinction. It is a well handled post modern pastiche reflecting the contextual and typological concerns of this period.

Primary Source

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

Other Studies

Description

Style: Post Modern
Three storey police station
Architect: Rob Miles, Public Works Dept.
Original owner: Victoria Police

History

see Description

Thematic Context

unknown

Recommendations

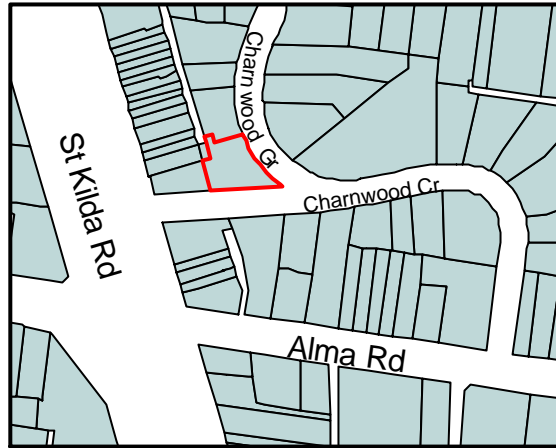A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Residences, Flats

Formerly   "Cooma", "Rosedale"

Heritage Precinct Overlay None
Heritage Overlay(s) HO88

Address	4-8 Charnwood Crescent ST. KILDA	**Category**	Residential:apartment
Constructed	1870's ,1920	**Designer**	Haddon & Henderson

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This complex of buildings incorporates two of the original homes that formed part of the Charnwood subdivision. The importance of the complex is enhanced by the conversion of these houses into a complex of flats in 1920, by the important architects Haddon and Henderson. The only entirely new building added to the complex at this time was Charnwood Oaks, a small walk-up flat block with one flat on each floor, which is a key individual element. This building is notable for its striking cubic form and the sophisticated composition of its near square facade, with its careful balance of the horizontal (the string course over the ground floor windows and parapet capping) and the vertical (the central decorative render motif penetrating the parapet capping as a flagpole). This composition displays all the hallmarks of design architect Robert Haddon's style, and it is a significant individual example of this important architect's later work. The earlier buildings on the site have been cleverly converted internally and superficially altered externally with a coat of roughcast render over their Italianate facades. This has created a coherent and picturesque, if ad-hoc complex which fits comfortably into the scale of the surrounding villas of the Charnwood area. The painting of the originally unpainted roughcast render finishes has detracted from the Arts and Crafts stylistic allusions of the development, while the picket fencing is also out of character.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Residences, Flats
Original owner: Mrs M. Davidson (1920)

In January 1920 the architects Haddon and Henderson carefully measured the two houses `Cooma' (at the

corner of Charnwood Grove and Charnwood Crescent) and `Rosedale'. Both buildings were constructed soon after the Charnwood subdivision and are typically conceived with their double fronted verandah frontages with bay windows and (no doubt) polychrome brick facades.

In 1920, both buildings appear to have been reasonably intact individual houses, although they may have served as rooming homes rather than residences. `Cooma', the larger house, had been extended substantially since it was originally constructed and included several large rooms and a fernery area as well as a yard at the rear giving access to stables, staff quarters and service rooms including a laundry, bathroom and W.C.  `Rosedale' was more contained with four main rooms and a rear glassed in porch area giving access to the kitchen and rear service areas.

Mrs M. Davidson owned both properties and the architects prepared plans in February to convert the property into eight flats, each having an individual address from the street. Most of the existing buildings were skilfully retained. `Cooma' was divided into three flats, the old stables block was converted into three garages on the ground floor with an apartment on the first floor.  The laundry block was demolished and replaced by a new two storey building with an apartment on each floor.  The new building, known today as `Charnwood Oaks' had a frontage onto Charnwood Road and concealed a `turning space for motor cars' in front of the new garages.  `Rosedale' was converted into two flats.

As part of the works, all the existing buildings were rendered in roughcast and the entire site was surrounded by a low picket fence. As the works progressed additional funds appear to have been made available for the construction of an additional single storey flat located on the intersection of Charnwood Crescent and Charnwood Grove. The intersection is reflected in the massing of the building with its semi-circular bay window. The design of the building reflects the adjoining Victorian residence with its hipped roof clad in slate.

History

see Description

Thematic Context

unknown

Recommendations

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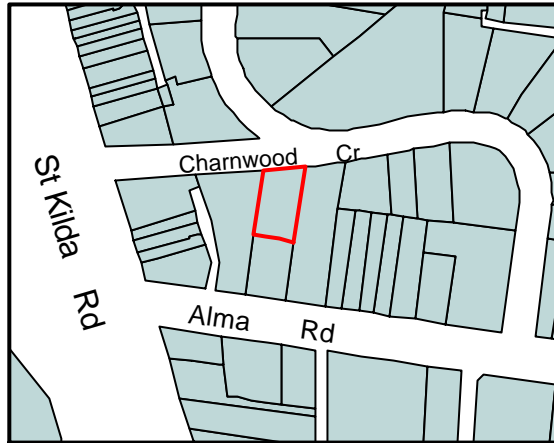
References

NOTES
St Kilda C. C. building approval No. 4100. This entry covers the properties 4-6 Charnwood Crescent and 3-13 Charnwood Grove.

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address	5 Charnwood Crescent ST. KILDA	**Category**	Residential:detached
Constructed	1871	**Designer**	unknown

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

This residence features an unusual roof lantern, with arch headed windows and pilasters, which dominates the building.

Primary Source

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

Other Studies

Description

The single storey residence at 5 Charnwood Crescent was one of a pair erected in 1871 for William Lamborn; the other since having been demolished. The feature of the building is a large square roof lantern with arch headed windows and pilasters at the apex of the rectangular hipped roof. Both the main roof and lantern roof are hipped and slate covered, with eaves supported on rows of consoles, and the whole composition of the front facade is symmetrical. The centrally placed door is flanked by pairs of windows and the corners of the building are quoined.

Intactness
The residence is reasonably intact, but several additions have been made including an entrance porch and shutters to the front windows. One of the front chimneys retains its tall chimney pot.

History

see Description

Thematic Context

unknown

Recommendations

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

References

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

Identifier   Synagogue Complex

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO89

Address	12 Charnwood Crescent ST. KILDA	**Category**	Church
Constructed	1926	**Designer**	J. Plottel

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This large, imposing synagogue is of local significance as it reflects the significant Jewish population in the St. Kilda area. The building itself displays extensive use of brickwork.

(Nigel Lewis & Associates, St Kilda Conservation Study, Area One, Final report, 1982)

Primary Source

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

Other Studies

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

Description

Synagogue complex

The Foundation Stone of the new Synagogue in St Kilda was laid 28 February 1926, the architect for the building being J. Plottel and the contractor, H.H. Eilenberg. It was erected opposite the old Synagogue which had been designed by architects Crough and Wilson and erected in 1872. Plottel adopted the Byzantine style and designed a simple but massive building to accommodate nearly one thousand people. A large dome clad in Wunderlich metal tiles, caps the building, which itself is composed of red brick masses with simple arched openings. The symmetrical front facade features a three arched entrance, dominant in its contrasting use of colour and material, and rectangular masses step up towards the dome behind. Small domes cap flanking towers.

Intactness
The new synagogue is intact.
(Nigel Lewis & Associates, St Kilda Conservation Study, Area One, Final report, 1982)

History

see Description

Thematic Context

unknown

Recommendations

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

References

Cooper, J.B. 'The History of St Kilda', vol. 1, p 359, Melbourne, 1931.
Wunderlich, Ernest (ed) , 'Forty Years of Wunderlich Industry 1887-1927', Sydney, 1927

City of Port Phillip Heritage Review

Identifier   "Chandos Court"

Formerly   unknown
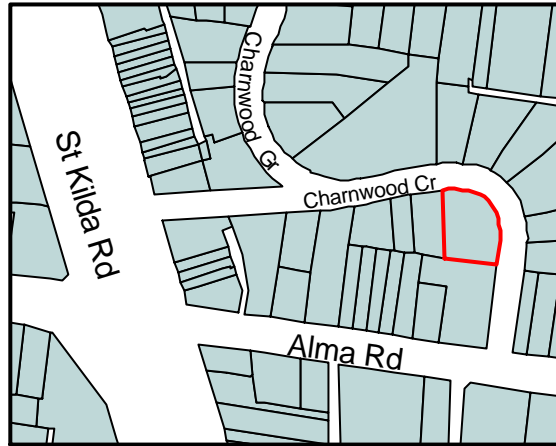
Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address   17-25 Charnwood Crescent
ST. KILDA

Category   Residential:apartment

Constructed late 1920s

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

An extensive apartment complex of ten large units. The spacious site planning providing a series of two storey
pavilions within a garden setting is of note, and responds to the gentle curve of the street. The complex
incorporates a single storey Victorian villa and is a representative example of the further development of a site
for flats, retaining an earlier building as part of the complex. The face brickwork has unfortunately been
painted and the picket fence is a recent addition of inappropriate design.

Primary Source

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

Other Studies

Description

Style : Vernacular
Two storey multi-block flats

History

see Description

Thematic Context

unknown

Recommendations

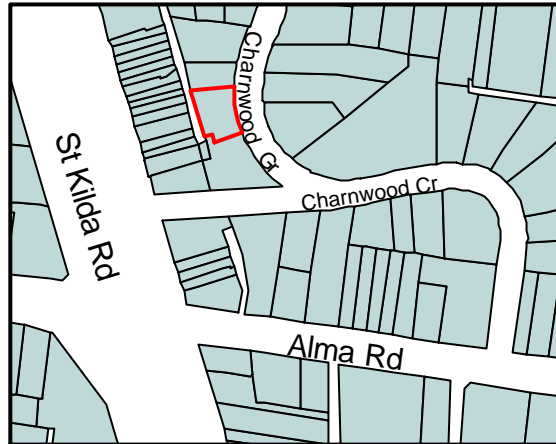A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   "Charnwood Oaks"

Formerly   "Cooma", "Rosedale"

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address   3-13 Charnwood Grove
ST. KILDA

Category   Residential:apartment

Constructed   pre 1873, 1920

Designer   Haddon & Henderson

Amendment   C 29

Comment

Significance   (Mapped as a Contributory heritage property.)

Refer to entry under 4-6 Charnwood Crescent.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Residence, Flats
Original owner: Mrs M Davidson

History

see Description

Thematic Context

unknown

Recommendations

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

References

NOTES
Refer to entry under 4-6 Charnwood Crescent

City of Port Phillip Heritage Review

Identifier   "Tyrell House"

Formerly   unknown
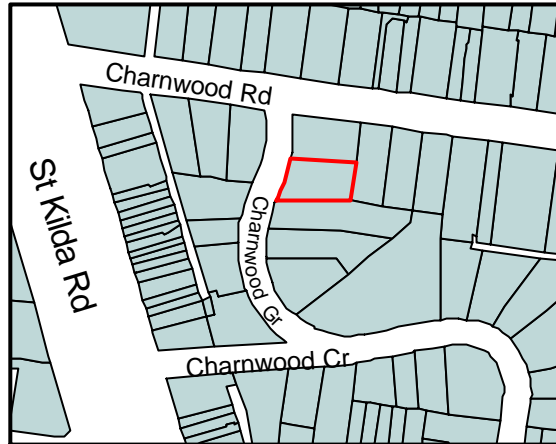
Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address	6 Charnwood Grove ST. KILDA	**Category** Residential:apartment
Constructed	c. 1981	**Designer** unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

An unusual and early complex of four apartments dating from c.1918. The strong and simple form of the building is notable, consisting of a brick cuboid form capped by a simple hipped roof clad in terra-cotta tiles and terminated at the ridge by a pair of red brick chimneys. The building adopts an unusual plan form. The ground floor apartments are accessed from porches to both sides of the building while the two first floor apartments are accessed by an enclosed stair recessed within the body of the building and centrally located in the street elevation. This deep, somewhat mysterious opening leading to the first floor is partially concealed by a low brick wall located proud of the facade and is flanked by a series of windows, all of different designs adding a picturesque character to the facade appropriate to the romantic Arts and Crafts style of the building. Externally the complex is intact, including the low fence to the street boundary. The mature cypress and palm trees add further character to the complex.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

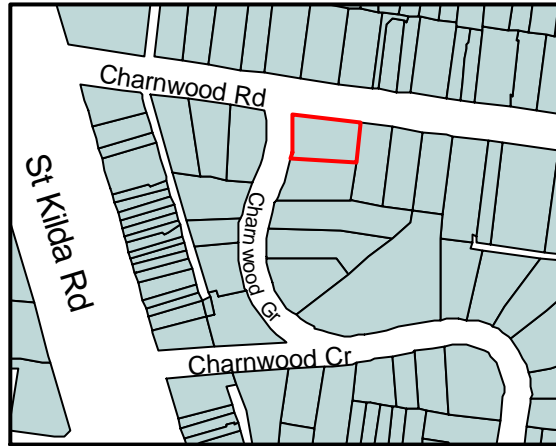A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
The building design is comparable to the architecture of the important and early flat designer and developer H R Lawson.

City of Port Phillip Heritage Review

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address	9 Charnwood Rd	**Category**	Residential:apartment
	ST. KILDA		
Constructed	c1920	**Designer**	unknown

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

This block of flats is of significance as a fine representative example of a larger two storey walk-up block prominently located at the intersection of Charnwood Grove and Charnwood Road. The presence of this building heralds a series of distinguished Interwar flat blocks which in large part define the character of Charnwood Road and Charnwood Grove. The building is enhanced by its strong form, composed with a simple box like form and encompassing low slung hipped roof, and articulated by projecting window bays, access balconies and porches which are enclosed by outward extensions of the main roof. The detailing contributes to the Art and Crafts stylistic character of the building and includes the roughcast facades (now painted) broken by the quaint semi-circular openings framed in red brickwork forming the entrance porches to the ground floor apartments, the external stairs leading to the first floor, face-of-wall sash windows, and broad projecting eaves. The complex is substantially intact, and includes the original front fence and appropriate formal landscaping.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

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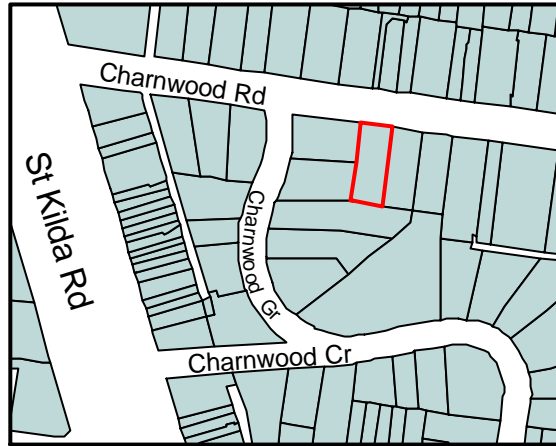recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address	11 Charnwood Rd ST. KILDA	**Category**	Residential:detached
Constructed	1920s	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A handsome two storey residence in the Mediterranean style. The robust ground floor arcades contrast with the first floor loggia which is surmounted by a deep eave. These shade giving elements are important characteristics of the style. The building is substantially intact and contributes in style, scale and materials to a collection of similar buildings in this locality.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Two storey residence

History

see Description

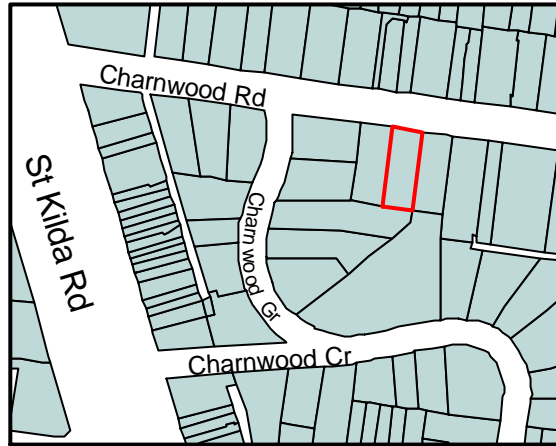**Thematic Context**

unknown

Recommendations

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

References

unknown

Identifier Flats, Former Residence

Formerly unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address	11a-11b Charnwood Rd ST. KILDA	**Category**	Residential:detached
Constructed	1928	**Designer**	Leslie J. W. Reed

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

This building is significant as a substantial example of a residence in the Mediterranean style with interesting planning incorporating a side front entrance. The style is characterised here by the extensive provision of shaded spaces through the use of porches, balconies and deep overhanging eaves, the use of informal classical motifs such as the twisted columns to the upper level balcony and false arches containing conches to the windows, and the romantic picturesque massing of the design. The cantilevered porte cochere contributes to the character of the building. The front fence, driveway and garage are all original features. Much of the original detail of the home appears to be intact.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Two storey flats, former residence
Original owner: Mrs H. Askew

History

see Description

Thematic Context

unknown

Recommendations

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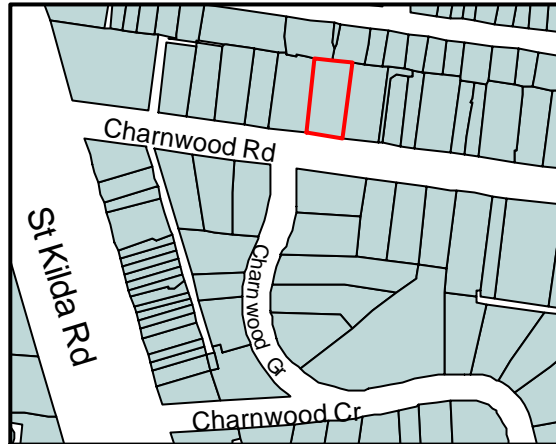
References

NOTES
St Kilda building approval No. 7119.

