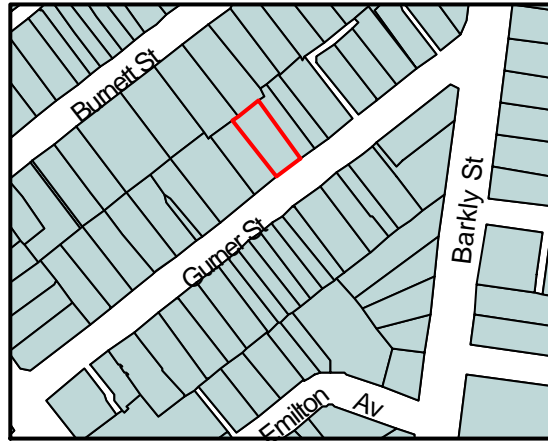


Identifier Flats (Two Flat Home)
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 20 Gurner St
ST. KILDA

Category Residential:apartment

Constructed 1913

Designer J.J. Meagher

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building is of significance as the one of the earliest flat buildings in St Kilda, following the Majestic Mansions (153 Fitzroy Street, q.v.) by only a year and predating the Canterbury (236 Canterbury Road, q.v.). The building was erected in 1913 as a 'two family residence' for Major O'Farrell by the architect J J Meagher, and represents one of the earliest experiments in domestic scale multi-occupancy residential development in Melbourne. The roughcast render finish is intact, and the composition is notable for the asymmetrical overlay of a variety of window treatments on its extremely simple gabled form.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two flat home
Builder: Thackeray Bros
Original owner: Major O'Farrell

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

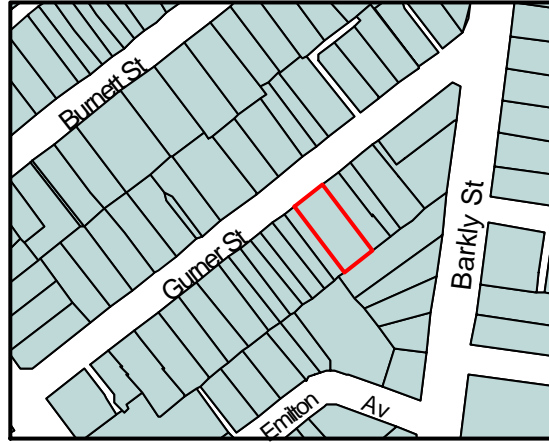
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

St K.C.C. building approval No. 1816 issued early 1913.

Identifier "Aldershot"
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 27-29 Gurner St
ST. KILDA

Category Residential:apartment

Constructed 1919

Designer G.F. Trudgion

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A block of four flats significant for its extraordinary styling. The building consists of conventionally planned flats contained within a simple rectangular boxlike form, but the building is made remarkable by the massive, overhanging eaves supported on oversize brackets and generally its exotic style. The viewer is immediately struck by the array of disparate decorative elements and unconventional forms, but the whole composition has such a sense of coherence as to suggest some exotic yet well defined stylistic source. The interweaving of the horizontal elements (the voids of the verandahs and balconies, and the eaves and string courses) with the vertical elements (the piers defining the paired entrances to the upper flats and the corners of the building) is reminiscent of American Arts and Crafts or Prairie School sources). The unusual flattened roof (deriving from the flattened pagoda style structure of the roof of the original plans) and the intended detailing of the side balconies, suggest oriental influences reminiscent of Purnell's work. The building is largely intact, though the fence is inappropriate.

Primary Source

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

Other Studies

Description

Style : Freestyle
Two storey walk-up flats
Original owner: Edward Hart

This two storey brick apartment block was erected in 1919 for Edward Hart to designs prepared by G.F. Trudgion, architect, of Peel Street Windsor. The building comprises four two bedroom apartments, two on each floor with a continuous party wall allowing the two apartments on each floor to be a reflection of one another. Driveways along both sides of the building lead to a series of garages along the rear boundary. The

ground floor apartments are accessed from each driveway. Doors to the two upstairs apartments are located centrally in the front elevation. The red face brick facades are capped by a hipped roof with an exceptionally wide eave. Large diagonal timber brackets support the eave at each of the four corners of the building. Cantilevered first floor balconies (glazed soon after completion of the building) on each of the side elevations shelter under these eaves. The street elevation is enlivened by recessed verandahs and balconies on both floors serving the main bedrooms of each apartment, and a projecting columned porch over the central entrance. Unusual slender columns articulate each of the verandah and balcony openings and chains support the porch canopy. Clerestory windows over the stairways to the first floor apartments produce an interesting lighting effect to these spaces. The drawing of the proposed flats in the collection of the St Kilda Council indicates that an elevated tower with a small sitting area was originally proposed above the stair halls of the first floor apartments. The drawing also shows that some elevation treatments were altered during the construction. The plan and general form of the final structure is generally consistent with this earlier document.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

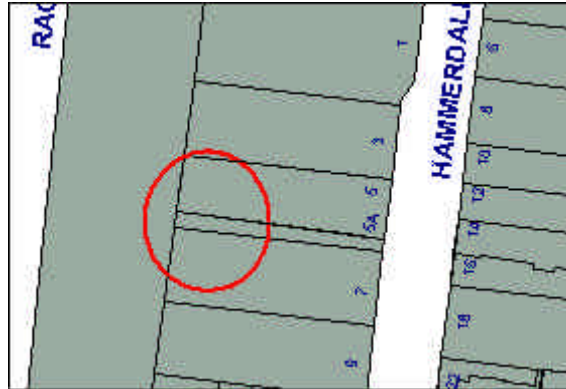
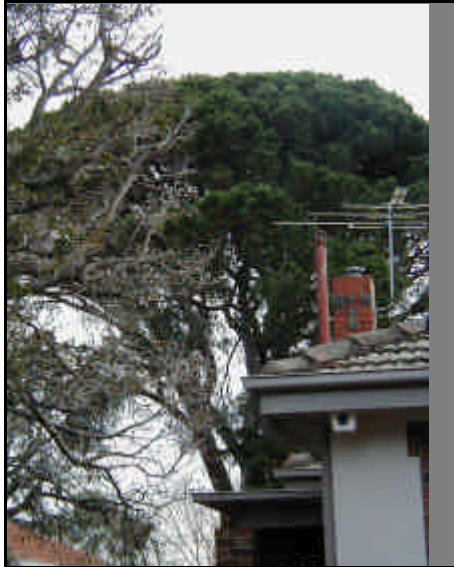
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

St K.C.C. building approval records, 1919

Identifier Stone Pine
Formerly



Heritage Precinct Overlay None
Heritage Overlay(s) HO374

Address 7 Hammerdale Ave
EAST ST KILDA

Category Tree

Constructed Not Applicable

Designer Not Applicable

Amendment C 32

Comment New citation

Significance (Mapped as a Significant heritage place.)

The mature planting of the stone pine is of historic and aesthetic significance to the locality of St Kilda East and the Port Phillip region. The stone pine tree at the rear of the property provides evidence of the origins of Hammerdale Avenue, as a remnant of the original landscaped mansion grounds.

Primary Source

Heritage Alliance, East St Kilda Heritage Study, 2004

Other Studies

Observation

Description

A significant landscape element of Hammerdale Avenue is the large mature stone pine (*Pinus pinea*) in rear garden of the house at no. 7 Hammerdale Avenue, which is a remnant of the landscaped grounds of the original "Hammerdale" mansion estate.

History

A very old 19th century tree, of which there are few in the City of Port Phillip of a similar size, age or rarity.

Hammerdale Avenue developed on the site of the eponymous mansion, "Hammerdale". The first stage of the subdivision, auctioned in December 1925, consisted of eleven new allotments. It was duly noted in the auction material that the allotments were already fully landscaped with lawns, palms and shrubbery "and need not be interfered with - a great saving to purchasers." One prominent landscape element was a large tree, retained in what became the back yard of the house at No. 7 Hammerdale Avenue.

Thematic Context

1.5 Settlement: Growth and Change; 1.5.1 Three settlements: Sandridge, St Kilda and Emerald Hill; 1.5.2 The late nineteenth century Boom

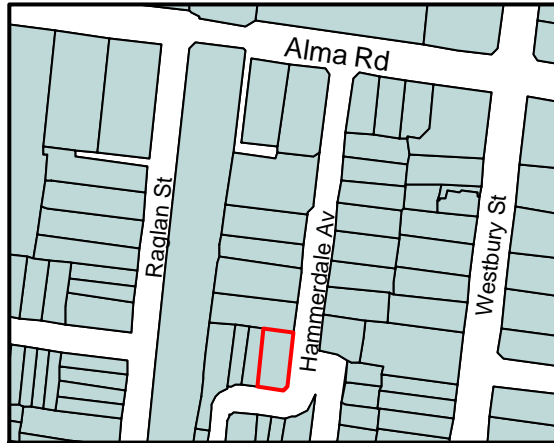
Recommendations

Include in planning scheme to provide protection as a heritage tree.
Tree controls to apply.