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address	16 Charnwood Rd ST. KILDA	**Category**	Residential:apartment
Constructed	c. 1935	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The significance of this building relates to its intactness, its fine composition and detailing in the Interwar Functionalist style, and the unusual rendered finish (still unpainted) to the facades. The building, dating from c.1935, has a plan form typical of larger flat blocks of the period, with the entrances to the twelve apartments located adjacent to a side driveway on the west side of the site. The building steps outwards along this elevation to ensure that some of the rear apartments enjoy a view of the street. This waterfall stepping of the side is enhanced by solid curved cantilevered balconies, adding a dynamic flow to composition. The massiveness of these elements is effectively contrasted with the slim steel frames of the windows and the delicate railings to the balconies, held off the wall surfaces on dainty S-curved brackets. The quality of the building is enhanced by the unusual render finish to the main facades, incorporating a curved trowel pattern reminiscent of fish scales and more generally associated with buildings in the Spanish Mission style. This textured finish contrasts with the smooth rendered finish around the balcony sills and the tapestry brick plinth of the building. Externally the complex is intact including the low brick boundary fence and external light fittings. The paint colour scheme for the iron frame windows appears to be original.

Primary Source

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

Other Studies

Description

Style : Functionalist
Three storey walk-up flats

History

see Description

Thematic Context

unknown

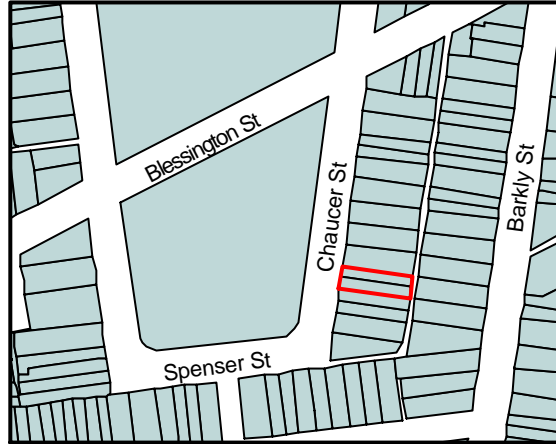## Recommendations

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

References

unknown

Identifier   Duplex

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO90

Address 80-82 Chaucer St ST. KILDA	**Category** Residential:attached
Constructed 1913	**Designer** G.B. Leith & G. Burridge Leith

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Perhaps the strongest example, architecturally, of St Kilda's multitude of single storey duplexes. This standard building form has been thoroughly reworked with a deft and confident hand, and displays many original architectural touches within the idiom of its time, such as the bold expression and interrelationship of the party wall and gable ends. It is interesting also for its back-to-back development with an identical duplex behind it in Barkly St, which has unfortunately been somewhat mutilated. Recent alterations have seen the distinctive arched gable tie at the front replaced with a new one made of straight members. The removal of this integral part of the design detracts from the building's significance.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Duplex
Original owner: A. Hickey

History

see Description

Thematic Context

unknown

Recommendations

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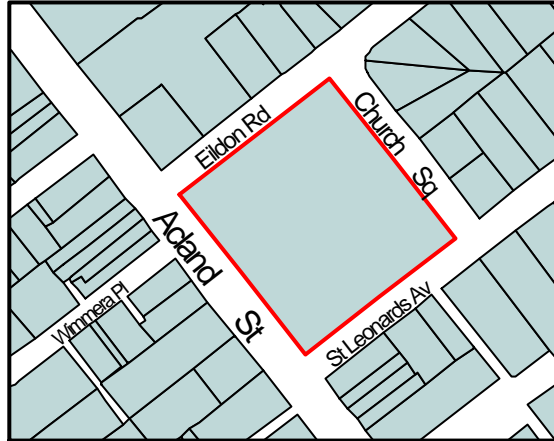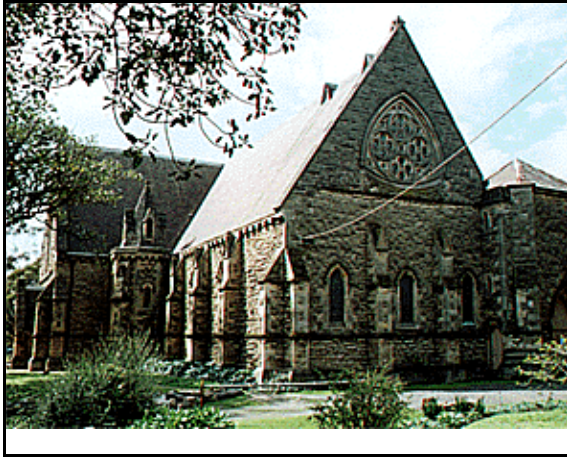Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 2052-2053.

Identifier   Christ Church, Church of England, Hall and Parsonage

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO9

Address	Church Square ST. KILDA	**Category**	Church
Constructed	1854-57	**Designer**	Purchas and Swyer

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

Christ Church St Kilda, the central element of an interesting building group located on the Church Square reservation and including the original church parsonage pre 1855, is an unusual if incomplete design enhanced by the dominant triangular spherical window in the west gable (modelled on Lichfield Cathedral), the decorated doorways and the octagonal corner turret. The interior of Christ Church, the oldest surviving church in St Kilda, is notable for the timber roof truss configurations and the highly decorated chancel and altar. The square in which these buildings are situated is highly significant in the history of town planning in Victoria.

Primary Source

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

Other Studies

Description

Christ Church, St Kilda, fronting Acland Street and replacing an earlier structure afterwards used as a common school, was erected in 1854-57 to the design of Melbourne Diocesan Architects Purchas and Swyer with additions of a large chancel and other improvements by Sydney W. Smith in 1874 and 1881. The Church, originally conceived as a 'T' plan with corner tower and small apse in the English decorated gothic style is constructed of the rarely used Point King Sorrento sandstone.

Intactness
Christ Church St Kilda, still in constant use by the local congregation, is intact although the fabric is badly weathered and affected by damp.

History

see Description

Thematic Context

unknown

Recommendations

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

References

Christ Church St Kilda Parish Records
National Trust of Australia (Victoria) File No. 2352
Cooper, J.B. 'The History of St Kilda 1840-1930', Melbourne 1931 Vol I pp. 324-326.
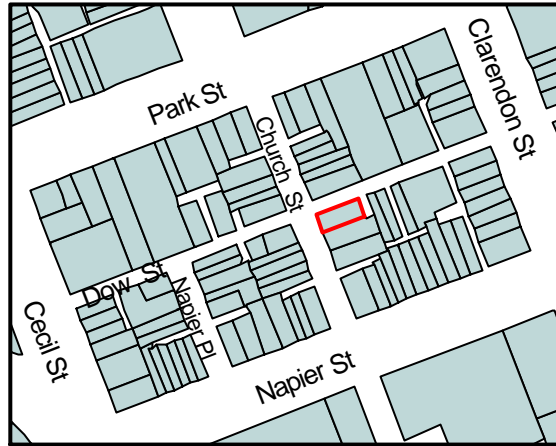The Architects Index, Department of Architecture, University of Melbourne.
'Australian Builder' Melbourne 9 October 1856.
Sutherland, Alexander, et al. 'Victoria and its Metropolis', McCarron Bird, Melbourne 1888 Vol II
    p. 529,531

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

Identifier   House

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO91

Address   9 Church St
SOUTH MELBOURNE

Category   Residential:detached

Constructed   pre 1857, 1873

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

9 Church Street is of significance as one of the few two storeyed timber houses to remain in a substantially intact state in what is the oldest area of South Melbourne's permanent settlement. Verification of the date of different parts of this house is needed through closer on-site inspection.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: pre 1857 and 1873 (1)

Archibald Howison (2), a cooper, owned and occupied a timber house on this site from at least 1856 until the 1880s. The house was listed as having two rooms until 1873, when it doubled in size and N.A.V. It is probable that the extant house contains fabric of both dates. It is a two storeyed house clad in weatherboards to represent ashlar blocks to the front façade, while metal cladding has recently been applied over the original weatherboards on the north façade. The verandah has been altered, however retains some of the original timber decoration to the first floor.

History

see Description

Thematic Context

unknown

Recommendations

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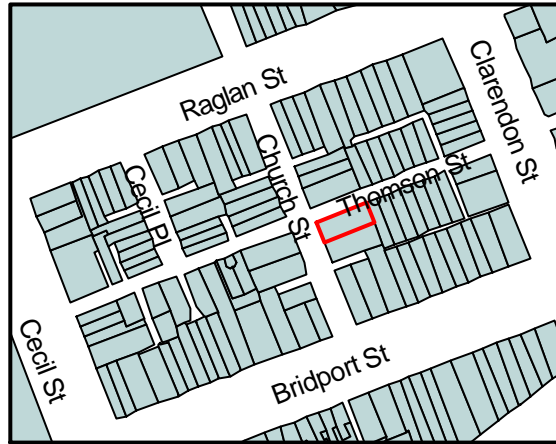
References

1 City of South Melbourne Rate Books, 1856/57 and 1873/74
2 Variously spelt in the Rate Books, 'Howison', 'Howieson' and 'Harrison'

City of Port Phillip Heritage Review

Identifier   "Ballaarat"

Formerly   unknown

Heritage Precinct Overlay None

Heritage Overlay(s) HO92

Address   51 Church St
SOUTH MELBOURNE

Category   Residential:detached

Constructed   1857

Designer   unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

'Ballaarat' is of significance as a timber house of the 1850s that remains substantially intact in the form it developed into by the 1880s. Integral to the significance are the joinery details including the verandah decoration, the windows and doors.

Primary Source

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

Other Studies

Description

In 1856 the Rate Books list the owner of vacant land at what is now 51 Church Street as 'not known'(2) but by the following year J.T. Geyer (sic.)(3) had erected this early three-roomed wooden house. The property's first N.A.V. was £40 and the occupier was George Anderson(4). The building continued to have rooms added to it, becoming a four-roomed house with a kitchen and shed in 1858(5). By 1873 it was described as having six rooms, the owner and occupier at that time being William Paton, a clerk(6) and in that year the N.A.V. of the property dropped to £34(7). During the 1880s boom the N.A.V. rose to £44(8) and the building was again added to and by the end of the decade had seven rooms listed(9). The property's value reflected the depression years just prior to the turn of the century, its N.A.V. dropping once more to £18(10). Harry skinner, a carpenter, owned the building at that time and the occupier was James Morgan, a bootmaker.

The house as it stands appears to be extant in the form as it evolved from the 1850s until the 1880s. It is a single storeyed weatherboard house with two corrugated iron-clad cross gables to its roof and a skillion extension to the east, and it has a verandah that wraps around the west and north facades. The verandah has a convex roof and early timber decoration, and the intact four panelled entrance door is set within the northern face of the verandah. The house retains two multipaned double hung sash windows however appears to have had two french doors removed from the west façade.

It is not known when the house was named 'Ballaarat', however the nameplate on the west façade appears to date from the early twentieth century.

History

unknown

Thematic Context

unknown

Recommendations

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

References

1   City of South Melbourne Rate Books, 1856-1858
2   ibid., 1856/57
3   This spelling varies in the Rate Books between 'Geyer', Bongeyer' and 'Vongeyer'
4   ibid., 1857/58
5   ibid., 1858/59
6   ibid., 1873/74
7   ibid.
8   ibid., 1887/88
9   ibid.
10   ibid., 1898/99

Identifier   Former Cable Tram Engine House

Formerly   unknown
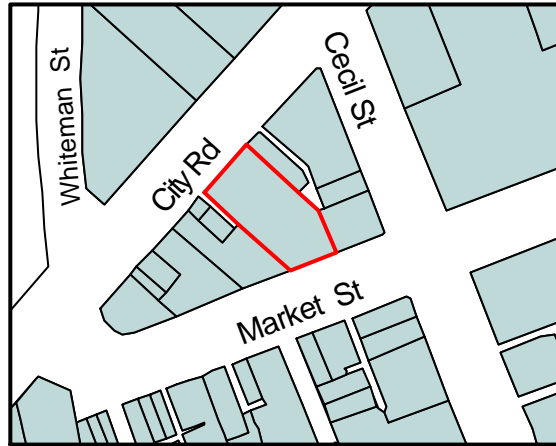
Heritage Precinct Overlay HO4
Heritage Overlay(s)

Address 357-361 City Rd SOUTH MELBOURNE	**Category** Industrial
Constructed 1889	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former cable tram house is of significance as a document to the social history of South Melbourne, being the only extant physical evidence of the cable tram network that serviced the area. As a structure it is of significance as one of the group of extant cable tram engine houses in Melbourne such as those in Fitzroy and North Melbourne. While not as embellished in its decoration as some of the other cable tram houses, it is of significance for maintaining the tradition of these buildings, in its high degree of detailing and ornamentation, that extends far beyond any literal need and in a manner quite distinct from most industrial and warehouse buildings of the time.

Primary Source

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

Other Studies

Description

Original Use: Cable Tram Engine House
Date of Construction: 1889(1)

Following the Tramways Act of 1883, the Melbourne Tramways and omnibus Company was formed and cable tramways were laid down in Melbourne and its suburbs(2). In South Melbourne two lines were constructed in 1890,(3) both of which entered the municipality by the new Queens Bridge (built in 1889) and this building was erected to house the engines of the Queensbridge Road Service(4) and was one of twelve such engine houses(5) built for the Company across Melbourne.

Early in the twentieth century the cable network was progressively replaced by electric trams and motor buses. South Melbourne's first electric tram service was along the route from Melbourne, via Sturt Street, to South Melbourne and St Kilda, which opened in 1925.(6) The Queens Bridge cable trams were in use until

1937(7) when they too were replaced by electric trams and the bus to Port Melbourne, and as a consequence the cable tram house was closed.

The cable tram house, despite its long closure, remains substantially intact in its original form and detailing. It is a large single storeyed hall-like building, built in polychrome brickwork used to bold effect across the facade. The side and rear walls are in red brick, while the front facade has red brick across the expressed corner pilasters, to the cornice line that is set out from the wall by a corbel table in brick, and the two pedimented entrance projections. Within this red framework, the wall is set in contrast, having been built in dark Hawthorn bricks. Across the whole are moulded cream bricks set in a string course connecting the stilted segmental arches of the window and (former) door openings, and cream bricks to the cornice line. The rear facade is far plainer, but does repeat the detailing with a small number of cream bricks set across it, and with the wall built with projecting piers and banding supported on simple corbel tables.

The building retains a large number of its entrances to the side and main facades intact, however two of the pedestrian entrances to City Road have been altered and a large opening has been set into the east wall. The slate roof with its ventilated clerestoreys remains intact.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 National Trust of Australia (Victoria), 'Research into Cable Tram Engine Houses', 13
   June 1976.
2 C. Daley, 'History of South Melbourne',. p. 316.
3 ibid.
4 G. Butler, 'South Bank Architectural and Historical Study, Vol. 1', September 1982, p. 19.,
5 National Trust of-Australia (Victoria), 'Research into Tramway Engine House, 359
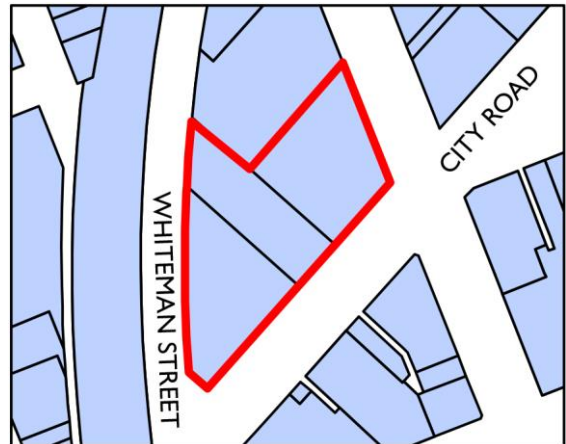   City Road', 21 March 1983.
6 Daley, op cit.., p. 318.
7 Daley, loc. Cit

City of Port Phillip Heritage Review

Place Name:	Johns & Waygood	Citation No:
Other names:	John Perry Industries	**2317**

Address:	400-430 City Road, Southbank	Heritage Precinct Overlay: **None**
Category:	Industrial	Heritage Overlay(s): **HO4**
Style:	Edwardian, Postwar International	Graded as: **Significant**
Constructed:	1909-10, 1920s, 1954-60	Victorian Heritage Register: **Recommended**
Designer:	Bates, Smart & McCutcheon (1960); unknown (1909-1920s)	
Amendment:	C52, C117	
Comment:	Updated Citation	

Significance

What is Significant?

The former Johns & Waygood premises at 400-430 City Road, Southbank, is a large industrial complex occupying most of a triangular-shaped site bounded by City Road, Cecil Street and Whiteman Street. 400 City Road comprises the four-story Bates, Smart & McCutcheon curtain-walled office building on the Cecil Street corner (which replaced a c1909 classical commercial two-story brick office building), three-story brick general store of c1910 adjoining a later three-story brick machine shop of c1920s, behind which are steel-framed, sawtooth-roofed erection shops. 408 and 412-430 City Road comprise single and double level brick gable ended bays of c1909-10 with intact massive queen-post truss roof clad in corrugated-iron and some altered openings

Commencing from a single workshop from c 1890, Johns & Waygood enlarged the works over several years from 1909, with the initial office buildings constructed by James Wright of Armadale in 1909. This became the headquarters and main manufacturing works of one of Australia's oldest and most important engineering firms.

The elements of primary significance are the facades to City Road, roofline and internally supporting trusses and timber framework

The elements of no or limited significance are the altered elements including plate glass windows to façade, internal partitions, and introduced party wall to 400-406 City Road on the east and 412-430 City Road to the west.

How is it Significant?

The complex is of historical and aesthetic (architectural) significance at the local level to the municipality.

Why is it Significant?

Johns & Waygood is of historical significance as a remarkably complete collection of single and multi-storey industrial buildings in a range of styles reflecting the range of functions and scale of this important engineering form. The complex is chiefly notable as the headquarters for Johns and Waygood between 1910 and 1982. This is one of Victoria's oldest extant engineering establishments, and one of the most important structural and general engineering establishments to have operated in South Melbourne. It was a major supplier of lifts and steel work for general building constructions in Melbourne in the 1990s. The complex is the oldest extant of any belonging to the larger engineering establishments which operated in Melbourne before 1945. The role of Johns & Waygood in pioneering the development of passenger lifts, contributed to the change to the face of modern Australian cities, in enabling multistoried office buildings to be erected, where previously 4-5 stories were the limit of rentable space. The passenger lift eliminated stair climbing as a constraint on building height.

Derived from the iron fabrication business of Peter Johns in 1856, the firm expanded to play a significant role in the history of building construction in Australia, being pioneers in the provision of structural steel framing, passenger lifts and metal-framed windows. The drawing office, established at City Road in 1909, was also influential for much of the twentieth century, with many important architects and engineers working or undertaking their early training there. The corner glass curtain-walled office tower (1960) provides evidence of the further expansion of the firm in the post-war period.

The place is of architectural and aesthetic significance for its extensive array of distinctively designed structures and a prominent visual element along City Road. The earlier portion at the western end, and on Cecil Street, are fine examples of the utilitarian commercial architecture of the early twentieth century, while the less intact portions still contribute to the overwhelming pre-War industrial streetscape. The corner glass curtain-walled tower is a prominent element in its own right, of architectural significance as an intact example of the work of noted mid-century commercial architects Bates, Smart & McCutcheon, whose more prominent office blocks in City Road (for APM and Mobil) have been demolished. Some individual elements such as the rose bosses on exposed steel girders above the doorways reflect the concern for high levels of design and craftsmanship. The substantial and intact timber trusses and post system, supporting former craneways are significant as rare remnants of early twentieth century industrial building design.

The place therefore meets the HERCON heritage criteria as follows:

- Criterion A: Importance to the course, or pattern, of our cultural or natural history – as one of Victoria's oldest extant engineering establishments, and for its role in the development of the elevator.
- Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments – as the best surviving example of an engineering and fabricating works for which Southbank was once the Melbourne concentration.
- Criterion E: Importance in exhibiting particular aesthetic characteristics – for the early modernist curtain wall elements of the main office building by architects Bates, Smart & McCutcheon and for the distinctive brick facades and timber interiors.
- Criterion H: Special association with the life or works of a person, or groups of persons, of importance in our history. – for the association with Johns & Waygood company

Levels of Significance

Primary significance – Facades to Cecil Street and City Road, roofline and supporting trusses and framework of sawtooth section.

No or limited significance – Altered elements including plate glass windows to ground floor, internal partitions, and introduced party wall to 408 City Road.

Thematic Context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5.4 Industry: 5.4.2 South Melbourne, 5.4.5 Growth and prosperity

History

Johns & Waygood has its origins in the combination in 1892 of the Australian Waygood Elevator Company (formed 1888 as subsidiary of the English form of Richard Waygood) and the Johns' Hydraulic & General Engineering Co., of Sturt Street, South Melbourne, also started in 1888, by Peter Johns. (Blainey, 1972) By this time the firm had expanded into the manufacture of steel girders, gas plants and passenger lifts. The last were particularly lucrative, with the firm obtaining exclusive rights to build and sell the Waygood patent lift, altering its name to Johns & Waygood in 1892. A number of prominent Melbourne entrepreneurs and politicians formed the bulk of the shareholders. (Blainey, 1956)

In 1908, Johns & Waygood acquired a 3½ acre site in City Road for £4,900, then occupied by a boxing stadium and factory. They engaged James Wright (1866-1947) of Armadale, to erect a new works comprising offices, stock stores, blacksmith's shop, structural shop, fitting and machine shop, power house, stables, store sheds and a caretaker's cottage. (National Trust) New plant for the manufacture of structural steel was installed. (Pratt, 1934) A series of timber framed single story structures were built along City Road, evidently from east to west with later saw-tooth roof buildings filling the space between these and the Cecil Street buildings. The former Haig Street roadway was acquired and became part of the site in 1910.

Figure 1 - Main office from www.victorianplaces.com.au/taxonomy/term/4295

Additions carried out in 1954 by noted commercial architects Bates, Smart & McCutcheon culminated, in 1960, with the complete rebuilding of the main office, on the corner on Cecil Street and City Road, as a four-storey curtain-walled building. At that time, the western portion was used for structural fabrication and a plate yard, and the buildings on Cecil Street as a general store, machine shop and fitting shop. Towards the end of that decade, the firm sold off the western half for private development with the buildings being occupied by a variety of engineering works and later automotive auctions.

The structural steel part of the works was notable, particularly in the mid-20th century, when it was responsible for steel work for many new city buildings, and large industrial complexes such as the new Ford Motor Co. plant in Geelong. The steelwork for the new King Street Bridge was also fabricated by Johns & Waygood, employing welding techniques new to Australia at the time. (The Argus, 1926) The company merged with the Perry Engineering Company, in 1965 and became Johns Perry Ltd. in 1974. Boral Limited took them over in 1986 later becoming Advanced Building Technologies Group Pty. Ltd. and was still operating under that name in 2006. (Milner, 1991)

References

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

Blainey, Geoffrey, 'Johns, Peter (1830–1899)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, http://adb.anu.edu.au/biography/johns-peter-3860/text6141, published in hardcopy 1972, accessed online 18 February 2014.

Blainey, Geoffrey, *Johns and Waygood Limited: one hundred years, 1856-1956* / [Melbourne: Johns and Waygood, 1956

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

Heritage Alliance, *City of Port Phillip Heritage Review, Citations for Individual Heritage Places*, "City Road Industrial Precinct", 2005

Marsden, Susan, 'Perry, Sir Frank Tennyson (1887–1965)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, http://adb.anu.edu.au/biography/perry-sir-frank-tennyson-11375/text20323, published first in hardcopy 2000, accessed online 9 December 2014.

Milner, Peter, 'Historic Engineering Sites in the Southbank Development Area', report, August 1986.

Milner, Peter, 'The significance of the Johns and Waygood site in City Road, South Melbourne', University of Melbourne, Dept. of Mechanical and Manufacturing Engineering. 1993.

Milner, Peter, 'Johns and Waygood site in City Road, South Melbourne: a report to the Industrial History Committee', National Trust of Australia (Victoria) University of Melbourne, Dept. of Mechanical and Manufacturing Engineering, 1992

Milner, Peter 'Johns and Waygood', University of Melbourne, Dept. of Mechanical and Manufacturing Engineering, 1991.

National Trust Register B6084 Fmr Johns & Waygood; 'The Builder: J.S.G. Wright', Prahran Mechanics' Institute Victorian and Local History Library, Newsletter No. 38 April 2005, http://www.pmi.net.au/wp-content/uploads/Newsletter%20Archive/38NewsletterApr05.pdf

Pratt, A., *The National Handbook of Australia's Industries*, The Specialty Press Pty. Ltd., (1934)pp. 257-58.

Port Phillip Planning Scheme Incorporated Document No. 8, 400-410 City Road, 2-48 Cecil Street and 127-135 Whiteman Street South Melbourne, Port Phillip Planning Scheme, http://planningschemes.dpcd.vic.gov.au/schemes/portphillip

"VICTORIAN INDUSTRIES." The Argus (Melbourne, Vic.: 1848 - 1957) 9 Sep 1926: 26 Supplement: AN HISTORIC SOUVENIR. Web. 21 May 2015, http://nla.gov.au/nla.news-article3807811

Description

The complex comprises a series of multi-story buildings along Cecil Street with single-storey sawtooth-roofed warehouse bays behind. The City Road/Cecil Street corner is occupied by the Bates Smart & McCutcheon four-storey (Figure 2), curtain-walled, office building, with aluminium-framed windows and enamelled steel spandrels. This has recently been refurbished with the spandrels and framing painted black. Originally, the framing was unpainted and polished, while the spandrels were a dark colour according to the Black & White photographs by Wolfgang Sievers. Floors and internal columns are of reinforced concrete, while the ground floor, originally of brick, has been opened out to be continuous plate glass.

The eastern half of the site has two three-storeyed red brick buildings on Cecil Street (Figure 2). The older (No 48) has rendered friezes, dentillated cornices and rectangular windows with projecting sills and timber-framed double-hung sashes. Its ground floor has been altered with a tiled entry surround, and new windows with metal-framed fixed sashes. Internally it employs steel framing and timber joist floors, with a south-facing sawtooth roof hidden behind the brick parapet. The adjacent building (c.1920s) is of a simpler finish, with unadorned face-brick façade, wide bays of double-hung sash windows. Ground floor openings have been enlarged and replaced with aluminium frames.

Figure 2 - 1960s office on corner of Cecil Street, c1910 general store and c1920 machine shop on right.

The City Road elevations (Figure 3) comprise brick gable ended bays extending through to Whiteman Street, constructed with large steel and timber columns and queen-post truss roofs supporting large ridge lanterns. Former crane rails are evident from the travelling cranes which once ran the length of the building. A large diagonally timber truss supports the upper story at the front of the east bay. A glazed roof light fills the wall space between the high and low bay roofs. The Whiteman Street façade is timber framed and clad in corrugated galvanised iron. The roofs are also clad in CGI, with the end trusses at Whiteman Street cut at an acute angle.

Figure 3 – Facades of 408 – 430 City Road (numbered right to left)

Figure 4 - Interior timber work showing roof trusses, posts and later brick party wall on east side
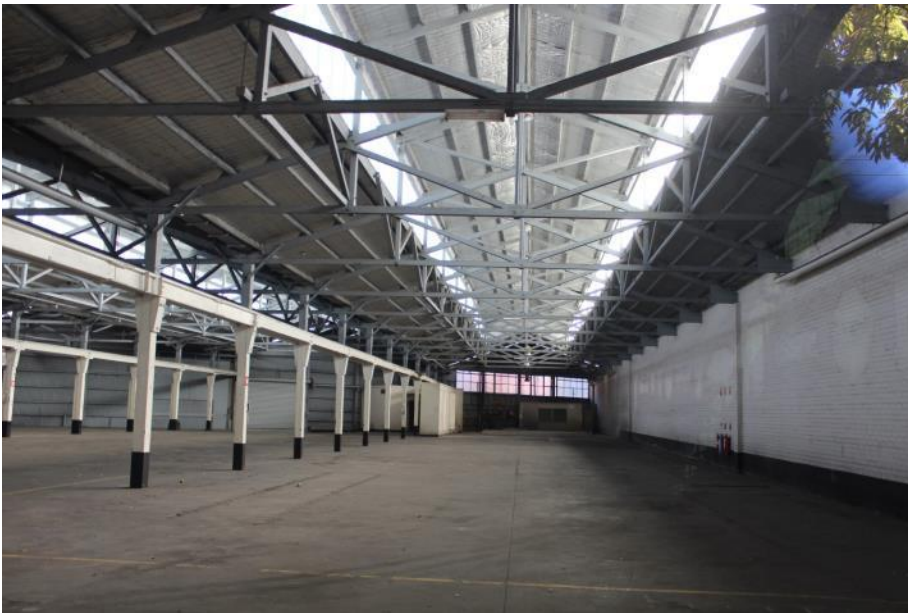
Figure 5 - Interior of easternmost bay looking north from the City Road end

Condition and Integrity

The complex reflects the gradual change and expansion of the works over time, so that the original office block was demolished to make way for the new curtain wall office, some changes to fenestration and other details have been made, but the complex is otherwise highly intact. Recent renovations for new tenants have ensured the buildings are currently in good condition.

Comparative Analysis

Johns & Waygood is one of two elevator manufacturers in Melbourne, and one of the few surviving nineteenth and early twentieth century Southbank, South Melbourne and Port Melbourne industrial complexes.

Peter Milner notes that, from 1858 to 1940, there were 560 firms in South Melbourne engaged in various fields of engineering, including factories, foundries and warehouses as well as engineering offices. In the immediate vicinity there are several former factories, warehouses and manufacturers which comprise a remnant of a once far more extensive industrial precinct that extended from Allen's Sweets near the Arts Centre along City Road Southbank to Normanby Road South Melbourne to Ingles Street Port Melbourne.1

Among these were Australian Paper mills, Langland's Foundry, Buchannan & Brock, Amalgamated Marine Engineers, Titan Nails, Hardie Asbestos, etc.,2 all of which have been demolished for urban renewal projects. Several City Road factories and warehouses such as James Moore, Holden Motors and International Harvesters, have been facaded for new apartment or office buildings.

Of the buildings that survive (e.g., Hart & Company, 21-27 Meaden Street, 1936) most tend to be more recent, less architecturally distinguished and, particularly, less historically resonant than the Johns & Waygood site in City Road. Of the comparable industrial complexes in Port Phillip, some are single stand-alone office buildings which comprise the only surviving remnants of the former extent of the works

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1 Some significant industrial sites in South Melbourne/Milner, P. (Peter). [Melbourne] [National Trust of Australia (Victoria)] 1986, Infralib 333.77099451 MIL:S

2 Lewis, Miles, 1983, An Industrial seed-bed: volume 2 of the South Bank architectural and historical study. Department of Planning.

(Kitchen & sons, Felton Grimwade), or multistory warehouse structures of different form (Dunlop, Laconia). Other earlier warehouse buildings such as the Robur tea warehouse and Jones bond store reflect a quite different building form and use. Elsewhere in the City of Port Phillip are the Swallow & Aerial biscuit factory and Colonial Sugar Refinery on Beach Road. Both of these have been extensively altered as part of conversion to apartments.

The most relevant comparison can be made with Austral Otis on the corner of Kavanagh Street and Kings Way South Melbourne. This was the main rival of Johns & Waygood, and had a similar large manufacturing complex with two story masonry office building and extensive corrugated iron clad factory space. However, only the office building survives.

Austral Otis South Melbourne (National Trust)

The unique feature of the Johns & Waygood complex is that it retains the range of building forms that are representative of these industrial complexes of the late nineteenth and early twentieth centres, including timber framed and corrugated iron clad manufacturing and warehouse spaces, some with overhead travelling cranes still in place, multistory brick store and office space, and elaborate architectural elements for the main office and show room buildings. The Factory spaces are typical construction forms of their times – timber queen-post trusses on timber posts and load-bearing brick walls in the early 20th century, and reinforced concrete and steel girder sawtooth roof structures in the mid-20th century. However, examples of the earlier form are increasingly rare, particularly in the former South Melbourne industrial area. The massive timber posts and overhead crane rails give an indication of the former industrial uses which are not evident in other buildings in the municipality

The office tower on the corner of Cecil Street (1960) remains as a rare surviving example of the multi-storey commercial work of important architects Bates Smart & McCutcheon in the Southbank area. That same year, they also designed two much-publicised high-rise office buildings for APM and Mobil at the other end of City Road, but both of these have since been demolished or significantly altered. All these buildings were erected five years after the first all-glass curtain wall building in Melbourne, Gilbert Court in Collins Street (1955). It is also notable as an example of the less common application of a glass curtain wall to part of a manufacturing complex. Comparisons in other municipalities (all included in the HO) include the BP oil blending tower at Spotswood, extensions to the Yarraville sugar refinery, the APM boiler house at Alphington, the former ETA factory at Braybrook and GMH Holden at Dandenong.