References

Auction flyer, 5 December 1925
East St Kilda Heritage Study, 2004 by Heritage Alliance

Identifier Duplex
Formerly unknown



Heritage Precinct Overlay HO387
Heritage Overlay(s)

Address 11-11a Hammerdale Ave
ST. KILDA EAST

Category Residential:attached

Constructed c.1925

Designer unknown

Amendment **C 46**

Comment [Incorporated within the Hammerdale Av Precinct.](#)

Significance (Mapped as a Significant heritage place.)

A substantial villa duplex in the Spanish Mission style. The building is notable for the expansive breadth of its facade, which is accentuated by the symmetrical modulation of the eaves line culminating in the large, scalloped, centrally placed pediment. The two built-in garages are a particularly unusual feature for a duplex, especially with the prominent central location they have been given. The building is situated on axis with the entrance of Jervis Street into Hammerdale Avenue, an intersection of immense architectural and spatial character. The expansiveness of the intersection and of the building's facade mutually accentuate one another; the axially of its siting highlights the building's spreading symmetry. The duplex is largely intact except that the roughcast render of the northern half of the pair has unfortunately been painted. (In an amusing way, this half and half painting, demarcated abruptly down the centre line of the facade, also somehow accentuates the symmetry of the pair.) The miniature front fences are an original feature, and the minimal, clipped gardens also enhance the character of the property.

Primary Source

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

Other Studies

Heritage Alliance, East St Kilda Heritage Study, 2004

Description

Style : Spanish Mission
Duplex

History

see Description

Thematic Context

unknown

Recommendations

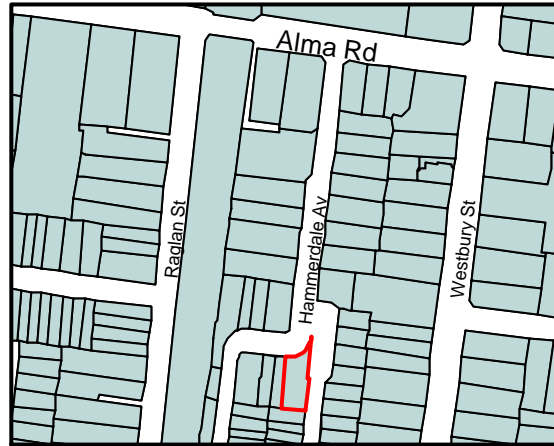
A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

Heritage Alliance - Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme as a part of the Hammerdale Av Precinct.

References

East St Kilda Heritage Study, 2004

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO387
Heritage Overlay(s)

Address 26 Hammerdale Ave
ST. KILDA EAST

Category Residential:detached

Constructed 1920

Designer unknown

Amendment [C 46](#)

Comment [Incorporated within the Hammerdale Av Precinct.](#)

Significance (Mapped as a Significant heritage property.)

A good example of a typical Arts and Crafts/Californian bungalow which is of significance for its overall state of intactness. From the street the house appears to be unaltered, its intact features include its unpainted roughcast render and brickwork, its stained bellcast shingles and the original green paint colour of its timberwork. The brick and roughcast render garden walls, the driveway gates, and the garage at the rear are also highly intact. Its shrubby garden, including the mature melalukeya on its nature strip, makes an attractive and appropriate setting for the house. This property is one of St Kilda's most complete and evocative 'time capsules' surviving from the 1920s.

Primary Source

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

Other Studies

Heritage Alliance, East St Kilda Heritage Study, 2004

Description

Style : Arts and Crafts/Californian
One storey residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

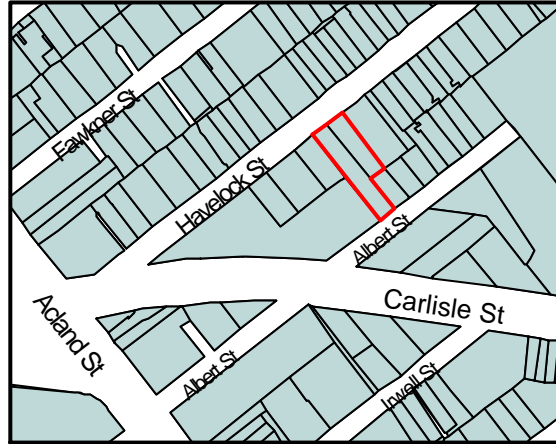
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Heritage Alliance - Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme as a part of the Hammerdale Av Precinct.

References

unknown

Identifier Duplex
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 17-19 Havelock St
ST. KILDA

Category Residential:attached

Constructed 1920's

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The strength of the Arts and Crafts influence captured in this duplex makes it one of the best of its kind in St Kilda. Significant features include the boldly proportioned front gable, cleverly interpenetrated by the two bow windows with the base chord of the pediment continuing through as a horizontal division between the casement sashes and the fanlights. This triangle, emphasised by its roughcast finish, is bisected by a party wall which terminates just below its base chord in an elegant point and ball. The scalloped timber of the side verandahs is integrated into the composition with comparable skill. The building is largely intact, though the fences are not original.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Duplex

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 "Hawsleigh Court"

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO375

Address 2B Hawsleigh Ave
BALACLAVA

Category Residential:apartment

Constructed 1928

Designer Hugh Philip

Amendment [C 32](#)

Comment [Landscape assessment](#)

Significance (Mapped as a Significant heritage property.)

An impressive residential complex arranged around a broad and pleasant garden courtyard. Its refined architecture is notable for its soft roughcast walls, restrained classical motifs, crisp detailing and high degree of intactness.

Landscape:

The main garden element of the Mediterranean style two storey walk up flats is the central courtyard garden which includes two mature Liquidambers (*Liquidamber styraciflua*), a silver birch and a bed of camellias. It is of historic and aesthetic significance to the locality of Balaclava. They are also of significance for their association with the building Hawsleigh Court, possibly designed by the architect Hugh Philip.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Two storey walk-up flats with a central courtyard.
Original owner: Henry Gibson

History

see Description.

Thematic Context

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

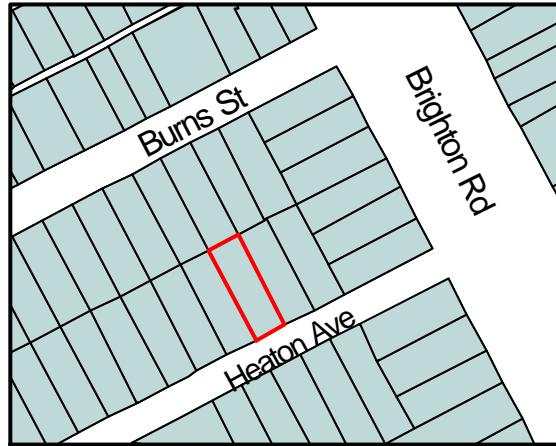
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme, including tree controls

References

NOTES

St K C C permit No 7225.