Assessment

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

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

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments.

Criterion E: Importance in exhibiting particular aesthetic characteristics.

Criterion H: Special association with the life or works of a person, or groups of persons, of importance in our history.

Recommendations

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

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

- Nominate to Victorian Heritage Register

Primary heritage study

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

Other heritage studies

Ward, Andrew, *Port Phillip Heritage Review*, Version 16, 2013, Volume 1, p.109 (HO4 precinct citation)

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

A number of previous studies have identified the Johns & Waygood site as a place of cultural significance, these include the following:

- Yuncken Freeman Architects. 1975, *South Melbourne conservation study: report to South Melbourne Council* June 2nd, 1975/
- Willingham, Allan F. 1976. 'A survey of historic buildings in area no. 3 of the central business district Melbourne' (Variable title: Melbourne CBD study)/ Victoria. Historic Buildings Preservation Council; North Fitzroy, Vic.
- Milner, P. (Peter). 1986, 'Some significant industrial sites in South Melbourne'/ [Melbourne] [National Trust of Australia (Victoria)]
- Port Phillip Heritage Review, Version 16, 2013, Volume 1, p.109 (HO4 precinct citation)

The site is classified by the National Trust:

- National Trust classified File Number B6084 Level of Significance Regional Classified: 24/07/1989 Revised: October, 1989

Identifier	City South Holden (showroom)
Formerly	Kellow Falkiner Pty Ltd (service centre/showr

Heritage Precinct Overlay HO4
Heritage Overlay(s)

Address	380-386 City Rd SOUTHBANK	**Category**	Commercial
Constructed	1927	**Designer**	Harry A Norris
Amendment	**C 52**		
Comment	New citation		

Significance (Mapped as a Significant heritage property.)

What is Significant?
The Kellow-Falkiner showroom is a substantial double-storey red brick building in the Free Classical style, which was erected in 1927 as an assembly plant, service centre and showroom for one of Melbourne's earliest and most prestigious car dealerships.

How is it Significant?
The Kellow-Falkiner showroom is of historical, aesthetic and architectural significance to the City of Port Phillip.

Why is it Significant?
Historically, the Kellow-Falkiner premises is significant for its long association with the pioneer automotive company founded by Charles Kellow, one of Australia's first motorists. Dating back to 1913, Kellow-Falkiner was one of the first car dealerships in Australia, and grew to become one of the largest and most prestigious firms, still continuing (albeit from another address) to this day. He subsequent occupation by Holden demonstrates a significant continuity of use for almost eighty years. The building remains as a notably early and substantially intact example of a purpose-built car showroom, of the type that became ubiquitous from the 1930s onward.

Aesthetically, the building is a representative and intact example of a substantial commercial building in the Free Classical style that was popular during the inter-war period, broadly characterised by symmetry and regularity in composition, and the use of stylised Classical motifs. This prominent double-storey building also makes a significant contribution to the City Road streetscape, principally made up of substantial commercial and industrial buildings dating from the first four decades of the twentieth century. Architecturally, the building is significant as an intact and substantial example of the work of Harry Norris, noted inter-War society architect, who designed at least one other building for Kellow-Falkiner, at 397 St Kilda Road.

Primary Source

Other Studies

Description

The former Kellow Falkiner premises in City Road is an imposing double-storey red brick building on a corner site, designed in a Free Classical style, with a sawtoothed roof concealed along the street frontages by low parapets. These two facades are virtually identical in composition and detailing, each having a series of bays articulated by piers with stylised Classical capitals, with a rendered frieze above and a parapet with projecting panels and a broad triangular pediment. The original signage indicated on the working drawings, stating the name of the firm, has been removed. Each bay retains original multi-paned steel-framed windows to the first floor, and, typically, more recent aluminium-framed fixed sash shopfront windows to the ground floor. Concrete crossovers in the footpath indicate that some of the ground floor openings originally facilitated vehicular access; one of these remains intact on the Cecil Street façade, with a steel roller shutter. The rear elevation, to Blakeney Place, is more utilitarian in style.

History

This building was erected 1927 as a factory/showroom for pioneer Melbourne motor dealers Kellow Falkiner Pty Ltd, founded by Charles Brown Kellow (1872-1943) in 1913. Born in Castlemaine, Kellow worked formed the partnership of Lewis & Kellow, bicycles importers and manufacturers, in 1893. Kellow took over the business after Lewis' death four years later, but soon became interested in the burgeoning automotive industry. He became one of Australia's first car owners in 1903 when he acquired his first automobile, a single-cylinder De Dion. Later that year, he achieved fame when, during a rail strike, he delivered a batch of Argus newspapers to Bendigo in an unprecedented six hours. Kellow entered the motor trade in 1907, securing an agency for De Dion Bouton and having locally-made bodies fitted onto imported chassis. Based at 188 Exhibition Street, Kellow's business became the sole agency for Humbers, Talbots, Napiers and Rolls-Royce, and claimed to be the largest garage in Australasia.

In 1913, Kellow entered into partnership with engineer Ralph Falkiner (1877-1946) to form Kellow Falkiner, with a motor garage/office at 218 Russell Street and a showroom at 460 Bourke Street. After Falkiner left in 1915, Kellow continued alone (while retaining the joint name) and the firm subsequently expanded to become one of the most prestigious car dealerships in Australia. In 1927, Kellow engaged noted society architect Harry Norris to design two new buildings: a car showroom at 397 St Kilda Road, and the present building in City Road. Drawings for the latter indicate that it comprised a service area, showroom and car assembly area on the ground floor, with the motor body department above (with zones for blacksmith, panel beaters, woodworkers, painters, trimmers and a 'duco bay' on a turntable. The building remained occupied by Kellow- Falkiner until at least the mid-1970s. They later consolidated their activities at South Yarra, where they still remain, while their former City Road premises was taken over by Holden.

Thematic Context

COMPARATIVE ANALYSIS
The former Kellow-Falkiner premises in City Road can be compared with various other buildings that were built or occupied by the same firm in the early twentieth century. Of their original premises, the car showroom at 460 Bourke Street has been demolished; the motor garage/office at 218 Russell Street still stands, but was evidently much altered (or entirely rebuilt) by the firm in the 1930s or '40s, and has been altered further since then. The showroom at 397 St Kilda Road, designed by Harry Norris in a particularly ornate Spanish Mission style, remains largely intact and in fine condition. It is somewhat more distinguished that its counterpart in St Kilda Road, and has been added to the Victorian Heritage Register.

Recommendations

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

References

Harry Norris. 'Brick and concrete motor premises for Kellow-Falkiner Pty Ltd', working drawings dated June 1927. Building Records Department, City of Port Phillip.
Daniel Catrice & Michele Summerton, 'The Motor Garage & Service Station in Victoria: A Survey', report dated February 1997. pp 81-85.
'Death of Mr C B Kellow', Argus, 3 July 1943, p 4.

Identifier Wayside Inn Hotel

Formerly unknown
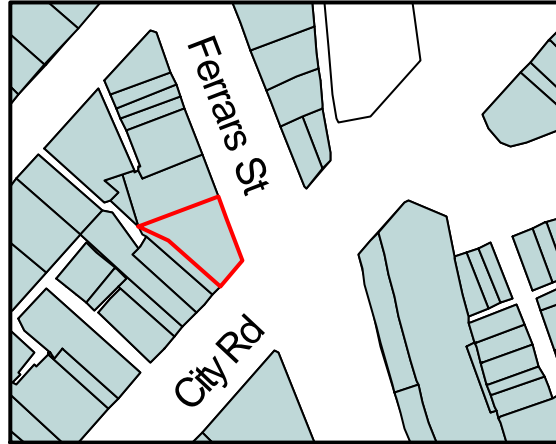
Heritage Precinct Overlay None
Heritage Overlay(s) HO93

Address 448 City Rd
SOUTH MELBOURNE

Category Commercial

Constructed 1915

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The "Wayside Inn" hotel at no. 448 City Road, South Melbourne, was built in 1915 for Julia and John Palmer. It is of historic interest and of aesthetic importance. Its historic interest (Criterion A) rests on the continued use of the site as a hotel of the same name since 1868. Its aesthetic importance (Criterion E), though not individually great, is derived from the manner in which the building reinforces the nineteenth and early twentieth century streetscape character of the area, its corner location being an important attribute.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A prominent post Edwardian Free style two storeyed hotel occupying a corner site and having a corner splay. Distinguishing elements include the scalloped cement parapet treatment and ball finials which are highly expressive of the period. The pilaster bays vary and add interest to the elevations by this means. The corner splay is given emphasis by a cartouche with "1915" in cast cement. The upper level is in face brickwork, now overpainted, and the street level elevations have been altered.
Condition: Sound.
Integrity: Medium.

History

In 1866, Ferrars Street ended at City Road. The land beyond on the north side of City Road was low lying and swampy, and was the domain of the railway lines. By the end of the 1870's, roads had been formed and Ferrars Street had been extended to Normanby Road. At the time, City Road was known as Sandridge Road and bounded the southern edge of Block 54 which by this time had been subdivided and sold. Lot 1 on the north west corner of City Road and Ferrars Street was acquired by William Thistlethwaite, a local land agent.

At the turn of the century, there was a weatherboard hotel with ten rooms occupying the site on the north west corner of City Road and Ferrars Street. It was known as the "Wayside Inn" and had been built in 1868 by Jas Lamond, formerly of Scot's Hotel. In 1900, it was in the hands of the executors of Peter Campbell and the licensee was Julia Palmer.

By 1905, Julia and John Palmer had taken over ownership of the property. They leased it to Ellen McDougall. In 1915, the Palmers built a new brick hotel on the site. It had ten rooms and an NAV of 360 pounds. The licensee was Leo John Donnelly. Teresa Georgette held the hotel licence in 1918 and continued to do so in 1920. The description of the building remained unchanged however the NAV had risen to 420 pounds. The Palmers, who at that time lived in Richmond, continued as owners.

Thematic Context

3. Developing local, regional and national economies.   3.11.5   Retailing food and beverages.   8. Developing cultural institutions and ways of life.   8.4   Eating and drinking.

Recommendations

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

References

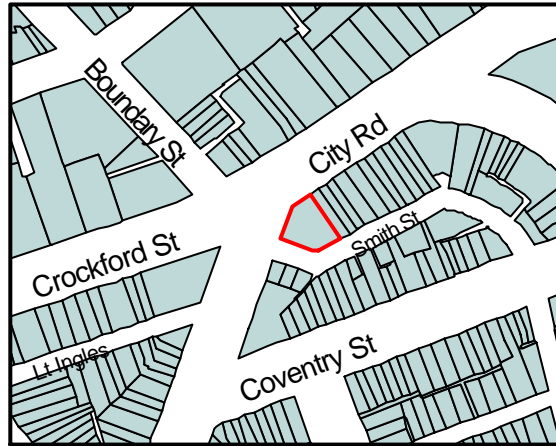South Melbourne Rate Books: 1900-01, 1905-6, 1910-11, 1912-20, VPRS 8264, PROV.
MMBW litho plan no.19, c.1894.
Parish Plan South Melbourne, Sheet 2. PMHS.
Cox, "Hobson Bay and River Yarra", 1866. SLV, Map Section.
"Hotels" vol. 1. Port Phillip Library, Local History Collection, LH 647.949 4 SOU.

Identifier   Former Meagher's Family Hotel

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	505 City Rd SOUTH MELBOURNE
Constructed	1874

Category	Commercial
Designer	M Hennessy

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former 'Meager's Family Hotel' is of significance as a Victorian landmark, dominating one of the key junctions along City Road at the boundary of South Melbourne with Port Melbourne. The alterations to the ground floor lessen the impact of the building on the streetscape and detract from the significance of the whole.

Primary Source

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

Other Studies

Description

Original Use: Hotel
Construction: 1874(1)
Architect: M Hennessy(2)

South Melboume has had at any one time as many as eighty hotels(3) of which this is one. 'Meagher's Family Hotel' was established by James Meagher in 1874 (4) and John Toohey(5) was the first licencee.   It was designed by Hennessy who was also responsible for the 'Freer's Family Hotel' (now the 'Bell Hotel') and the 'Maori Chief Hotel' both in Moray Street (q.v.).

The hotel is a substantial two storeyed rendered building, located on the obtuse angle at the junction of City Road and Pickles Street. The design gives equal importance to its two main facades and is dominated by a series of fluted pilasters that extend up to the bracketed cornice line. The main entrance is set into the corner and is flanked by broad pilasters at ground floor level and coupled pilasters above, while minor entrances to each facade are emphasised by pediment units within similar pilasters. The building has been altered at ground floor level with windows replaced and the facade clad in bricks, however these have not been

sufficient to mask the overall impact of the building on this corner.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 Architects Index, University of Melbourne
2 ibid.
3 Verbal communication with Andrew Lemon , Historian
4 Cole Collection, Vol. 3, State Library of Victoria
5 ibid.

City of Port Phillip Heritage Review

Place name:	**Former Cogan Residence**	Citation No:
Other names:	**-**	**2371**

Address:	506 City Road, South Melbourne	Heritage Precinct: Montague
		Commercial Precinct
Category:	Residential: House	
		Heritage Overlay: HO442
Style:	Federation (Arts and Crafts)	
		Graded as: Significant
Constructed:	1914	
		Victorian Heritage Register: No
Designer:	Unknown	
Amendment:	C115, C185port	
Comment:	Revised citation	

Significance

What is significant?

The Former Cogan Residence at 506 City Road, South Melbourne, which was built in 1914 for Mary Alice Cogan. Significant elements of the single storey brick house include the hip roof form, pair of red brick chimneys with rendered tops and terracotta pots, gable end with a rising sun motif (comprising battens and render, partly roughcast) and timber console brackets, presumed red brick walls (now overpainted) with remnant tuck pointing, wing walls with arched niches, verandah with cast iron column and remnant cast iron frieze, exposed rafters ends to verandah roof, tessellated tiling to deck, bay window with presumed timber window frames, timber entrance unit with panelled door with glazing to upper half, and decorative sidelight and toplight.

Non-original alterations and additions are not significant.

How is it significant?

The Former Cogan Residence at 506 City Road, South Melbourne, is of local historical and aesthetic significance to the City of Port Phillip.

Why is it significant?

The Former Cogan Residence is of historical significance as one of the few remaining examples of an early 20th century house associated with the former Montague neighbourhood. It is the only surviving house in this part of City Road, where previously there had been others interspersed among the commercial buildings. The house also has a strong historical association with the Cogan family, long-time Montague residents who owned and occupied the site for almost a century between 1868 and 1965. The three Cogan

siblings were closely involved with various local organisations and actively worked to improve the welfare of the Montague community during the first half of the 20th century. Robert Hennessey Cogan was a local councillor throughout the 1930s and served as mayor of South Melbourne between 1937 and 1938. (Criterion A)

The Former Cogan Residence is of aesthetic significance as a good and largely intact example of a Federation period residence. While the format is more typically associated with Victorian period row houses, the Arts and Crafts influenced design is characteristic of the Federation period, although the overpainting has diminished the original contrasting effect of the materials and finishes. With its prominent gable end and rising sun motif, it is the most distinctive of the few surviving Federation period houses in the Montague area. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.4 Depression and Recovery: the Inter-War Years

History

Contextual history

The Montague district was bound by Ferrars Street to the east, Boundary Road to the west, City Road to the south and the Port Melbourne railway line to the north.

In 1875, there were 560 households in the Montague area, and by 1900 there were 1,000, with 200 in the lanes and little streets. Many of the people attracted to the low cost housing were labourers, fisherman, boilermakers, mariners and shipwrights, probably drawn to the area because of its proximity to the docks and metal works along the river, and the noxious trades on the Sandridge flats. Owner occupation was approximately 33 per cent. Most of the houses in the smaller streets were made of timber and had two or three rooms. The land was low-lying however, and vulnerable to poor drainage and flooding.

MMBW plans show the Montague area was almost fully developed by the end of the nineteenth century with rows of narrow terraced houses lining the streets and laneways. Non-residential uses included several hotels, some of which still exist today, the St Barnabas Church complex in Montague Street, but almost no factories – a 'wire mattress factory' at the rear of some houses in Thistlethwaite Street being one exception.

In the early twentieth century, however, industrial premises began to replace residential properties within the Montague area. These early industries were associated with the significant growth of manufacturing in Victoria after Federation in 1901 when free trade laws between the states led to the removal of all internal import duties. These industries were also encouraged by trade protection through tariffs and import duties on imported goods. By the late 1930s the impact of industry prompted the Montague branch of the A.L.P. to write to Council to prevent the further intrusion of factories into residential areas (*Record*, 27 April 1940, p.7).

By the 1920s, much of the housing stock was falling into disrepair due to regular flooding and little maintenance, particularly among the rental properties. However, Montague was renowned for its close knit community. The self-contained suburb had its own, school, church, police station, kindergarten, football team, hotels, post office, bank and shops.