Identifier Attic Villa
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO318

Address 6 Heaton Ave
ELWOOD

Category Residential:detached

Constructed 1921

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A crisply massed attic villa in the English Vernacular revival style, this house is not of particular individual significance but is an important element in the Heaton Avenue streetscape. The low front fence is not original but is appropriate in scale to the house. The overpainting of the render, shingle and face brickwork 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
Attic villa

History

see Description

Thematic Context

unknown

Recommendations

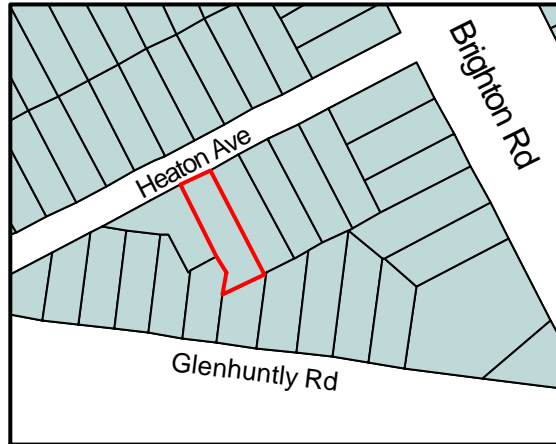
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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

References

unknown

Identifier Attic Villa
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO318

Address 9 Heaton Ave
ELWOOD

Category Residential:detached

Constructed 1921

Designer J.R.C. Blanche

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building, though constructed in 1921, is comparable in style to typical single ridged Federation Arts and Crafts bungalows. The stylistic character of the building is advanced somewhat by the broad bay window of the lower facade which appears to follow American Prairie School influences. In general, however, this house is less of significance individually than for its contribution to the streetscape in this key location.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Attic villa
Builder: R. Sloane
Original owner: W.E. Brand

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

NOTES

St K C C permit No. 4658 issued November 1921

Identifier Attic Villa
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s)

Address 10 Hennessy Ave
ELWOOD

Category Residential:detached

Constructed 1920

Designer Arthur W. Plaisted

Amendment C 29

Comment

Significance

A representative example of the work of noted architect A W Plaisted and a good example of a fusion of English Arts and Crafts and the American Californian styles. The drum shaped corner bay intersected by a corner buttress is a bold and unusual handling of this motif and the arched entrance porch with its keystone contributes to the character of the building. The buttressing, chimney design and infusion of classical motifs such as the keystone are characteristic of English Arts and Crafts influences. The shingling, dominant gables and low pitched roof are characteristic of American West Coast bungalow styles. The house is part of a fine group of bungalows of around the same period in this part of Hennessy Avenue.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Attic villa
Original owner: J Russel

This house is an example of the work of architect A W Plaisted, an important architect in the St Kilda area responsible for a large number of buildings the best known being Hartpury Court in Milton Street. This is a minor example of his work, which appears to have gone through a number of transformations from building permit stage to final construction, including the transformation of an original design for a single ridge bungalow into a small attic villa. The composition is distinctive though made clumsy by the adaptation of a simpler earlier design. The drum shaped bay window intersected by a buttress is a distinctive element of the composition.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

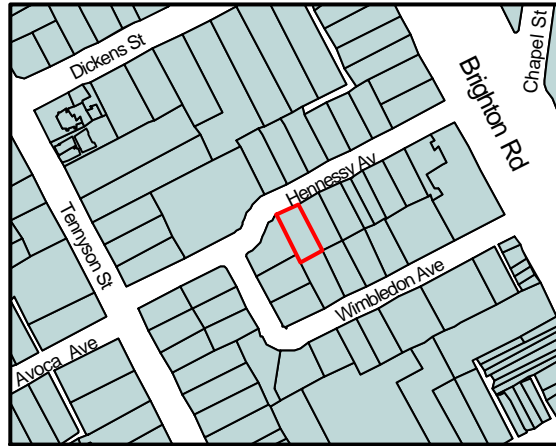
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

St K C C permit No. 4345

Identifier Attic Villa
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 11 Hennessy Ave
ELWOOD

Category Residential:detached

Constructed 1925

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Number 11 Hennessy Avenue is an excellent example of a cross-ridged attic villa in the English Arts and Crafts style. The building stands out from others of this genre for the subtlety and wit of its composition, in particular the complex bracketing of the attic window to the east gable, the asymmetrical placement of a buttress/chimney breast to the north elevation and the recurrent theme of pairing that occurs in the placement of windows. The house is an important part of the Hennessy Street streetscape though the high, solid masonry front fence detracts from its role.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Attic villa

History

see Description

Thematic Context

unknown

Recommendations

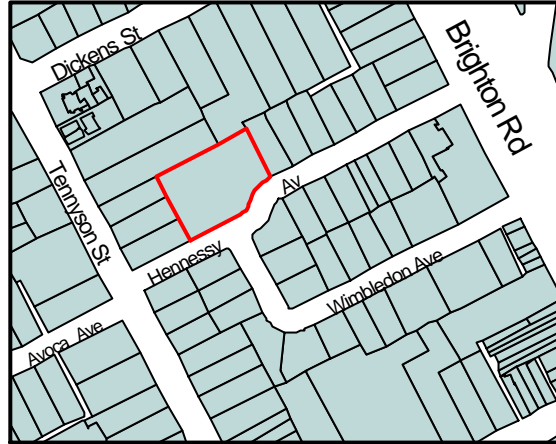
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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

References

unknown

Identifier "Rothermere" now "Sherwood Hall"
Formerly Rothermere



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 14 Hennessy Ave
ELWOOD

Category Residential:detached

Constructed 1890-1891

Designer David C. Askew of Twentyman and Askew

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

Rothermere, now called Sherwood Hall, is of note for the historical basis of its construction, for its illustration of the nature of land development in St. Kilda and Elwood in the early decades of this century, whilst being architecturally typical of mansions of its era.

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 History

History

Joseph Cowen Syme was in partnership with his uncle David, running the Age newspaper from 1878 till 1890. The stormy relationship ended when David Syme bought Joseph out for £140,000, resulting in the construction of the 45 room mansion Rothermere during the latter half of 1890 and first half of 1891. J.C. Syme's forceful character is further illustrated by the court case which followed in 1892, when the contractor sued Syme (and won). He still lived there in the 1910's and his widow Laura until the 1920's, when the building was converted into a guest house. The grounds were subdivided in the later 1920's, Hennessy and Wimbledon Avenues being extended through the estate. Currently the building is flats.

David C. Askew of the firm Twentyman and Askew was the Architect for Rothermere and Thomas Machin the contractor. The contract was for £8,900.

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

City of St. Kilda Rate Books, various years; 1890/91 no. 2009, J.C. Syme, 45 rooms brick (unfinished) - Appendix.

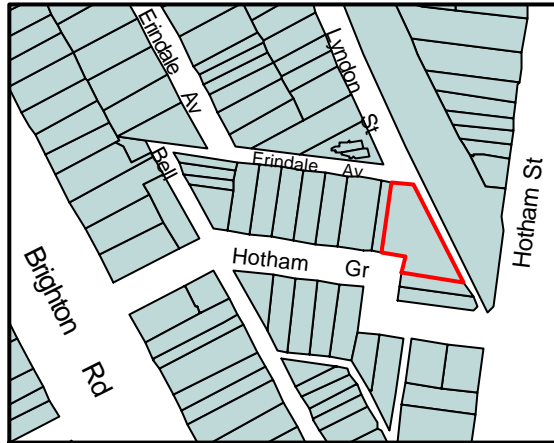
City of St. Kilda subdivision plans, draw 18, plan no. 54 - Appendix.

'Australasian Builder and Contractor's News', Melbourne, 17/June/1980, p. 1106, tenders.

'Australasian Builder and Contractor's News', Melbourne, 4/June/1892, p. 398, Legal News - Appendix

C.E. Sayers, "David Syme (1827-1908)" in Bede Bairn (ed.), 'Australian Dictionary of Biography', Melbourne University Press, 1976, vol. 6, pp. 232-236 - Appendix.

Identifier House
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO149

Address 23 Hotham Grove
ELSTERNWICK

Category Residential:detached

Constructed 1887

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

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

History

At Crown land sales, J.M. Holloway purchased portions 259, 268 and 269 which consisted of about 11 acres of the wedge of land where Brighton Road and Hotham Street met. Holloway of Northampton Buildings in Acland Street, subsequently had the area surveyed for a housing estate by surveyor, S.W. Smith. Each allotment had two frontages or the benefit of a magnificent Right-of-Way, 15ft wide.

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

On the north side at the point where the street dog legged, Alfred Ramsden bought lots 12 and 13A-F and in 1887, built a six roomed brick house on lot 13C. The house had an NAV of 65 pounds. In that year, the

street name changed to Hotham Grove. Ramsden may have been the bricklayer/developer of Richmond who is known to have arrived in Melbourne in 1885 and built "villas, stores and cottages in Armadale and Richmond, and many more in the City" (see Sutherland A., "Victoria and its Metropolis Past and Present" (1888), v.2, p.651).

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

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

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: 1887-91, 1889-1900. VPRS 2335, PROV.

MMBW litho plan no.48, undated.

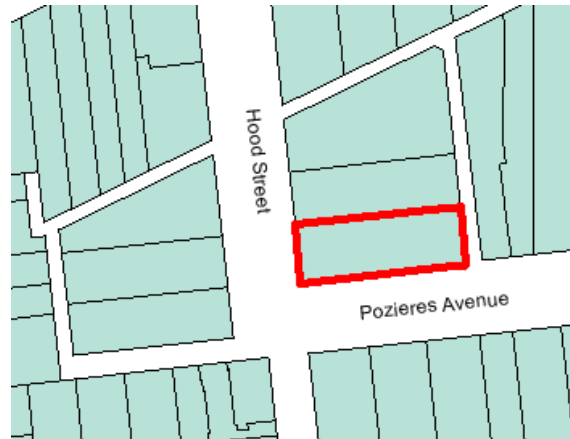
Parish Plan of Prahran, Borough of St. Kilda. SLV, Map Section, 820 bje

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

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

Identifier "Hood's Court" Flats

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) 417

Address 2 Hood Street
ELWOOD

Category Residential:apartment

Constructed 1927

Designer unknown

Amendment [C 54](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

Erected c.1927, the Hood's Court Flats, at 2 Hood Street, Elwood, is a double-storey rendered brick block of flats with a jerkinhead roof and a symmetrical façade articulated by plain piers and enriched with panels of chevron clinker brickwork.

How is it Significant?

The Hood's Court flats are of aesthetic significance to the City of Port Phillip.

Why is it Significant?

Aesthetically, the flats are significant for their highly unusual design, in particular its carefully considered façade that incorporates a number of stylistic influences and elements without actually creating a discordant or cluttered result. Its symmetry, regular fenestration and tall smooth rendered piers reveal an apparent Classical influence, while the roughcast render, clinker brick and jerkinhead roof (a rare element amongst Elwood's apartment blocks) evoke the bungalow style, and the inset panels of chevron-pattern brickwork recall the Tudor Revival. Occupying a corner site, the building remains as a distinctive element in the streetscape, enhanced by a setting that includes an equally unusual rendered front fence, with squat cube-like piers and a curving dwarf wall.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

Hood's Court Flats, at 2 Hood Street, Elwood, is a double-storey brick building on a corner site, containing four flats. It has a distinctive jerkinhead roof, clad in red Marseilles pattern terracotta tiles. The Pozieres

Street frontage is utilitarian, with a painted finish and rectangular windows with soldier brick sills, rendered lintels and double-hung sashes with leaded glazing. The Hood Street frontage, by contrast, has much architectural enrichment. Its symmetrical façade is divided into three bays by smooth rendered piers, with a row of smaller clinker brick piers across the gable end. The central bay has a wide window at the upper level and, at ground floor, a half-glazed timber door and sidelights, sheltered by a projecting concrete hood on plain brackets. The spandrel between is roughcast rendered, with a bordered panel bearing the name HOOD'S COURT in raised lettering. The two flanking bays have a tripartite timber-framed window at each level, and roughcast spandrels with panels of tuckpointed clinker brickwork in a chevron pattern.

Along the Hood Street frontage, the flats have a low roughcast-rendered brick wall with smooth-rendered capping, made up of squat cube-like piers, curved walling, and taller gateposts with two pairs of letter box slots.

History

Hood's Court flats were evidently erected during 1927, as they first appear in the Sands & McDougall Directory in 1928. At that time (and, indeed, subsequently), they were listed simply as 'Hood's Court Flats', with no record of individual occupants.

Thematic Context

The flats at 2 Hood Street are of significance for their idiosyncratic aesthetic qualities, and have no directly comparative examples within the City of Port Phillip. The flats incorporate a number of individual elements that are unusual in this particular context. The dominant jerkinhead roof, for example, is a rarely used in apartment design in Elwood, being more commonly associated with large detached houses in other parts of the municipality, such as 16-16A Selwyn Ave, St Kilda (1914) or 175 Hotham Street, Balaclava (1923), or with smaller bungalow-style houses or duplexes (eg 4-6 McCrae Street, Elwood). Similarly, the use of inset panels of non-horizontal brickwork is also unusual in a fully rendered building such as this, being more commonly seen in Tudor Revival buildings that are erected entirely or primarily of face brickwork (eg flats at 26 Lansdowne Street, St Kilda, of 1935).

Recommendations

Recommended inclusions:

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

References

Sands & McDougall Directory. Various.

Identifier House

Formerly "Arden"



Heritage Precinct Overlay None
Heritage Overlay(s) 418

Address 2 Hotham Grove
RIPPONLEA

Category Residential:detached

Constructed 1889

Designer unknown

Amendment [C 54](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

The house at 2 Hotham Grove, Ripponlea, is single-storey double fronted Victorian weatherboard villa of unusual form, having a squat T-shaped plan enveloped on three sides by a double return verandah (the latter subsequently rebuilt during the inter-war period). The house was erected during 1889 by Joseph Wild, a local builder, for his own residence.

How is it Significant?

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

Why is it Significant?

Historically, the house at 2 Hotham Grove provide evidence of the dense but somewhat limited phase of residential development that occurred in Ripponlea during the prosperous Boom period of the 1880s, concentrated in the relatively small area bounded by Brighton Road, Hotham Street and Hotham Grove.

Architecturally, the house is significant as a somewhat unusual example of the ubiquitous symmetrical double-fronted Victorian timber villa, noted for its atypical plan form comprising a T-shaped footprint with a double return verandah to three sides of the building. Although the verandah itself was altered during the inter-war period, the house remains aesthetically significant as a distinctive element in the streetscape on this prominent and odd-shaped corner site.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

Occupying a prominent corner site, the house at 2 Hotham Grove is a single-storey double fronted Victorian weatherboard villa with a hipped slate roof penetrated by three unpainted rendered chimneys with moulded caps. The house is of note for its relatively unusual form, with a small projecting gabled wing to each side forming a squat T-shaped footprint, enveloped on three sides by a double return verandah. The latter, rebuilt during the inter-war period, now comprises a low hipped roof of corrugated galvanised steel, supported on turned timber posts (and one stop-chamfered post) that rise up from capped brick piers with a roughcast-rendered finish. Presumably, the roof was originally supported by stop-chamfered timber posts, which have evidently been replaced (or, in one case, cut down) when the verandah was rebuilt. Otherwise, the symmetrical façade had a central doorway (with highlight and sidelight windows) flanked by rectangular windows with timber-framed double-hung sashes. The projecting side wings have pierced timber bargeboard to the gable ends and each has two windows – one of which opens onto the verandah space.

History

Hotham Grove (originally known as Susan Street) formed part of a modest residential subdivision that was gazetted in August 1887. The City of St Kilda rate book for 1889 (dated 26 November 1888) records that Joseph Wild, a builder, owned land with a frontage of 70'9" (21.5 metres) to Hotham Grove, on the corner of Bell Street. The next edition of the rate book, compiled just over a year later in January 1890, records Wild (then identified as a carpenter) as owner and occupant of a new four-roomed timber dwelling, valued at £36, on his Hotham Grove site. According to the Sands & McDougall Directory, the house was 'vacant' in 1889, and occupied by one William Wild by 1891. Subsequent occupants included James Miller (1892-93), Miss Constance Giles, costumier (1894-95) and Alfred Brett (1897-98), Roger Cleghorn (1900-03), John Loller (1904) and F C R Spottiswood (1905). During this period, the house was listed in directories as 6 Hotham Grove and, in the first few years of the twentieth century, was also identified as Arden. By 1910, the street address had been renumbered as No 2.

Thematic Context

Amongst the relatively sparse surviving evidence of Boom-period residential subdivisions in Elwood and Ripponlea, there are relatively few large detached timber villas with symmetrical facades. The most intact examples are those in John Street, namely a fine individual specimen at No 10, and the cohesive row at Nos 24-30. There are two examples in nearby Clarke Street, one (No 17) being more distinguished (if somewhat altered) than the other (No 1), and another altered example at 12 Hotham Grove. None of these houses, however, are truly comparable to 2 Hotham Street, which is of particular interest for its unusual plan form: namely, a T-shaped plan with a return verandah on three sides of the building. The MMBW map of Elwood (c.1897) shows that there were once a number of such villas in the area, albeit invariably of masonry rather than timber construction. Most of these, however, have been demolished. By far the most comparable example was the double-fronted symmetrical timber villa Ivica at 95 Ormond Road, which had a double return verandah and canted bay windows; the verandah, however, had been removed by the time that the house was identified in the City of St Kilda Heritage Review and, in any case, the house itself has since been demolished.