It was areas like Montague that led to the first inquiry into the condition of housing in Victoria, which was conducted in 1913 by a Select Committee of the Legislative Assembly. This first slum commission paid special note to the Montague district, noting the area between Ferrars Street and Boundary Street, and from City Road to the Port Melbourne railway, "…was very flat and the drainage bad, … with very few exceptions the houses are all built of wood and iron…' where most did not have baths, and were small and in poor repair ('Suburban slums, evidence of Police, hovels and shelter sheds', *The Age*, 20 November 1916, p.6).

Houses in Gladstone Street, 1930s
(Source: Port Phillip Heritage Collection, reg. no. sm0817.1-2)

The Montague area was subsequently earmarked in the 1930s for demolition by the Slum Abolition Board. In 1936 the establishment of a Housing Investigation Board considered housing conditions in Victoria. The Board found numerous slum pockets and narrow residential streets with poor houses, at times subject to flooding in South Melbourne. The resulting *Slum Reclamation and Housing Act* of 1938 facilitated the clearance of the majority of the houses and the relocation of the residents (Allom Lovell 1995:4-20).

By the 1960s most of the small houses were gone and the area taken over by small factories, warehouses and show rooms. A few of the 19th century commercial premises on the periphery, particularly in City Road, Montague Street and Boundary Road, remained, as these were better quality buildings with viable businesses.

House

The subject site formed part of Crown Allotment 11, Section 54, which was purchased by H Byrne in 1865.

The 1868 rate book records David Hennessey Cogan, a baker, as owner and occupier of a two-roomed weatherboard building (presumably a house) on the subject site. During the mid-1870s, the rate book descriptions of the building indicate it also included a shop.

About 1874, David Cogan had a second 2-roomed weatherboard building (house and shop) erected on the east part of the subject site, which he leased (RB).

In 1875, David Cogan attempted, apparently unsuccessfully, to sell the property, then numbered 127. The following auction notice was placed in the newspaper (*Argus* 8.12.1875 p2):

All that piece or parcel of land situate at Emerald-hill, and having a frontage to the Sandridge-road of 26ft, by a depth of 100ft, upon which is erected two shops with dwellings attached, being nos 127 and 127A.

In 1876, a fire broke out in the second building then tenanted by John Quorn, painter and paperhanger, and his family (*Leader* 16.09.1876 p12). The damaged building was removed - an auction notice advertised the sale of 'all the remains of a three-roomed weatherboard building, iron roof, salvage from late fire' (*Argus*

21.10.1876 p3). Thereafter the east part of the site, with a frontage of about 3.5 metres to City Road, remained vacant (RB).

Following the death of David in 1885, his wife Mary Alice Cogan and their three children continued to live at the subject site. By the mid-1890s, the house is described as having four rooms (RB).

The MMBW plan of 1894 shows the rectangular footprint of the weatherboard house, as well as other nearby buildings fronting City Road east of Montague Street. At this time the street number for the subject site was 109 - the site acquired the current number, 506, in the early 1900s (RB).
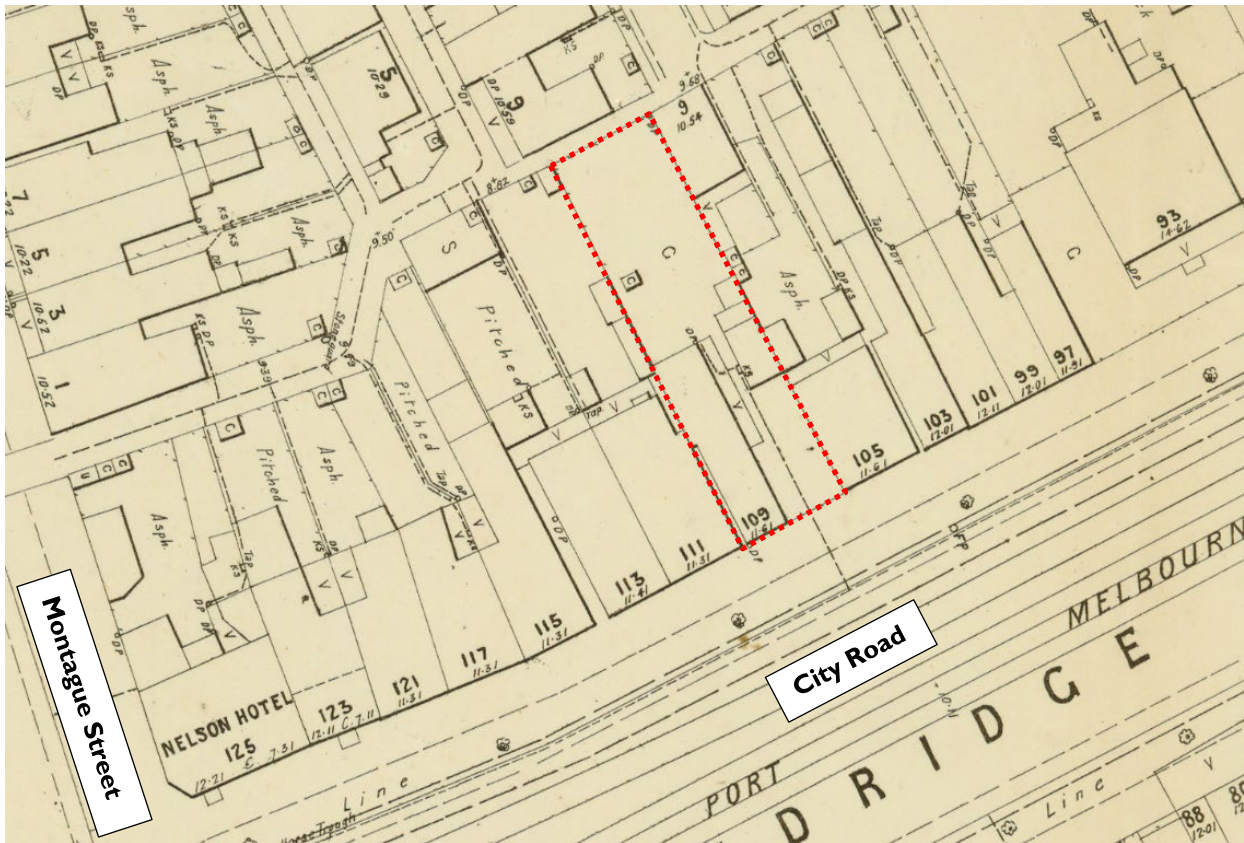
MMBW Detail Plans Nos 493 & 497 South Melbourne, dated 1894. The approximate boundaries of the subject site, then numbered 109, are indicated (red dash), with the earlier weatherboard house aligned to the west side boundary. (Source: State Library of Victoria)

In 1914, the weatherboard house was replaced with a new five roomed brick house (the extant house) (RB). A drainage plan prepared at the time of the house's construction shows the building footprint and some outbuildings at the rear.
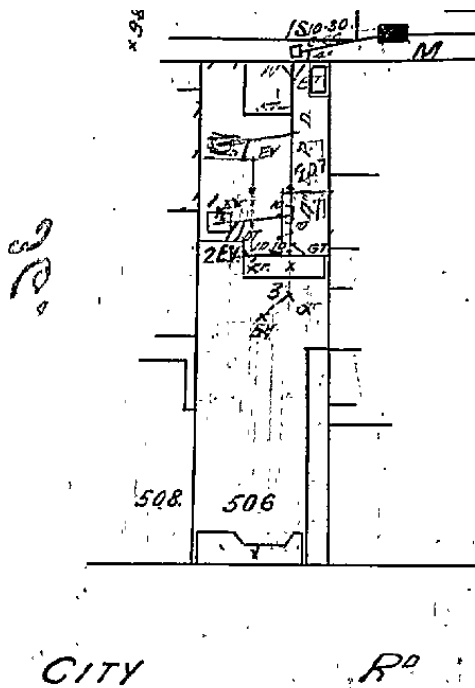
Property drainage plan no. 640, dated 1914. Showing the footprint of the extant subject building (main front part).
(Source: South East Water)

The three Cogan children, Martha Mackenzie, Robert Hennessey and David James, lived together at the subject site for more or less their entire adulthood (ER). From 1925, Robert's wife Elizabeth Emily Maud (née Tate) also lived at the house. Mary Cogan died in 1928 (*Record* 14.07.1928 p5).

In 1919, ownership of the property was transferred to Martha Mackenzie Cogan, then in 1933 it was transferred to Robert Hennessey Cogan (CT). Following Robert's death in 1961, probate was granted to Robert's widow Elizabeth and his brother David James Cogan who owned it until their deaths in 1963 and 1965 respectively (CT). The 1963 electoral roll records David and Elizabeth at 506 City Road.

Although the house is now an isolated residence, there had been several houses interspersed amongst the commercial buildings on City Road which survived until at least the 1960s.
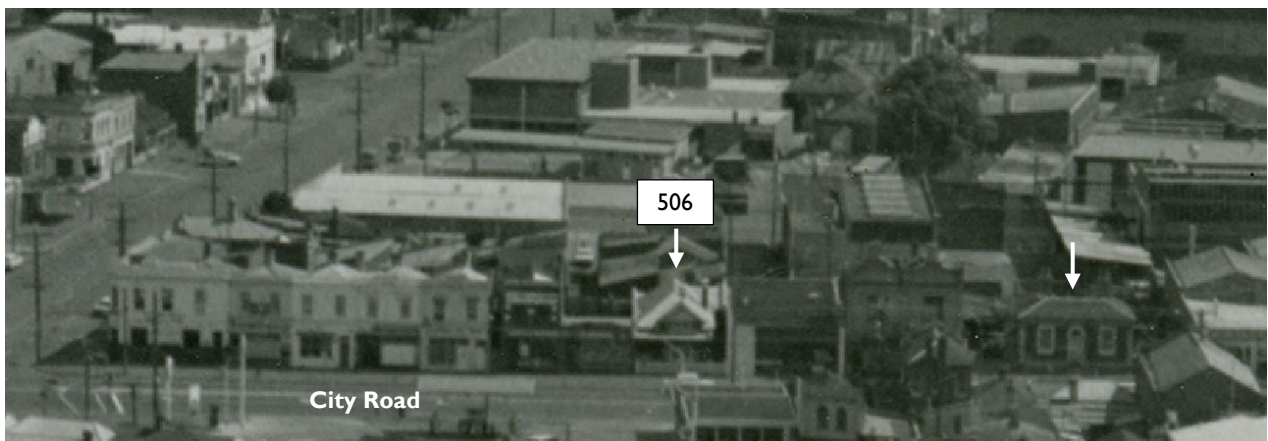
View from Park Towers, 1969, showing buildings fronting City Road. The subject site is indicated. At right is a 19th century house surviving at the time, now demolished - other houses are evident in the uncropped version of this photograph.
(Source: Port Phillip City Collection, sm2819)

Cogan Family

The Cogan family were long-time Montague residents, with members of the family occupying the subject site in South Melbourne from 1868 until 1965.

David Hennessey Cogan (born 1845 in Melbourne) and Mary Alice Read (born c.1848) married in 1867. David worked as a baker, and together they had three children: Martha Mackenzie (born 1868), Robert Hennessey (born 1873) and David James (born 1876) (BDM).

David died in 1885, aged 40. Following her husband's death, Mary's occupation was variously recorded as a 'hat cleaner' and a 'feather dresser' (i.e. someone who cleaned and prepared feathers for sale). Mary was a devoted member of St Barnabas Church (now demolished), which was located in Montague Street at the corner of Thistlethwaite Street (*Record* 14.07.1928 p5). Mary died in 1928, aged about 80.

Martha was a music teacher (ER). The two brothers, Robert and David, were both coachbuilders and together they established Cogan Bros., a coach and motor body building business at 162 Montague Street which was listed in the Sands and McDougall's street directory between 1905 and 1922. Robert was president of the Victorian Coachbuilders' Association for three years (*Record* 11.09.1937 p2).

Robert was married in 1925, to Elizabeth Emily Maud Tate. Elizabeth was the daughter of the late Arthur Tate who had worked in the local abattoirs and lived in Ingles Street (*Record* 14.07.1928 p5). Martha and David never married, and none of the siblings had children.

All three Cogan siblings were actively involved in improving the welfare of the Montague community and were participants in various local organisations. A newspaper report in 1939 praised the family, declaring 'In Montague the name of Cogan is a household word for benevolence towards the afflicted' (*Record* 29.07.1939 p2).

Robert represented Normanby Ward in the South Melbourne Council for nine years, from 1930 until his retirement in 1939 (*Record* 29.07.1939 p2). He served as Mayor between 1937 and 1938, having been unanimously elected (*Record* 4.09.1937 p2). Robert was also a Justice of the Peace, a Guardian of Minors, a member of the South Melbourne Technical School Council and a member of the South Melbourne Australian Natives' Association. Robert and Elizabeth were described as 'pillars' of St Barnabas' Church, and were both actively involved in the work undertaken by the Montague Mission and the Montague Boys' Club (*Record* 29.07.1939 p2).

Martha was described as 'an ardent social worker' and during Robert's term as Mayor, assisted Elizabeth in her role as Mayoress (*Record* 23.07.1938 p6). She was a committee member of the South Melbourne branch of the Australian Women's Association (*Age* 31.12.1941 p6). Martha and David were also actively involved with the Montague Boys' Club.

Martha died in 1941, Robert in 1961 (his wife Elizabeth died in 1963) and David in 1965 (BDM).

References

Allom Lovell, *Port Melbourne Conservation Study Review*, 1995

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

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

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

Birth Deaths and Marriages Index (BDM)

Certificates of Title (CT): Vol. 1238 Fol. 564; Vol. 8401 Fol. 929

Drainage Plans for 506 City Road South Melbourne, plan no. 640

Electoral Rolls (ER)

Newspapers, as cited

Record plan for City of South Melbourne Parish of Melbourne South: M333(36)

Sands and McDougall's Street Directories (SM)

South Melbourne Rate Books (RB) 1867-1900 and 1912-1915

Description

The single storey brick house is built to the front of the site. The footprint of the house is 'L'-shaped and it is built to the boundary on the west side, while on the east side it is set back at the front. The original extent of the 1914 house survives, with some single storey alterations/addition at the rear.

Typical of the Federation period the design of the house has an Arts and Crafts influence, however the overpainting has diminished the original contrasting effect of the materials and finishes. The overall format of the house however is of a Victorian period row house.

The hipped roof is clad in corrugated sheet metal, and has a relatively steep pitch. The two red brick chimneys have rendered tops and terracotta pots. The prominent gable end features a rising sun motif, roughcast rendering and timber console brackets to a wide rendered frieze. The rising sun motif, proudly representing the dawn of a new era in Australia, was commonly employed during the Federation period.

The brick walls (presumably red brick like the chimneys) are in stretcher bond with remnant tuck-pointing, but have now been overpainted. The wing walls feature arched niches and relatively plain mouldings (compared with the Victorian period).

Façade
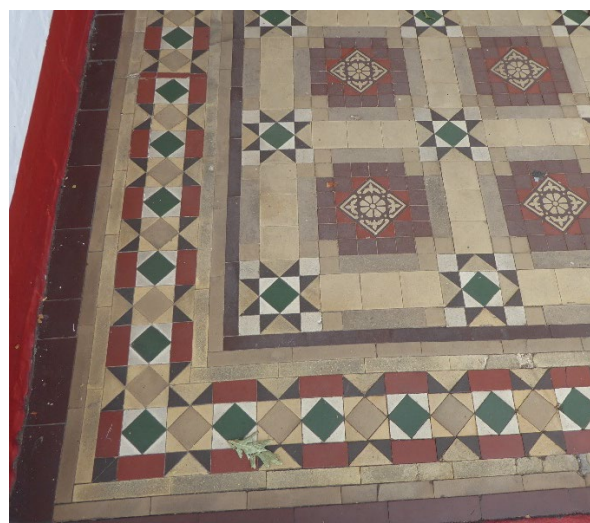
Deck tiling

The verandah retains a cast iron post and a remnant section of cast iron frieze with a sunflower motif. Although most often associated with the Victorian period, the use of cast iron for decorative components remained common into the early 20th century. Late Federation examples like this tend to be characterised by wider friezes and more open or geometric designs. The exposed rafter ends are indicative of the Federation period. The tessellated tiling to the deck is reminiscent of the elaborate designs typical of the Victorian period, although the earthy colours are consistent with the Federation period. The deck edging and the steps are basalt. The balustrade is mid-twentieth century.

The bay window appears to have timber framed windows, probably double hung sashes, behind modern shutters and flyscreens. The entrance is recessed and has a timber door, two panelled with glazing to the

upper part and likely original, which is obscured by a screen door. The sidelight and toplight have decorative glass with a floral motif typical of the period.

Front entrance

Comparative analysis

The Montague area was predominantly a residential area during the Victorian and Federation periods, with hundreds of modest timber or brick houses. This changed however during the first half of the 20th century when houses were removed due to 'slum' clearance and industrial redevelopment. Today, 506 is one of only a few surviving houses in Montague.

Surviving Federation period houses in the Montague area include:

- 181 Gladstone Street, South Melbourne – Built 1913/14, although largely in a late Victorian format. Probably red brick (now painted), possibly with imitation tuckpointing. Rendered parapet and bullnose verandah with cast iron frieze.

- 34 Boundary Street, South Melbourne – Built c.1911. Single storey red brick house, characteristic of the Federation period. The façade has black tuck-pointing and a bullnose verandah with cast iron frieze and brackets with geometric fan-like/rising sun motifs.

- 126 & 128 Montague Street, South Melbourne – Built c.1909. Pair of attached, single storey, red brick houses with a materials palette and some detailing characteristic of the Federation period, although broadly in a late Victorian format. Some façade alterations.

- 125 Ferrars Street, South Melbourne (graded 'significant' within HO4 precinct) – Two storey brick residence with parapet.

- 130 Montague Street – Two storey brick residence with parapet.

In addition, surviving Victorian period houses in the Montague area include 171 Buckhurst Street (two storey, graded 'significant' within HO1 precinct), 190 Gladstone Street, and 183, 185 & 187 Gladstone Street, South Melbourne.

Of the surviving Federation period houses, 506 City Road is the most distinctive in terms of its design, particularly due to the prominent gable end with rising sun motif. It is also the only surviving house to City Road, where previously there had been other houses interspersed amongst the commercial buildings.

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

Recommended for inclusion in the Heritage Overlay as a significant place within the Montague Commercial Precinct.

No specific HO controls are required.

Primary source

RBA Architects & Conservation Consultants, *Fishermans Bend Heritage Review: Montague Commercial Precinct,* 2019
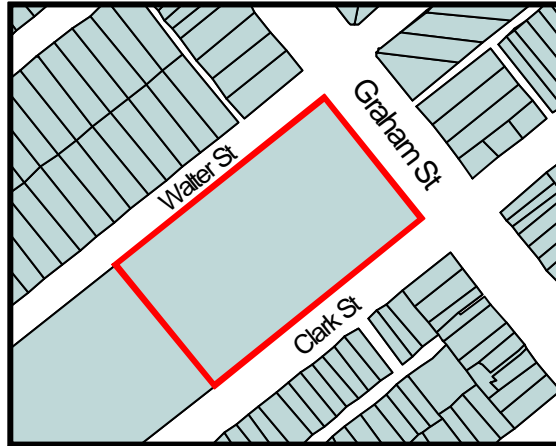
Other studies

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

Other images

None

Identifier   Port Melbourne State School no.2932

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO142

Address   415 Graham St
PORT MELBOURNE

Category   School

Constructed   1888-89

Designer   Hugh Philip

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

The Port Melbourne State School no. 2932 was designed under the direction of the Education Department's chief architect, Henry Robert Bastow and later J.T. Kelleher and built in 1888-91. It is historically and aesthetically important. It is historically important (Criterion A) for its capacity to demonstrate the infrastructural standards established by the Education Department in Port Melbourne during the late Victorian Period, whilst its aesthetic value (Criterion E) rests on its survival as a representative inner city school of its period in the Gothic Revival manner, the survival of the original pointed windows being unusual.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979   Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

Description

A substantial late Victorian polychrome State School in the Gothic Revival mode characteristic of the Education Department's work under the direction of its chief architect, Henry Bastow. The façade has a central break fronted gable end with enriched barges and hood moulds and engaged tower with cartouche and surmounting belfry and spire characteristic of the time. Similar pavilions terminate the façade. Several wings of various periods exist at the rear of the building.
Condition: Sound.   Integrity: High.

History

The land on the south west corner of Graham and Clark Streets was set aside for educational purposes in 1873 soon after the Education Act of the previous year introduced "free, compulsory and secular" education for children aged between six and fifteen. A District Inspector's report stated that "the locality is not an attractive one, the ground being bare sand or made ground". The District Inspector, Mr Craig, conducted a

survey which revealed that about 330 children had to cross the busy railway-line to get to school. During 1887 and 1888 growing agitation persuaded the [Education] Department to build a school to the west of the railway. The site, on the very fringe of settlement was opened as an infants school in 1888. A similar design was prepared for the Merri school no. 3110 and built in 1890.The contract drawings were signed on 27 August 1888 and the school [opened] as an adjunct to Nott Street School on 6 May 1889. Additions to the south west of the tower were provided in 1891, the architect being J.T. Kelleher. It was an annex to the severely overcrowded and government neglected Nott Street school which had opened in 1874 on a site with equally poor amenities and drainage. Problems beset the new school almost immediately. Deputations to the Department made little headway. To alleviate overcrowding, a Baptist Mission Hall in Clark Street was hired for use as classrooms. In 1908 the school ceased to be an adjunct to Nott Street. Nevertheless by 1912, one of the 47 by 20 feet classrooms at the school was accommodating three classes. By this time, the school had ceased to be an adjunct of the Nott Street school and enrolled children up to grade six. Two acres of land were acquired to extend the playground but extensions and alterations to the building were not effected until after the First World War. In 1920, two new infant rooms were built and existing classrooms were partitioned. Air raid shelters were dug in the grounds during the Second World War. Further additions included an art/craft room (1955), two classrooms and a staffroom (1969) and a multi-purpose hall, library and classrooms (1978).

Thematic Context

6. Educating. 6.2. Establishing schools.

Recommendations

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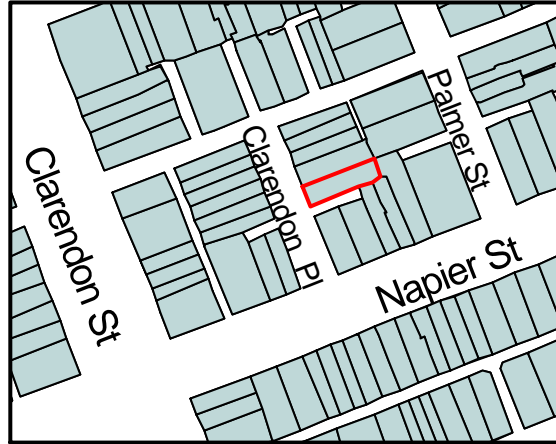
References

MMBW litho plan no.18.
Vision and Realisation, Education Department of Victoria, 1973, Vol.3 p.394.
Nancy U'Ren and Noel Turnbull, "A History of Port Melbourne", Oxford University Press, Melbourne, 1983, pp.74-77.
Burchell, L., "Victorian Schools A Study in Colonial Government Architecture 1837-1900", MUP, 1980, pp.155, 175.

Identifier   Houses

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 9-11 Clarendon Place SOUTH MELBOURNE	**Category** Residential:row
Constructed 1858	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The pair of dwellings at nos. 9-11 Clarendon Place, South Melbourne, were built in 1858 for James Mills by the contractors James and Samuel Mills. It has historical and aesthetic importance. It is historically important as a very early surviving bluestone terrace, comparable with similar dwellings at 166-68 Bank Street. It is aesthetically important for the high standard of stone masonry and simplicity of form characteristic of the early Victorian period (Criterion E). The absence of a verandah contributes to the building's capacity to demonstrate early residential forms in South Melbourne.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A finely worked coursed and axe finished bluestone pair of dwellings having unpainted stuccoed side walls. Architectural interest is imparted by the juxtaposition of finely dressed quoins and lintels with the axe finished work whilst the delicate cornice and understatement of the façade treatment is characteristic of the period. Condition: Sound.
Integrity: High, sympathetic front fence.

History

Clarendon Place is just south of the 1852 survey of Emerald Hill, the area being well established by 1858 when James and Samuel Mills, contractors, began building there. In that year they lived in a pair of houses (wood, skillion roof, two rooms) while they built a pair of brick and stone houses, each with a slate roof. The new houses were owned by James Mills and each had two rooms and a kitchen. In that year they were unoccupied, perhaps unfinished as the NAV increased to 33 pounds each the following year. The 1894 MMBW plan of South Melbourne indicates the houses were of similar size however from 1860, the house

abutting the right-of-way was listed as having six or seven rooms while no.9 consistently had three rooms. James Mills lived at the larger no.11 and let no.9.

Samuel Mills lived at no.7 by 1868 on a site that he later redeveloped. By then, Mary Mills was owner/occupant of nos.9 and 11 . By 1880, she lived at no.11 and let no.9 to labourer William Rushworth. The houses at that time had NAVs of 26 and 16 pounds respectively. By 1890, the Mills family had moved from Clarendon Place, however Mary Mills retained the houses at 9-11 for rental purposes. In that year no.9 was let to sorter James Shannon and no.11 was vacant.

At the turn of the century, a Mrs. Dickenson was owner of the building. The tenants were Mrs .Margaret Scott (no.9) and Mrs. Sarah Wallace (no.11). The NAVs had decreased significantly to 10 and 17 pounds respectively.

Thematic Context

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

Recommendations

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

References

South Melbourne Rate Books: 1857-68, 1880-81, 1890-91, 1900-01.
MMBW litho plan no.21, dated 17.7 1894.

Identifier   Former Cross Keys Hotel
Formerly   Shop

Heritage Precinct Overlay None
Heritage Overlay(s) HO291

Address	155 Clarendon St SOUTH MELBOURNE	**Category** Commercial
Constructed	1872	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Cross Keys Hotel is of significance as a small Victorian building that housed a hotel function, in contrast to the many grand establishments built with that purpose in the area. As a substantially intact corner building, built on the rise of the land up to the Emerald Hill knoll, it announces and is integral to, the Victorian commercial character of Clarendon Street.   Its significance has been heightened by the subsequent developments in the area that have eroded into that character. The removal of the verandah has detracted from the significance of the building, lessening its impact on the corner on which it is set.

Primary Source

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

Other Studies

Description

Original Use: Shop
Construction:1872(1)

The South Melbourne undertaker Joseph Hill was the owner of a row of at least four buildings in Clarendon Street by 1872(2). This building, previously No. 45, was described as 'brick and wood, and was commenced' (3) in the same year. Hill's first tenant was Thomas Samuel Davis, a 'licenced victualler'(4) and the building, comprising a brick bar and nine rooms, was given an N.A.V. of £100 in 1873(5).

Davis occupied the building until 1888, the peak of the economic boom, when it reached its highest rateable value of £160(6).   The following year Charles Durham and John Allison, executors, took over the management of the property from Hill(7).   It is not known whether the hotel occupied all of the extant building.

The building is two storeyed, clad in render and has two shops at ground floor level. The facade has minimal

embellishment, with the render across the walls being ruled, the first floor double hung sash windows surrounded by simply moulded render architraves and the eaves line decorated by closely set timber brackets. The shops retain their timber framed Victorian windows in a substantially intact state, including the panelled plinth line and the half glazed doors. The corner entrance has been given additional support by the addition of two steel posts and its step has been re-tiled while airconditioners have been set into the fanlight and one of the windows. The slate roof remains intact and so too the moulded rendered chimney, however the verandah has been removed.

History

see Description

Thematic Context

unknown

Recommendations

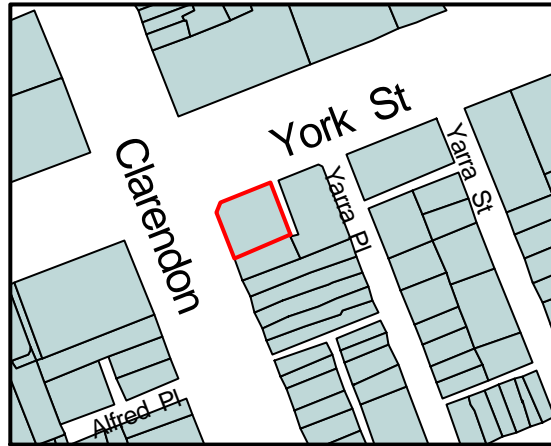A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1 City of South Melbourne Rate Books, 1871/72.
2 ibid.
3 ibid.
4 ibid., 1873/74
5 ibid.
6 ibid., 1887/88
7 ibid., 1889/99

Identifier   Former "Albion Hotel" (Clarendon Hotel)

Formerly   Glasgow Arms, Federal Hotel

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	209 Clarendon St SOUTH MELBOURNE	**Category**	Commercial
Constructed	1889	**Designer**	William Pitt

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The former 'Albion Hotel' is of significance as a late Victorian landmark, built to take advantage of the rise of the land up to the Emerald Hill knoll. It is an integral component of the Victorian character of the Clarendon Street commercial centre. It is also of significance as one of the most externally intact of South Melbourne's large hotels and as an intact example of the work of the leading architect, William Pitt.

Primary Source

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

Other Studies

Description

Original Use: Hotel
Construction: 1889(1)
Architect: William Pitt(2)

South Melbourne has had at any one time as many as eighty hotel(3) of which this is one. Charles Chessell established the 'Albion Hotel' on this site in 1861(4) and by 1866 the building had been renamed the 'Glasgow Arms'(5) . It was under this title that the hotel was re-built to the designs of the prominent Melbourne architect William Pitt. Pitt being responsible for such landmarks as the Princess Theatre, the Olderfleet and the Rialto Buildings(6).

The hotel's first licensee was Thomas Phelan who occupied the building from 1891(7) . In 1913 the name was changed again, it becoming the 'Federal Hotel'(8) , while the building is now called the 'Clarendon Hotel'

The building is one of the most substantial hotels to have been built in the area and is built on the uphill corner of Clarendon and Market Streets, the design taking full advantage of the prominent location. Its design

reflects the late-Victorian date of construction and the two main facades were given embellishment. In a manner typical of Victorian hotels, it is three-storeyed and clad in render. The floors are delineated from each other by projecting cornices and the whole is embellished with an Italianate balustraded parapet to both of the main facades. The windows are the most decorated part of the building, with those to the top floors having cornice units above them and swagged panels below. Both these panels and the diminutive pediment surmounting the corner were devices that were to become popular in the render and red brick architecture of the Edwardian period. While not as adventurous as many of Pitt's works, this building is a major hotel by him and displays a departure from the approach he took on the above city buildings. It is also broaching the vocabulary Edwardian architecture in a manner not attempted by any of the buildings of the Emerald Hill Estate close by.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 Architects Index, University of Melbourne
2 ibid.
3 Verbal communication with Andrew Lemon, Historian
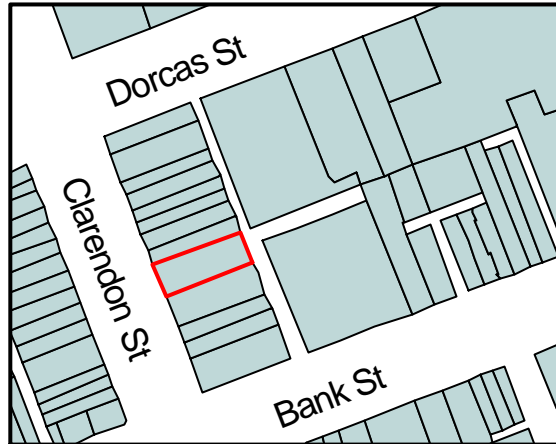4 Cole Collection, Vol. 3, State Library of Victoria
5 ibid.
6 The Heritage of Australia, pp. 79 3/54 and 3/55.
7 A. Rowan, 'South Melbourne Hotels', 1983. held in South Melbourne Local History
8 Collection
9 Cole Collection, Vol. 3, State Library of Victoria

Identifier   Former Bank Of Victoria

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   295 Clarendon St
                 SOUTH MELBOURNE

Category   Public

Constructed 1884

Designer   Walter Scott Law

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The former Bank of Victoria is of significance as an intact example of a Renaissance Revival bank façade of the early 1880s, that was designed with scholarship by the leading Melbourne architect, Walter Scott Law. It is also of significance for its contribution to the architecture of the Emerald Hill Estate area to the west.

Primary Source

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

Other Studies

Description

Original Use: Bank
Date of Construction: 1884 (1)
Architect: Walter Scott Law (2)

In 1883 tenders were called (3) for the erection of banking premises for the South Melbourne branch of the Bank of Victoria. The following year it was constructed to the designs of Walter Scott Law, the prolific South Melbourne architect (4) responsible for the 'Albert Park Coffee Palace' (q.v.) (5). After over forty years of service the Bank of Victoria amalgamated with the Commercial Banking company of Sydney in 1927 (6), and subsequently with the National Bank.

The Clarendon Street façade of this building is a most commanding and intact example of a Renaissance revival bank of the early 1880s. The façade is punctuated by three shallow pavilions that extend up both of the two storeys and the walls to both the pavilions and the recessed areas have round-headed double hung sash windows set into them. Superimposed over the wall plane is a finely detailed trabeated system; ionic at ground floor and corinthian at first floor level.   Each has its appropriate cornice fashioned in render and the central ground floor entrance is emphasised by a shallow portico. The building has not been given any of the

opulence of detailing that Walter Scott Law is known to have been capable of later in the decade and is more reminiscent of his Coffee Palace in Bridport Street.