Recommendations

Recommended inclusions:

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

References

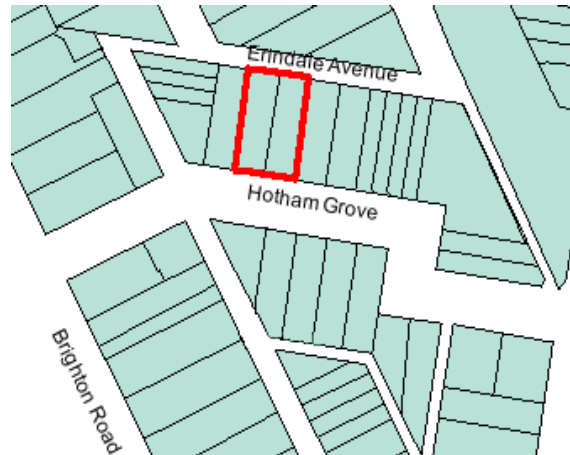
Lodged Plan No 1622, dated 31 August 1887.

City of St Kilda Rate Book. South Ward.

Sands & McDougall Directory.

Identifier Houses

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) 419

Address 7& 9 Hotham Grove
RIPPONLEA

Category Residential:detached

Constructed 1889

Designer unknown

Amendment [C 54](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

The houses at 7 and 9 Hotham Grove, Ripponlea, comprise a detached pair of single-storey double fronted Victorian weatherboard villas with asymmetrical frontages. Virtually identical in detailing (twin rendered chimneys; bullnosed verandahs with cast iron columns), No 9 remains the less intact of the two, with tray deck roof in place of its original slate roof. They were two of five identical houses erected during 1889 by P J Murphy.

How is it Significant?

The houses are of historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it Significant?

Historically, the two houses at 7-9 Hotham Grove provide evidence of the dense but limited phase of residential development that occurred in Ripponlea in the prosperous Boom period of the late 1880s, concentrated in the small area bounded by Brighton Road, Hotham Street and Hotham Grove. As a pair, they provide evidence of a more substantial row of five identical houses that were erected on the north side of Hotham Grove by the same developer in 1889.

Architecturally, the houses are significant as representative and relatively intact examples of double-fronted Victorian weatherboard villas with asymmetrical frontage which, while common in other parts of the municipality (eg St Kilda, Port Melbourne) are somewhat rarer in Elwood and Ripponlea. As a virtually identical pair, they also demonstrate the recurring use of standard designs in speculative Boom-era subdivisions such as these. Aesthetically, they remain as prominent elements in the streetscape.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The houses at 7 and 9 Hotham Grove comprise a pair of detached single-storey double-fronted late Victorian timber villas. They are, or were, more or less identical in their form and detailing: hipped roofs with bracketed eaves and pairs of unpainted rendered chimneys, asymmetrical block-fronted facades with hip-roofed verandahs. The house at No 7 retains its original slate roof, while No 9 has been reclad with metal deck. Both also retain original cast iron verandah posts with Corinthian capitals; No 7 has plain columns and No 9 has fluted ones. The houses have timber-framed double-hung sash windows and matching doorcases; the windows to the projecting bays have awnings with ripple iron (No 7) and metal deck (No 9) roofing.

The house at No 7 has a sympathetic timber picket fence, while No 9 has a brick fence.

History

Hotham Grove (originally Susan Street) formed part of a modest residential subdivision that was gazetted in August 1887. Rate books show that, by the end of that year, six allotments on the north side of the street (numbered 5-10) were owned by P J Murphy, each valued at £9. The 1888-89 rate book (dated 26 November 1889) records that five five-roomed timber villas, each valued at £40, had been built on Murphy's lots. Only one of these (Lot 5) was still owned by Murphy at that time, while the others had been acquired by White & Company, agents.

The houses at No 7 and 9 (then Lots 7 and 8) were originally occupied by James Dumbrell and William Walsh, both described as 'gent'. By early 1891, the two houses were owned and occupied by Peter Cherry, a tanner (No 7) and Joseph J Haley, a civil servant (No 9), both of whom remained there for some years. The house at No 7 was still occupied by Peter Cherry in 1912, and subsequently by Francis Cherry (presumably his son). No 9, meanwhile, was occupied by J J Haley only until the turn of the century, and thence by Mrs Rosa Haley (probably his wife, or widow) until 1906, and a Miss R E Haley (presumably their daughter) until 1909.

Thematic Context

Across the present study area, there are relatively few surviving examples of double-fronted Victorian timber villas with asymmetrical facades. A fine cohesive row exists at 20-28 Moore Street (part of a proposed heritage precinct), and there are also some isolated single examples such as 10 Hotham Grove. The two at Nos 7-9 are most significant as an adjacent pair, providing evidence of the former extent of a typical Boom-era residential subdivision and, moreover, the repeated use of standard designs in such estates. In this regard, the houses can be compared to the few surviving rows of pairs of Victorian housing across Elwood, including the aforementioned row at 20-28 Moore Street (the most pertinent comparison), the row at 24-30 John Street (double-fronted symmetrical timber villas) and the two pairs at 54-56 Spray Street and 99-101 Tennyson Street (all double-fronted asymmetrical rendered brick villas, since much altered).

Recommendations

Recommended inclusions:

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

References

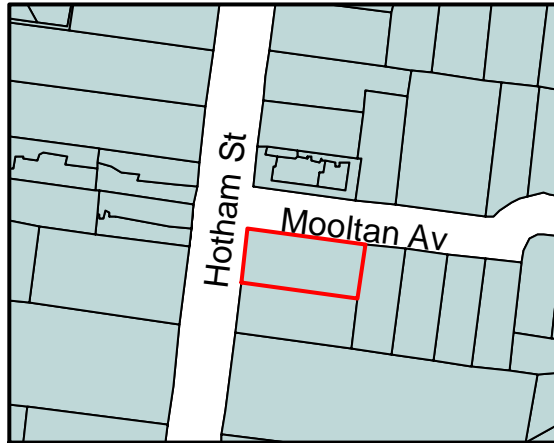
Lodged Plan No 1622, dated 31 August 1887.

City of St Kilda Rate Book. South Ward.

Sands & McDougall Directory. Various

Identifier Residence

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) 397

Address 42 Hotham St
ST. KILDA EAST

Category Residential:detached

Constructed c. 1927

Designer unknown

Amendment C 46

Comment [Incorporates the east st kilda heritage study.](#)

Significance (Mapped as a Significant heritage place.)

What is Significant?

The house at 42 Hotham Street, East St Kilda, is a unusually ornate bungalow-style dwelling, erected c.1927 for (and possibly by) bricklayer Harold Summers and his new wife Minnie.

How is it Significant?

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

Why is it Significant?

Historically, the house is a representative example of the type of housing that proliferated in East St Kilda in the 1920s, when large Victoria estates were carved up into new residential subdivisions. Aesthetically, the house stands out from the average inter-War bungalow by its intactness and its high level of decorative detailing, notably the unusual shaped shingles to the gable ends, and the extensive use of patterned and moulded brickwork, which extends to the matching front fence.

Primary Source

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

Other Studies

Heritage Alliance, East St Kilda Heritage Study, 2004

Description

The house at 42 Hotham Street, East St Kilda, is a single-storeyed bungalow on a corner site. It is of tuckpointed clinker brick construction, with a hipped and gabled roof of red Marseilles pattern terracotta tiles. The gable ends, to the two street frontages, are clad with timber shingles of a particularly unusual cusped form, and the eaves are supported on shaped timber brackets. The principal frontage, to Hotham Street, is asymmetrical, comprising a central segmental-arched entry porch flanked by a curved bay window and a broad verandah, now infilled with glazed panels. The verandah has a distinctive hit-and-miss brick railing with

bullnosed coping; this detail is echoed on the front fence, which extends along both street frontages. This brick walling has been unsympathetically altered by the addition of a tall timber paling fence.

History

The site of this house formed part of an eleven-lot residential estate that was created in 1922 from the grounds of Mooltan, a large Victorian mansion. The house at No 42 first appears in the Sands & McDougall Directory in 1927 as a 'house being built' on the corner of Mooltan Avenue. The following year, it was listed as 'vacant' and then, in 1929, occupied by one Harold V Summers who, according to electoral rolls, was a bricklayer. It is possible, therefore, that he built the house himself. Research establishes that Harold Victor Summers (1888-1983) and his wife Minnie, nee Fort (1894-1967) had married in 1927, around the time that this house was built. They remained living there for only a few years. Subsequent occupants included Sydney F Palmer (1933), George Simpson (1935) and Daniel Blomme (from 1936 to at least 1940).

Thematic Context

Comparative Analysis

The California Bungalow is ubiquitous in many parts of the City of Port Phillip, including St Kilda, St Kilda East, Ripponlea, Balacava and Elwood. It is less common elsewhere in the municipality; a rare example in Port Melbourne being that at 20 Ross Street (1929). Given the extent of closer settlement which occurred in East St Kilda during the 1920s, it is not surprising that some of the best examples of California Bungalows are located there. A number have already been identified as being of individual significance due to either their high levels of intactness, or because of particular stylistic influences or unusual integration of elements or decorative details.