History

see Description

Thematic Context

unknown

Recommendations

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

References

Clarendon Street (Detail), Photographed by David Wood, c.1889 (South Melbourne Library)
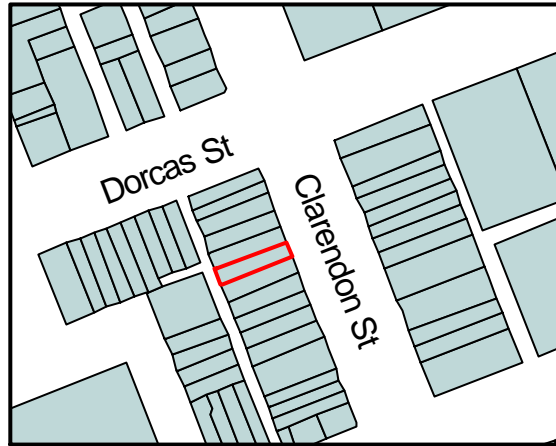
1 Architects' Index, University of Melbourne
2 ibid.
3 ibid.
4 Walter Scott Law was resident, by 1884, at (then) No. 9 Perrins Street, South Melbourne
5 Now the 'Biltmore', No. 152-158 Bridport Street
6 B. Trethowan, 'Banks in Victoria: 1851-1939', prepared for the HBPC

Identifier   Shop

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address	296 Clarendon St SOUTH MELBOURNE	**Category**	Commercial
Constructed	c. 1877	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

296 Clarendon Street is of significance for its substantially intact first floor façade, original to the Emerald Hill subdivision and development. The building is particularly distinguished by the Victorian entrance door onto the pavement and the intact c.1920 shop window.

Primary Source

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

Other Studies

Description

Original Use: Shop
Date of Construction: circa 1877 (1)

This property was originally a part of the land granted to the Melbourne Protestant Orphan Asylum in 1852 (2). Following the removal of the Orphanage in 1877 the site was redeveloped (3) and this shop is one in a row of sixteen buildings, all built between 1877 and 1887 (4), that span Dorcas and Bank Streets. Sydney W. Smith, town Surveyor and architect in charge of the Estate development prepared the plans of the subdivision and it is possible that he designed some of the buildings (5).

This building, with its Edwardian shop front, was originally occupied by Thomas Smith, a hatter (6), from about 1878. In a similar manner to most of the buildings in this part of Clarendon Street, it is a two storeyed shop having a rendered façade at first floor level, with Renaissance Revival decoration. The first floor has three windows with pediments over each, the central being triangular and those flanking it rounded, while the parapet level has an Italianate balustrading across it. At ground floor level the Victorian detailing is largely gone except for a four panelled door at its south end that has its brass furniture intact. The shop window is in itself of note as an early and intact replacement of the original and appears to date from c.1920. It is stepped

back to a central entrance door, has a bronze frame, a large Art Deco leadlight panel above it and glazed black and white tiles to its plinth. The paving to the entrance is contemporary with the window and is in black and white tessellated tiles, spelling 'Men's Wear'. The southern pilaster flanking the shop window retains intact a bronze-framed mirror.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 Allom Lovell and Associates, 'The Emerald Hill Estate: Conservation Study and Policy', June 1983,
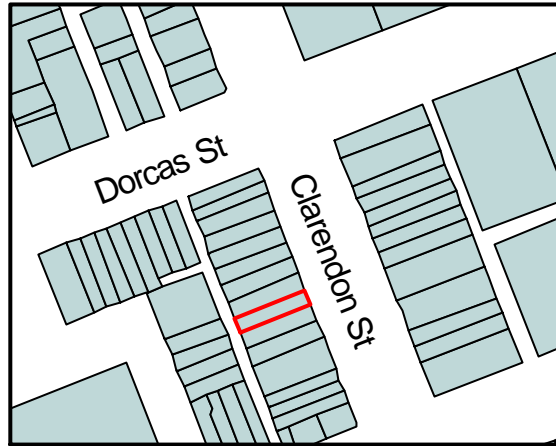   prepared for the Ministry of Housing
2 ibid.
3 ibid.
4 ibid.
5 ibid.
6 David Wood Photograph, 'Clarendon Street, looking South', held in South Melbourne Local History
   Collection, LH:357/22

Identifier   Shop

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s)   HO30

Address   302 Clarendon St
SOUTH MELBOURNE

Constructed   1877

Category   Commercial

Designer   Various

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

302 Clarendon Street is of significance for its substantially intact first floor façade, original to the Emerald Hill subdivision and development and the manner in which the façade reflects the building's original use. The building is particularly distinguished by the substantially intact early twentieth century shop window.

Primary Source

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

Other Studies

Description

Original Use: Shop
Date of Construction: 1877 (1)
Architect: possibly Charles Webb or
            Charles Boykett (2)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (3). Following the removal of the Orphanage in 1877 the site was redeveloped (4) and this shop is one in a row of sixteen buildings, all built between 1877 and 1887, that link Dorcas and Bank Streets (5). Sydney W. Smith was the Town Surveyor and architect in charge of the Estate development, preparing the necessary plans of the subdivision (6).

This building was originally occupied by Henry Hansen, a bookseller (7) while by 1889 it housed Mason's circulating library (8). In a similar manner to most of the buildings in this part of Clarendon Street, it is a two storeyed shop having a rendered façade at first floor level, with Renaissance Revival decoration. The first floor has two round headed double hung sash windows, with fine cast iron balconettes. The whole is flanked by corinthian pilasters and surmounted by an ornate parapet with chain-like links across it and a pediment that

clearly announces the building's original function with an open book in the tympanum. At ground floor level the Victorian window has been replaced by a bronze framed window in c.1920s of similar detailing to that on No. 304 next door (q.v.), however the doors appear to be the original Victorian panelled doors, while the pressed metal ceiling to the entrance was probably installed late in the nineteenth century. The main alteration to the window since its replacement has been the removal of the plinth tiles and the verandah to the building was reinstated by the Ministry of Housing in 1983.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 Allom Lovell and Associates, 'The Emerald Hill Estate: Conservation Study and Policy', June 1983, prepared for the Ministry of Housing
2 ibid. The circular chain motif along the parapet was often used by Charles Webb, designer of the South Melbourne Town Hall (q.v.) while a similar motif was used by Charles Boykett on his Rochester Terrace (q.v.) in St Vincent Place
3 ibid.
4 ibid.
5 ibid.
6 ibid.
7 ibid.
8 David Wood Photograph, 'Clarendon Street, Looking South', held in South Melbourne Local History Collection, LH:357/22'

Identifier   Shop

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   303-305 Clarendon St
SOUTH MELBOURNE

Constructed 1881

Amendment **C 29**

Comment

Category   Commercial

Designer   unknown

Significance (Mapped as a Significant heritage property.)

303-305 Clarendon Street are of significance as well designed and substantially intact examples of opulent shop facades of the 1880s. The degree of embellishment is very rare in South Melbourne and its stands in contrast to the generally more conservative designs in areas such as the Orphanage Estate opposite.

Primary Source

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

Other Studies

Description

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

By 1880 the two blocks of vacant land on this site, now numbered 303-305 Clarendon Street, were owned by Edward Duckett and William Thistlethwaite, ironmongers (2). Thistlewaite was the owner of other rental properties (3) in South Melbourne and was Chairman of the Emerald Hill Municipal Council (1863-64) and was twice Mayor of the Borough of Emerald Hill (1863-64 and 1867-68) (4). In 1881, Duckett and Thistlewaite were erecting two, two-storey brick shops with residences above, the joint N.A.V. being £80 (5). Elizabeth Taylor, a dressmaker, and Walter Williams, a picture framer, were the original occupiers of the two ten-roomed buildings, each with an N.A.V. of £110 by 1882 (6). Up until 1895 the various occupiers of the buildings included William Holder, a butcher and later a draper; Alexander Reimann and Paul Newmann, hairdressers; and John Brown, a furnisher (7).

The buildings have a most ornate design that stands in contrast with the Estate shops opposite. They are two storeyed with rendered facades that are each dominated by a pair of round headed aedicular windows. The decoration to these is most ornate with fluted colonettes supporting the pediments and directly flanking each

reveal, a twisted colonette. Below each window there is an Italianate balustrading and framing the whole, corinthian capitals supporting a high, embellished cornice and parapet. Both shops retain their original timber framed shop windows, that return back to central doorways, while internally, they retain the beaded lining boards to the ceilings and part of the walls. The entrance doors have been removed, the parapet is partially missing and with the urns removed, however the buildings remain substantially intact in their original form.

Stylistically, this pair of shops is reminiscent of the architect Norman Hitchcock's works, a designer renowned for using an abundance of outsize, mannerist decoration. As buildings edging towards such decoration, these are relatively early and are consistent with designs executed as much as decade later.

History

see Description

Thematic Context

unknown

Recommendations

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

References

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

1 City of South Melbourne Rate Books, 1880-1882
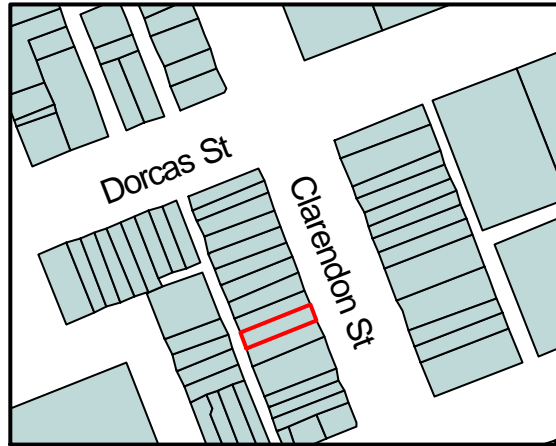2 ibid., 1880/81
3 Refer citation No. 66: 5-9 Cecil Place
4 C. Daley, 'History of South Melbourne', p.374
5 ibid., 1881/82
6 ibid., 1882/83
7 ibid., 1884-96

Identifier   Shop

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address	304 Clarendon St SOUTH MELBOURNE	**Category**	Commercial
Constructed	c.1876	**Designer**	Sydney W. Smith?

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

304 Clarendon Street is of significance for its substantially intact first floor façade, original to the Emerald Hill subdivision and development. The building is particularly distinguished by the substantially intact early twentieth century shop window.

Primary Source

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

Other Studies

Description

Original Use: Shop
Date of Construction: c.1876 (1)
Architect: possibly Sydney W. Smith (2)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (3). Following the removal of the Orphanage in 1877 the site was redeveloped (4) and this shop is one in a row of sixteen buildings, most built between 1877 and 1887, that link Dorcas and Bank Streets. Sydney W. Smith was the Town Surveyor and architect responsible for the Estate development, preparing the plans of the subdivison (5). This building was occupied in 1877 by John Hales, a hairdresser, who by 1889 was also described as a perfumer (6). By 1905 the firm of Mitchell and McCabe, tailors and outfitters, were operating their 'very up-to-date' business from these premises (7).

This building was one of the first to be built when the Estate was developed and it has a restrained Renaissance revival façade with two pedimented windows, an Italianate balustrade to the parapet and a pediment decorated with a swag and the date '1876'. The shop window, while not original, is a fine bronze framed early twentieth century window made by 'Duff'. The entrance is recessed with black and white

hexagonal tiles, a pressed metal ceiling and the Victorian half glazed panelled doors. The verandah was replaced by the Ministry of Housing in 1983.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 'AD 1876' is embossed on the pediment, although the building does not appear to have been occupied until the following year
2 Allom Lovell and Associates, 'The Emerald Hill Estate: conservation Study and Policy', June 1983, prepared for the Ministry of Housing. Smith is known to have been involved in the design of various buildings in the Estate and it is possible that he designed this building
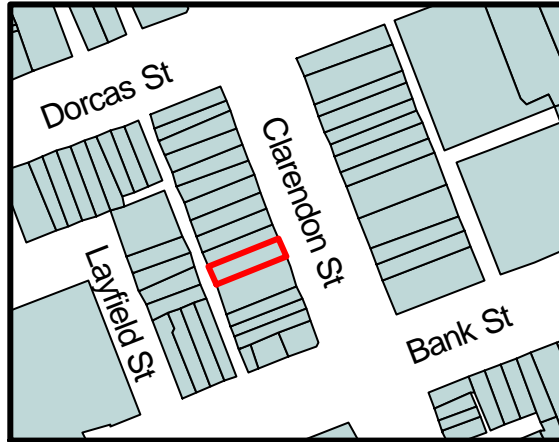3 ibid.
4 ibid.
5 ibid.
6 David Wood Photograph, 'Clarendon Street, Looking South', held in South Melbourne Local History Collection, LH: 357/22
7 Jubilee History of South Melbourne, p.167

Identifier   Shop

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address   306-308 Clarendon St
SOUTH MELBOURNE

Category   Commercial

Constructed 1876

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

306-308 Clarendon Street is of significance for its substantially intact first floor façade, original to the Emerald Hill subdivision and development. The building is particularly distinguished by the substantially intact early twentieth century shop window.

Primary Source

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

Other Studies

Description

Original Use: Shop
Date of Construction: 1876 (1)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (2). Following the removal of the Orphanage in 1877 the site was redeveloped (3) and this shop is one in a row of sixteen buildings all built between 1877 and 1887, that link Dorcas and Bank Streets. Sydney W. Smith was the Town Surveyor and architect responsible for the Estate development, preparing the plans of the subdivision, and it is possible that he designed some of its buildings (4). This shop originally housed the 'Glasgow Bakery' (5), its first occupier being William Hansen, a baker. By 1889 the building was shown as two shops, No. 308 being occupied by Evans and Florian, Estate and Insurance Agents (6).

This building was one of the first to be built when the Estate was developed and it has a restrained Renaissance revival façade with two round-headed double hung sash windows with hood mouldings decorated with female masks, an Italianate balustrade to the parapet and a pediment decorated with a sheath of wheat announcing the original occupant 'Glasgow Bakery'. The shop window, while not original, is a fine bronze-framed early twentieth century window. There are two entrances, each set well back in order to

accommodate a large central display window and side windows. These are all decorated with leadlight above and have glazed tiles to the plinth. In addition, the window is flanked by shallow bronze-framed display cases facing onto the pavement, while the black and white tessellated tile floors to the entrance ways remain intact and are contemporary with the window.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 Allom Lovell and Associates, 'The Emerald Hill Estate: conservation Study and Policy', June 1983, prepared for the Ministry of Housing
2 ibid.
3 ibid.
4 ibid.
5 'Glasgow Bakery', is embossed on the pediment of the building
6 David Wood Photograph, 'Clarendon Street, Looking South', held in South Melbourne Local History Collection, LH: 357/22

Identifier   Former E S & A Bank (ANZ Bank)

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   307 Clarendon St
SOUTH MELBOURNE

Category   Commercial

Constructed   1880

Designer   Terry and Oakden

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The former E S & A Bank is of significance as one of the best designed and intact Gothic revival banks in Victoria and as a good example of the work of Terry and Oakden.

Primary Source

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

Other Studies

Description

Original Use: Bank and Residence
Date of Construction: 1880 (1)
Architect: Terry and Oakden (2)

The former National School No. 207 operated from the north-east corner of Bank and Clarendon Streets, classes beginning on 2 March 1853 (3). In 1877 the building was closed (4) in favour of the Eastern Road State School. No. 1852 (q.v.) and the site was subsequently purchased by the English Scottish and Australian Chartered Bank which opened its South Melbourne branch in February 1873 (5). With the need for new office accommodation tenders were let in 1880 (6) and this imposing Gothic bank was soon erected to the design of the leading architectural firm, Terry and Oakden. In 1951 the Union Bank of Australia, operating its South Melbourne Branch from 311 Clarendon Street, amalgamated with the Bank of Australasia to form the Australia and New Zealand Banking Group (7), while the ANZ subsequently amalgamated with the E S & A in 1970 (8).

This bank building is a commanding essay in the Gothic revival, being built of Hawthorn bricks into which are set polychrome brick bands, string courses both of render and encaustic tiles and granite colonettes flanking the doorway. The ground floor has a series of pointed gothic windows with hood moulds over each

terminated with bosses, while the first floor windows are stilted, also with pointed heads. The steeply-pitched slate cross-gable roof is broken by a projecting gable unit that breaks the line of the first floor, corbelling-out over the front door. The bank remains substantially intact, although the polychrome brick has been painted over, dulling the effect of the façade, while an automatic teller machine and clear canopy have been set onto the south wall in a very unsympathetic manner that has defaced this façade. Additions have been made at the rear of the bank, although its original fabric remains substantially intact at both the side and rear. The bank is a very good example of the work of Terry and Oakden, a firm responsible for many banking premises in Victoria.

History

see Description

Thematic Context

unknown

Recommendations

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

References

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

1 Architects' Index, University of Melbourne
2 B. Trethowan, 'Banks in Victoria: 1851-1939', 1976, p.11, prepared for the HBPC
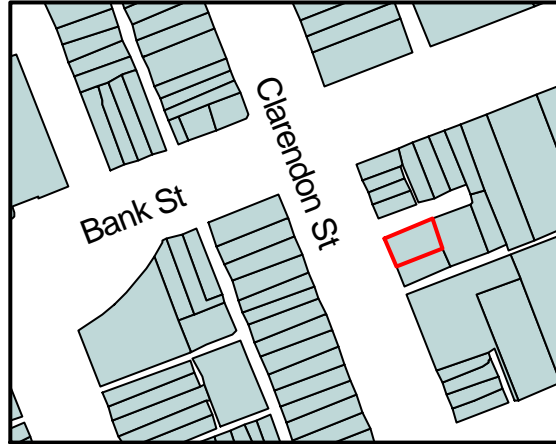3 C. Daley, 'History of South Melbourne', p.243
4 ibid.
5 Australia and New Zealand Banking Group Archives
6 Architects' Index
7 Trethowan, op.cit.
8 ibid.

Identifier   Shops and Residences

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	319-321 Clarendon St SOUTH MELBOURNE	**Category**	Commercial: residential
Constructed	1863, c.1880s	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

319-321 Clarendon Street are of significance for their associations as an early public building, used prior to the development of the buildings in the Bank Street precinct. They are also of significance for their substantially intact state as evolved by the 1880s, including the retention of their Victorian joinery.

Primary Source

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

Other Studies

Description

Original Use: Shops and Residences
Date of Construction: 1863 (1) and c.1880s

Andrew Fordyce, a grocer, and Robert Sterling Anderson, previously three times Chairman of the Municipality of Emerald Hill (2) (1857-58, 1858-59 and 1860-61) and an MLA (3), owned land on the corner of Clarendon and Wynyard Streets in 1862 (4). The following year a stone and brick building of eight rooms was constructed, with an N.A.V. of £100 (5). Fordyce owned and occupied the building, presumably operating his grocer shop on the ground floor (6).

It was not until 1874 that the building's use as a post office was first mentioned (7). Margaretta Aspinall was the post-mistress (8) who, twice each day, processed mail conveyed to and from Melbourne and Sandridge (now Port Melbourne). The following year management of the Emerald Hill Post and Telegraph Office (9) passed to Isabella Landells and the building, at that time, was listed as having five rooms with a post office (10). In 1882 the building's use as a post office ceased (11). The Town Hall in Bank Street (q.v.) had been completed and postal services were transferred to an area within its south-east corner (12).

By 1890 the building's owner was Jacob Caro, a merchant, and it was occupied by James Anderson, a 'furnisher' (13). The building as it now stands bears evidence of at least two stages of construction.   The recessed façade as it existed when in use as a Post Office has been added to, probably in about the 1880s to create two shops hard onto the pavement, in a similar manner to the other shops along Clarendon Street. The junction between the two stages is clearly visible on the east façade. Of the earlier building, the rear wall is built in exposed basalt, has basalt steps down to a basement and a multipaned double hung sash window intact. On its east wall there is an intact Victorian door and another multipaned double hung sash window and a third, altered, opening. All these openings are evident in the photograph of c.1875 (q.v.). The front building retains intact the Victorian timber-framed shop windows and No. 319, the Victorian panelled door. The front façade is heavily moulded in render to its first floor and has a series of round headed windows liked by a moulded string course and a heavily bracketed eave; a treatment repeated on the chimneys. The verandah has been removed and additional openings have been set into the side and rear facades.

History

see Description

Thematic Context

unknown

Recommendations

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

References

319-321 Clarendon Street c.875, when used as a Post Office and prior to the addition of the shop fronts (South Melbourne Library).

1 City of South Melbourne Rate Books, 1862-1864
2 C. Daley, 'History of South Melbourne', p.374
3 ibid., p.382
4 ibid., 1862/63
5 ibid., 1863/64
6 ibid.
7 ibid., 1874/75
8 ibid.
9 Photograph, untitled, Emerald Hill Post and Telegraph Office, held in South Melbourne Local History
     Collection, LH:106
10 ibid., 1875/76
11 ibid., 1881/82
12 Daley op.cit., p.259
13 City of South Melbourne Rate Books, 1890-91

Identifier   Corner Shop
Formerly   unknown
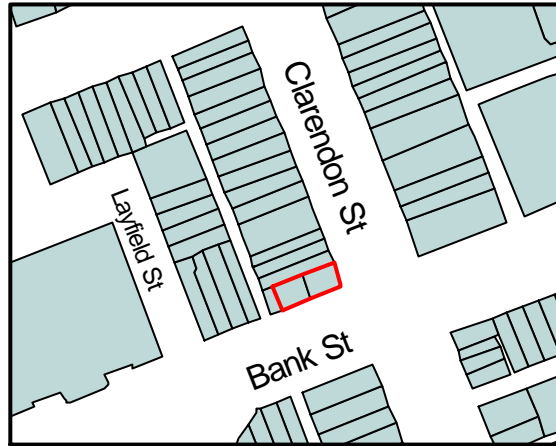
Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address   324-326 Clarendon St
SOUTH MELBOURNE

Category Commercial

Constructed 1880

Designer Walter Scott Law?

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

324-326 Clarendon Street is of significance as a prominent corner shop built as part of the development of the Emerald Hill Estate. The Art Nouveau shop facades enhance the older building, but are not integral to its significance.

Primary Source

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

Other Studies

Description

Original Use: Shop
Date of Construction: 1880 (1)
Architect: possibly Walter Scott Law (2)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (3). Following the removal of the Orphanage in 1877 the site was redeveloped (4) and this shop is one in a row of sixteen buildings all built between 1877 and 1887, that link Dorcas and Bank Streets. Sydney W. Smith was the Town Surveyor and architect responsible for the Estate development, preparing the plans of the subdivision (5). This shop was built in 1880 (6), when it was occupied by William Parton Buckhurst, the South Melbourne speculator and estate agent. In 1889 No. 326, his firm was still in occupation and was by then known as Buckhurst and Buxton; No. 324A was tenanted by H.W. Hewett, a watchmaker and No. 324B by Parker Fyfe, a tobacconist (7). It was at this time David Wood, the photographer who provided such a clear and detailed record of South Melbourne and its building stock, had his photographic studios and gallery on the first floor of this building (q.v.) (8).

The shop is a distinctive two-storeyed render building with a curved façade that wraps around the corner

without a break. Its most prominent features are the shell motifs above the first floor windows and blind opening to the corner, and the decoration above the corner door that includes a mask to the central keystone. The parapet is solid and is decorated with a pediment to the corner. The effect of the building is a very restrained façade, particularly in the light of the architecture that was produced in Melbourne in the 1880s.

The urns to the parapet are not original, while the verandah is also a replacement, added by the Ministry of Housing in 1983. It is unfortunate that the verandah extends around the corner in a manner that it did not originally take, as the decoration to the front door has been obscured. The entrance doors and ground floor windows have been altered, while the side shops to Bank Street have quite decorative and intact Art Nouveau tiles to their facades.

History

see Description

Thematic Context

unknown

Recommendations

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

References

Clarendon Street (detail), Photographed by David Wood, c.1889 (South Melbourne Library)

1 Allom Lovell and Associates, 'The Emerald Hill Estate: Conservation Study and Policy', June 1983, prepared for the Ministry of Housing
2 ibid.
3 ibid.
4 ibid.
5 ibid.
6 ibid.
7 David Wood Photograph, untitled, Clarendon Street looking West, held in South Melbourne Local History Collection, LH:357/11
8 David Wood, loc.cit

Identifier   Former Melbourne Savings Bank

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	345-353 Clarendon St SOUTH MELBOURNE	**Category** Commercial
Constructed	c.1920	**Designer** George Wharton

Amendment   **C 52**

Comment   Corner site is non contributory. Building next to corner building is contributory.

Significance   (Mapped as a Contributory heritage place.)

This building is of significance as being a faithful extension of what was one of the key nineteenth century buildings along Clarendon Street. While ill-balanced without the main building, it is a valuable reminder of the nineteenth century fabric and character of the street.

Primary Source

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

Other Studies

Description

Original Use: Banking Premises
Architect: Original Bank by George Wharton

This building is a curiosity in the area, as it is the very faithfully detailed extension that was made to an 1880s bank; the earlier building having now been demolished. The original bank (the Melbourne Savings Bank), was built by the very competent designer George Wharton in 1884 (1) and has a rendered façade with banded rustication to the ground floor and a piano nobile treatment to the first floor. This extension, being only one storey high, repeated the basement treatment of the banded rustication, while its colonnaded entrance porch is a copy of the entrance on Wharton's building.

History

see Description

Thematic Context

unknown

Recommendations

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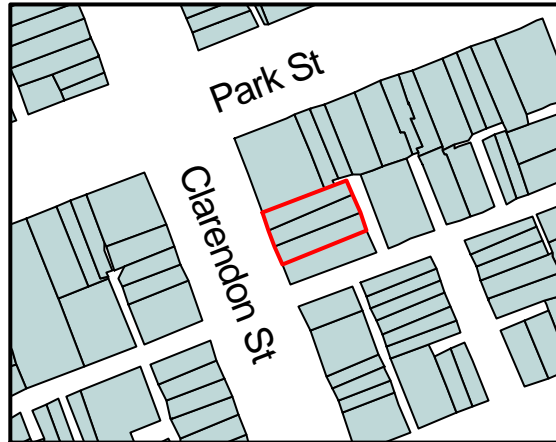
References

'Branch, Melbourne Savings Bank', David Wood c.1889 (South Melbourne Library)

1 Architects' Index, University of Melbourne

Identifier   Skeats Buildings

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	355-359 Clarendon St SOUTH MELBOURNE
Constructed	1881

Category	Commercial
Designer	Frederick de Garis

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

355-359 Clarendon Street are of significance as a major row of shops by the prominent South Melbourne architect, Frederick de Garis. The embellishment of their façade stands in contrast to the more restrained designs of the Emerald Hill Estate development close by. The fine window to No. 357 is integral to the significance of the row.

Primary Source

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

Other Studies

Description

Original Use: Shops
Date of Construction: 1881 (1)
Architect: Frederick de Garis (2)

Charles Skeats, the South Melbourne timber merchant and entrepreneur, was the owner of a timber yard and brick store rooms on this site by 1873 (3). John Edington and Edwin Kittle operated the yard while John Colclough, a merchant, was responsible for the store (4). Skeats' speculative ventures led to tenders being advertised for three two-storey brick shops and dwellings in 1880 (5) and by the following year these eight-roomed buildings had been constructed (6). The first rateable values for the properties varied from £90 for both Nos. 355 and 357 to £112 for No. 359 (7). The original occupiers were, respectively, George Wright, an upholsterer; William Young, a bootmaker; and William and Edward Dobell, dealers (8).

By 1890 executors for Charles Skeats were the owners of the property and the three occupiers were William Scott, a tea dealer, William Greig, a jeweller and George and Frank Dobell, dairymen (9). The buildings, at that time, were each listed as being of seven rooms and their total N.A.V. had dropped from £317 in the boom

year of 1884 to £278 in 1890 (10).

In the manner applied by de Garis elsewhere in South Melbourne on buildings such as 'Finn Barr', 'Mt Durand Terrace' (q.q.v.), these buildings were given a high degree of moulding in render. They have ornately pedimented windows to the first floor, a chain-like parapet moulding and a tall central name plate. At ground floor level, Nos. 355 and 359 have been most unsympathetically altered, however No. 357 retains substantially intact its original window. This window is finely detailed with timber colonettes framing the window.

History

see Description

Thematic Context

unknown

## Recommendations

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

References

1 Architects' Index, University of Melbourne
2 ibid.
3 City of South Melbourne Rate Books, 1873/74
4 ibid., 1873-78
5 Architects' Index
6 City of South Melbourne Rate Books, 1881/82
7 ibid.
8 ibid.
9 ibid., 1890/91
10 ibid., 1884-1891

Identifier   Shops

Formerly   unknown
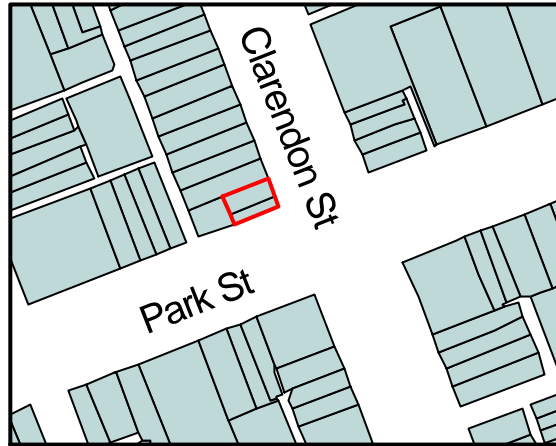
Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address   360-362 Clarendon St
SOUTH MELBOURNE

Category Commercial

Constructed 1881

Designer unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

Nos. 360-362 Clarendon Street are of significance as substantially intact shops that are integral to the Emerald Hill development, in the treatment of both the Park and Clarendon Street facades and particularly in the quality of detailing in the render embellishment.

Primary Source

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

Other Studies

Description

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

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1852 (2). Following the removal of the Orphanage in 1877 the site was redeveloped (3) and this shop is one in a row of sixteen buildings all built between 1877 and 1887, that link Park and Bank Streets. Sydney W. Smith was the Town Surveyor and architect responsible for the Estate development, preparing the plans of the subdivision (4).   These two shops were built in 1881. The first occupant in No. 260 was Michael Bannan, a bootmaker; and the original occupants of No. 362 were William Brown and Thomas Brooks, storekeepers (5). By 1897 the corner shop, No. 360, was used as 'Cheap Cash Butcher' operated by an L. Linsing (6).

This shop forms a very strong south-east corner to the Emerald Hill Estate development. Two storeyed and clad in render, the walls are rusticated at ground floor level and at first floor level are decorated with large panels of incised decoration that alternate with simple double hung sash windows. The cornice surmounting the whole along both facades, is bracketed, while the pediment provides accent to the corner with a most distinctive beehive form set within a semicircular broken pediment. The openings to the ground floor have

deep shell motifs above them; a motif repeated on several buildings in the Estate. The show window has been replaced, while the urns and the verandah were re-created by the Ministry of Housing in 1983.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 Allom Lovell and Associates, 'The Emerald Hill Estate: Conservation Study and Policy', June 1983, prepared for the Ministry of Housing
2 ibid.
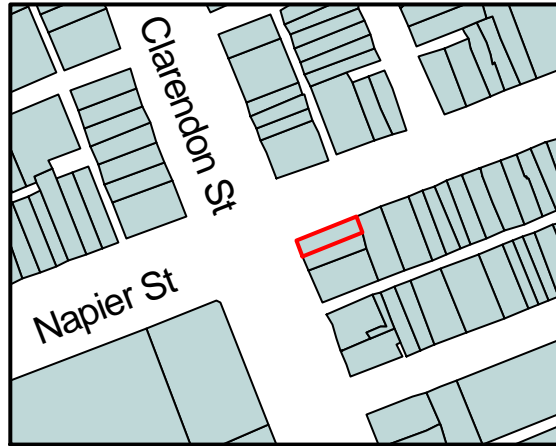3 ibid.
4 ibid.
5 ibid.
6 Photograph, 'A Suburban Thoroughfare: Clarendon Street, South Melbourne', in 'The Australasian', 6 March 1897.

Identifier   Shop

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	383 Clarendon St SOUTH MELBOURNE
Constructed	1877

Category   Commercial

Designer   Robert Adamson?

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

383 Clarendon Street is of significance as a key corner building that relates to the commercial core of Clarendon Street to the north, that retains substantially intact, its external detailing.

Primary Source

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

Other Studies

Description

Original Use: Shop
Date of Construction: 1877 (1)
Architect: possibly Robert Adamson (2)

In 1874 tenders were advertised for erecting two two-storeyed shops and dwellings in Clarendon Street for John Storey, a butcher to the design of architect, Robert Adamson (3). It is possible that notice related to this building as Storey occupied and operated his business from this building, renting out the premises next door (4). However the building was not built until 1877. It is a seven-roomed brick building and its first N.A.V. was £100 (5). By 1890 the building was described as having eight rooms (6).

As it stands, the building appears to have been altered on the ground floor façade, however, it remains a key corner building relating to the commercial core of Clarendon Street. It has been given fine detailing around the double hung sash windows of both its main facades to the north and west, with an embellished cornice over each and chevron mouldings to the bracketed sills. The windows at ground floor level have incised keystones over each and on the north façade a side entrance with a recessed six panelled door remains intact. The joinery to a number of the ground floor windows is not original and the render to the walls around them has

been reworked.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 City of South Melbourne Rate Books, 1876-1878
2 Architects' Index, University of Melbourne
3 ibid.
4 ibid., 1877-1891
5 City of South Melbourne Rate Books, 1877/78
6 ibid., 1890/91