Amongst those bungalows of relatively conventional design that are distinguished simply by their remarkable intactness are 26 Hammerdale Avenue (1920) and 186 Alma Road (1928), both in East St Kilda, and 521 St Kilda Road (c.1927). Bungalows with unusual stylistic influences include 331 Orrong Road, St Kilda East (1920) and 17 Robe Street, St Kilda, both with an oriental flavour; 109 Tennyson Street, Elwood (c.1920), which displays a pure American influence, and 18 Normanby Street, St Kilda (c.1920), one of several bungalows designed in an idiosyncratic style by local builder M Sherlock. Those examples which are noteworthy for particularly unusual detailing include 217 Alma Road (1918-19), with its tapered pillars embellished with river pebbles; 18 Lansdowne Road (1924), with its quirky canted front porch; 13 Baker Street (1920s) with its unusual stucco work, concrete awnings and bracket supports; 86 Mitford Street, Elwood (c.1920), embellished with river pebbles and unusual brick banding; 19 Wavenhoe Ave (late 1920s) with its atypical decorative brickwork. The example at 42 Hotham Street, with its quirky shingles and decorative brickwork, is not directly comparable to these five examples, beyond the fact that, like them, its unusual detailing makes it stand out from the more generic California Bungalows of the 1920s.

Recommendations

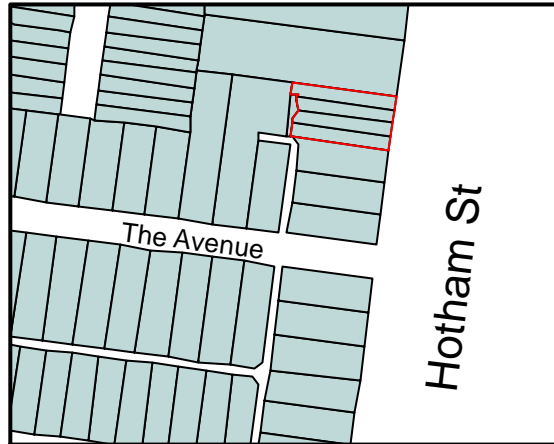
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Andrew Ward, Heritage Review 1998 also recommended conservation.

References

Lodged Plans No 8866, declared 16 June 1922
Sands & McDougall Directory. 1926 onwards.

Identifier Terraces
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO317

Address 113-119 Hotham St
BALACLAVA

Category Residential:row

Constructed 1888

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The terrace at nos. 113-119 Hotham Street, Balaclava. was built presumably by the contractor Leigh Farr for his father(?) W. Farr in 1888. It is historically and aesthetically important.

It is historically important (Criterion A) as a late Victorian terraced development demonstrating together with other houses in the locale how land was subdivided and developed during the Land Boom years, the housing areas to the west being heavily built up and dependant on the suburban railway service, in contrast with those to the east which were generally spacious villas on large estates whose occupants presumably travelled in their own horse drawn conveyances.

It is aesthetically important (Criterion E) as a prominent and isolated late Victorian terrace situated on the eastern edge of the suburban corridor centred on the Brighton Beach railway. It compares in this locality only with the surviving terraced developments in Gourlay and William Streets, closer to the railway line. Its aesthetic values may also be interpreted by comparison with other houses erected by Leigh Farr immediately to the south, nos. 113-119 being the most visually prominent on account of their two storeyed terraced form.

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 two storeyed stuccoed terraced row of four dwellings with plain parapet and central flat topped pediment in the centre of the row. There is cast iron lacework to the verandah friezes and upper level balconies and friezes, coupled Romanesque windows to the downstairs front rooms with vermiculated imposts and architraves, encaustic tiled verandah floors, dentillated fascias, a bracketed cornice and plain face brick end

walls.

Condition: Sound. Integrity: High, high front fences.

History

S. Donovan and V. Callagher were the grantees of section 214B which extended south from Carlisle Street along Hotham Street to The Avenue. It consisted of about four and a half acres which by 1873 had been subdivided into lots 24 and 28, the latter being the one on which the terrace at nos. 113-119 was subsequently built. At the time it was owned by J. Langdon.

In the 1880s, two houses existed on this lot and a third was unfinished. They were owned by Alfred Shaw, the chemist Henry Francis and the architect Nahum Barnett respectively. One W.Farr bought the properties of Shaw and Francis in 1887, demolishing them and dividing the land between the agent Arthur Farr and the contractor Leigh Farr, possibly his sons. By November 1888, the former had erected the terrace at nos.113-119, living in one of them and letting the others to Sarah Beggs, the clergyman William Addis and the accountant Roland Woodward. The houses were possibly erected by Leigh Farr who built the three houses south of these in 1889-90, the middle one for himself.

In 1889 ownership of nos.113-119 passed to Thomas Farr, a gentleman who in the following year sold them to the town clerk of South Melbourne, F.G.Miles. The dwellings were described as brick, each with eight rooms and were let in 1895 to Jas.Fulton, a gentleman, Robert Henry Shackell, an auditor, Mary Nutting, domestic duties and Charles Hunt, a hydropathist.

At the turn of the century, H.R.Harvey owned the houses, leasing them to three ladies engaged in domestic duties, Marian Bennett, Mary Davey and Louie Sampson and the clerk Joseph Dodd. At the time they had the street numbers 163-169, continuing as such until the 1920s when the present numbering was adopted.

Thematic Context

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

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

St.Kilda rate books: 1887-90, 1895-96, 1900-01.

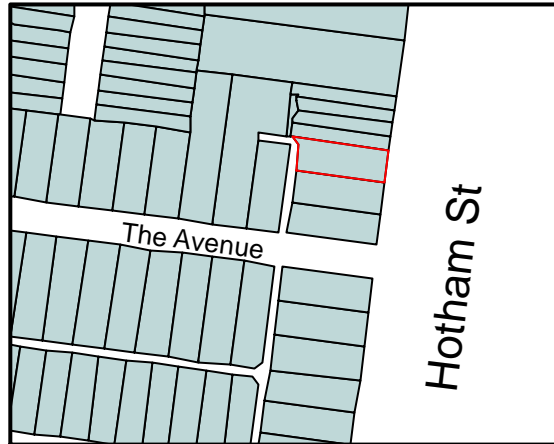
Sands and McDougall directories: 1890, 1900, 1910, 1920, 1930.

Parish plan, St.Kilda and Elwood. SLV Maps 820 bje.

J.E.S.Vardy, Plan of the Borough of St.Kilda, Hamel and Ferguson, Melbourne, 1873, South Ward, no.7.

MMBW litho plan no.47, dated c.1935.

Identifier Residence
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO317

Address 121 Hotham St
BALACLAVA

Category Residential:detached

Constructed 1888

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The house at no. 121 Hotham Street, Balaclava, was built in 1888 for the ladies Ackers and Brooke presumably by the builder/speculator, William Farr. It is historically and aesthetically important as a contributor to the group of similar houses on Hotham Street immediately alongside.

It is historically important (Criterion A) to the extent that it is one of a number of houses built speculatively by William Farr, a builder active in the area during the height of the Land Boom. In this respect it compares with the terrace at nos. 113-119, the adjoining houses at nos. 123 and 125 and other houses in the locale.

It is aesthetically important (Criterion E) for its surviving form and ornamentation which allow close comparisons to be made with other houses nearby also erected by William Farr, the stucco work, arched windows, asymmetrical form and cabled colonettes being elements repeated in his other work. This house, together with others like it, assists in the interpretation of speculative building processes during the Land Boom in this area.

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 representative asymmetrical stuccoed Italianate villa with bull nosed verandah and encaustic tiled floor, cast iron columns and lace, cabled colonettes and vermiculated quoins with ashlar markings to the cement work. There is a faceted window bay to the projecting wing with Romanesque arched windows and a hipped roof.

Condition: Sound. Integrity: High, later cement tiles to roof, high front fence.

History

J.Gatehouse was the grantee of section 219 which extended west from Hotham Street almost to William Street. It consisted of just under ten acres which by 1873 were subdivided into lots 29, 30 and 33, the first mentioned being that on which this house was subsequently built, but at the time owned by S.McGowan. Alfred Shaw owned the other two lots, each with a house, one of which may be extant at no.11 The Avenue.

The lots were subdivided and The Avenue formed in the 1880s. The Hotham Street blocks created on the north side became lots 1, 2 and 3. In 1887 P.Corkhill (presumably the builder Phillip Corkhill) owned lots 1 and 2 and the ladies Ackers and Brook owned lot 3. Each block had frontages of 47 feet and by November 1888, houses had been built there described as 5 rooms, brick, the first two including present no. 121 owned by the gentleman Thomas Farr. They were unoccupied, possibly having been just completed.

The builder, William Farr, built nine houses in Hotham Street running south from The Avenue and the first twelve houses in The Avenue on the south side at the Hotham Street end in the late 1880s.

Thomas Farr continued as owner of no.121 in 1890, the house at the time being let to the gentleman John Harris. The Farris' business may have failed during the depression as by the turn of the century the Northern Assurance Company owned the house, which by then contained seven rooms and was occupied by George Clark, a warehouseman. Subsequent occupants included James Goid (1910), Stephen Barker (1920) and Miss Sadie Barker (1930). The house had the street number 171 until the 1920s when the present numbering was adopted.

Thematic Context

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

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

St.Kilda Rate Books: 1887-90, 1895-96, 1900-01.

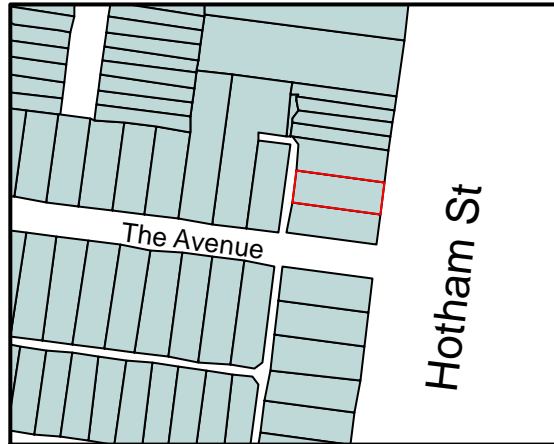
Sands and McDougall directories: 1890, 1900, 1910, 1920, 1930.

Parish plan, St.Kilda and Elwood. SLV Maps 820 bje.

J.E.S.Vardy, Plan of the Borough of St.Kilda, Hamel and Ferguson, Melbourne, 1873, South Ward, no.7.

MMBW litho plan no.47, dated c.1935.

Identifier Residence
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO317

Address 123 Hotham St
BALACLAVA

Category Residential:detached

Constructed 1888

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The house at no. 123 Hotham Street, Balaclava, is presumed to have been built by either William or Leigh Farr, both of whom were building contractors, in 1888. It is historically and aesthetically important as a contributor to the group of similar houses on Hotham Street immediately alongside.

It is historically important (Criterion A) to the extent that it is one of a number of houses built speculatively by the Farrs, builders active in the area during the height of the Land Boom. In this respect it compares with the terrace at nos. 113-119, the adjoining houses at nos. 121 and 125 and other houses in the locale.

It is aesthetically important (Criterion E) for its surviving form and ornamentation which allow close comparisons to be made with other houses nearby erected by the Farrs, the stucco work, arched windows, asymmetrical form and cabled colonettes being elements repeated in their other work. This house, together with others like it, assists in the interpretation of speculative building processes during the Land Boom in this area.

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 representative asymmetrical Italianate stuccoed villa with concave roof and black and white marble tiled floor to verandah, cabled colonettes, ashlar cement markings, vermiculated quoins and sills, Palladian window motif and slates to the hipped roof.

Condition: Sound. Integrity; High, high front fence.

History

J.Gatehouse was the grantee of section 219 which extended west from Hotham Street almost to William Street. It consisted of just under ten acres which by 1873 were subdivided into lots 29, 30 and 33, the first mentioned being that on which this house was subsequently built, but at the time owned by S.McGowan. Alfred Shaw owned the other two lots, each with a house, one of which may be extant at no.11 The Avenue.

The lots were subdivided and The Avenue formed in the 1880s. The Hotham Street blocks created on the north side became lots 1, 2 and 3 which in 1887 were owned by P.Corkhill, probably the builder Phillip Corkhill who had lots 1 and 2 and the ladies Ackers and Brook who owned lot 3. The blocks each had frontages of 47 feet and by November 1888, houses which were described as 5 rooms, brick. By then the gentleman Thomas Farr owned this house on lot 2 and the one on lot 1.

Corkhill was implicated in the collapse of the Premier Building Association in 1890 and it is presumed that either the builder William Farr or Leigh Farr built this house. Leigh Farr also owned a house in The Avenue that was occupied by Alfred White, an architect. Farr built nine houses in Hotham Street running south from The Avenue and the first twelve houses in The Avenue on the south side at the Hotham Street end in the late 1880s.

Thomas Farr continued as owner of no.123 in 1890, the house at the time being occupied by Leigh Farr. The Farris perhaps realised some returns on their investments or perhaps their business failed during the depression as by the turn of the century the Northern Assurance Company owned the house. By then it contained seven rooms and continued to be occupied by Farr, still described as a contractor. Subsequent occupants included S.M.B.Jones (1910), Harry Hadden (1920) and Robert Gregory (1930). The house had the street number 173 until the 1920s when the present numbering was adopted.

Thematic Context

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

Recommendations

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

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

References

St.Kilda Rate Books: 1887-90, 1895-96, 1900-01.

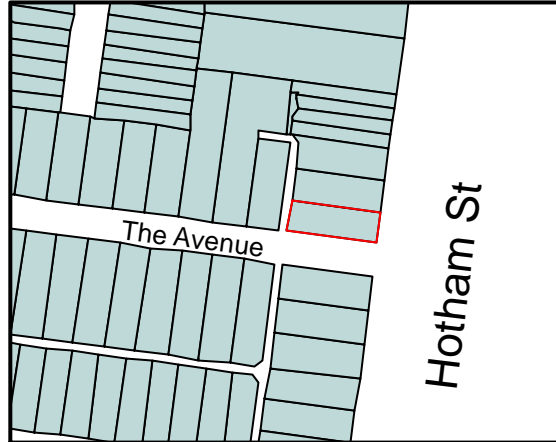
Sands and McDougall directories: 1890, 1900, 1910, 1920, 1930.

Parish plan, St.Kilda and Elwood. SLV Maps 820 bje.

J.E.S.Vardy, Plan of the Borough of St.Kilda, Hamel and Ferguson, Melbourne, 1873, South Ward, no.7.

MMBW litho plan no.47, dated c.1935.

Identifier Residence
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO317

Address 125 Hotham St
BALACLAVA

Category Residential:detached

Constructed 1888

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The house at no. 125 Hotham Street, Balaclava, is presumed to have been built by either William or Leigh Farr, both of whom were building contractors, in 1888. It is historically and aesthetically important as a contributor to the group of similar houses on Hotham Street immediately alongside.

It is historically important (Criterion A) to the extent that it is one of a number of houses built speculatively by the Farrs, builders active in the area during the height of the Land Boom. In this respect it compares with the terrace at nos. 113-119, the adjoining houses at nos. 121 and 123 and other houses in the locale.

It is aesthetically important (Criterion E) for its surviving form and ornamentation which allow close comparisons to be made with other houses nearby erected by the Farrs, the stucco work, arched windows, asymmetrical form and cabled colonettes being elements repeated in their other work. This house, together with others like it, assists in the interpretation of speculative building processes during the Land Boom in this area. Further aesthetic value is assigned to this house on account of its corner location and unusual ridge cresting to the window bay.

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 prominent stuccoed Italianate asymmetrical villa with reconstructed bull nosed verandah, faceted window bay to the projecting wing with Romanesque arched windows and cast iron cresting to the faceted roof of the bay. The cement work has ashlar markings, there are vermiculated quoins and colonettes to the front windows.

Condition: Sound. Integrity: High.

History

J.Gatehouse was the grantee of section 219 which extended west from Hotham Street almost to William Street. It consisted of just under ten acres which by 1873 were subdivided into lots 29, 30 and 33, the second mentioned being that on which this house was subsequently built, but at the time owned by Alfred Shaw who also owned lot 33. Both lots contained a house, one of which may be extant at no.11 The Avenue.

The lots were subdivided and The Avenue formed in the 1880s. The Hotham Street blocks created on the north side became lots 1, 2 and 3. In 1887 nos. 1 and 2 were owned by P.Corkhill (probably the builder Phillip Corkhill) and the ladies Ackers and Brook owned lot 3 on which the footings of the present house at no. 125 had been built. Each block had frontages of 47 feet and by November 1888, houses which were described as 5 rooms, brick. Ackers and Brook may never have occupied their property as in its first year there was no occupant recorded and in its second year it was acquired by the gentleman Thomas Farr. Farr leased the house to Philip Joseph, a cigar importer.

Corkhill was implicated in the collapse of the Premier Building Association in 1890 and it is presumed that either the builder William Farr or Leigh Farr built this house. Leigh Farr also owned a house in The Avenue that was occupied by Alfred White, an architect. Farr built nine houses in Hotham Street running south from The Avenue and the first twelve houses in The Avenue on the south side at the Hotham Street end in the late 1880s.

The Farrs' may have realised some returns on their investments or perhaps their business failed during the depression as by the turn of the century the Northern Assurance Company owned the house. By then it contained eight rooms and was occupied by Jane McLean. Subsequent occupants included Edward J.Francis (1910 and 1920) and Mrs.L.E.Francis (1930). The house had the street number 175 until the 1920s when the present numbering was adopted.

Thematic Context

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

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

St.Kilda Rate Books: 1887-90, 1895-96, 1900-01.

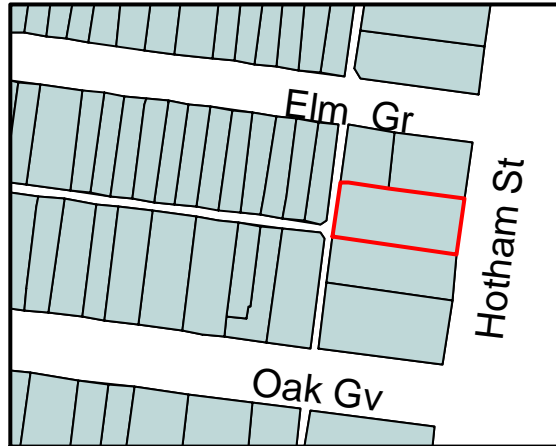
Sands and McDougall directories: 1890, 1900, 1910, 1920, 1930.

Parish plan, St.Kilda and Elwood. SLV Maps 820 bje.

J.E.S.Vardy, Plan of the Borough of St.Kilda, Hamel and Ferguson, Melbourne, 1873, South Ward, no.7.

MMBW litho plan no.47, dated c.1935.

Identifier Flats
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 169 Hotham St
BALACLAVA

Category Residential:apartment

Constructed 1962

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

One of the most notable of St Kilda's conventional 1960s blocks of flats, the complex is well composed in a series of articulated forms and surfaces with the ground floor masonry walls extending from the building to form courtyard gardens and boundary walls. The variety of concrete blockwork used extensively for decorative effect is an additional important feature.

Primary Source

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

Other Studies

Description

Style : International
Three storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

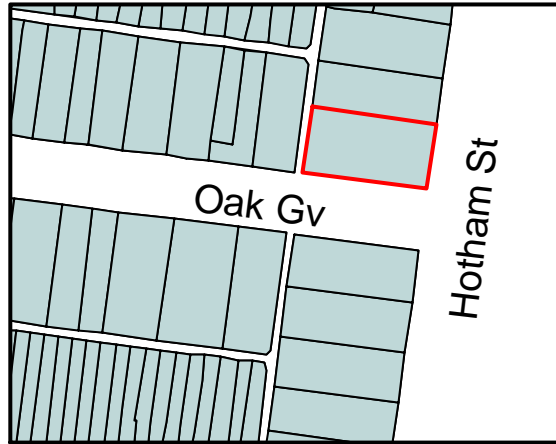
recommended inclusions:

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

References

unknown

Identifier Attic Villa
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 173 Hotham St
BALACLAVA

Category Residential:apartment

Constructed 1913

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This Arts and Crafts house may have undergone some early alterations but appears hardly to have been touched since. It is notable for its overall intactness and its original weathered finishes.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Attic villa
Original owner: Capt J.G. Ormiston

History

see Description

Thematic Context

unknown

Recommendations

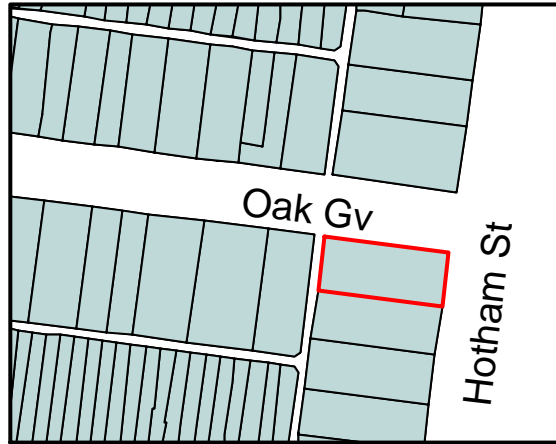
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

St K C C permit No 1941.

Identifier Attic Villa
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 175 Hotham St
BALACLAVA

Category Residential:detached

Constructed 1923

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Attic villa
Builder: Hogg
Original owner: Mrs M.I. Johnson

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

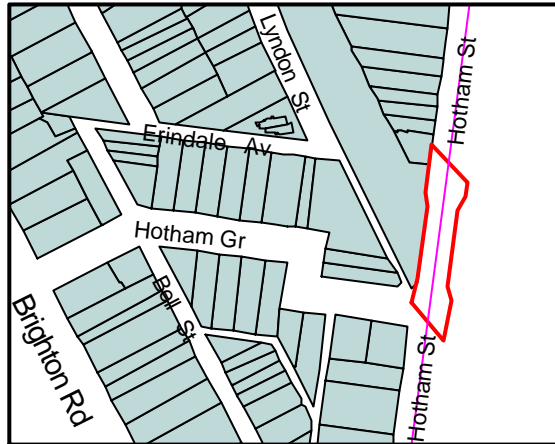
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

St K C C permit No 5067.

Identifier Sandringham Railway Line Road Bridge
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO150

Address Hotham St
ELSTERNWICK

Category Public

Constructed unknown

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The origins of this bridge are unknown, but it appears to be early and complements the abutments at Carlisle, Nightingale and Grosvenor Streets (q.v.) as part of one of the earliest railway lines in Melbourne. The beams supporting the roadway are presumably a replacement.

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

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

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

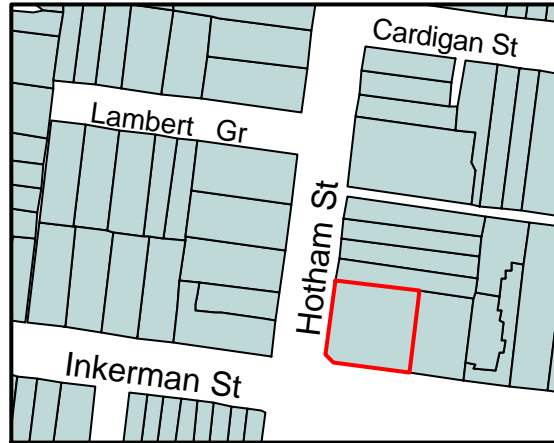
National Estate Register

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

References

unknown

Identifier Uniting Church
Formerly Congregational Church



Heritage Precinct Overlay None
Heritage Overlay(s) HO152

Address 72 Hotham St
 ELSTERNWICK

Category Church

Constructed 1887-88

Designer Hillson Beasley

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

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

History

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

An early church was erected in 1868 in Westbury Street on the western side between Inkerman and Carlisle

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

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

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

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

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

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

Thematic Context

8. Developing cultural institutions and ways of life. 8.6 Worshipping.

Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme. Also recommended for inclusion on the National Estate Register.

References

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

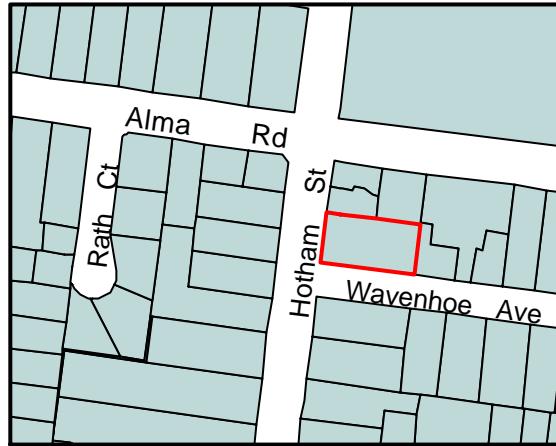
MMBW litho plan no.47, dated 1935.

J.E.S.Vardy, "Plan of the Borough of St. Kilda", 1873(?), North/7.

Jack Barnes, 'A History of the East St. Kilda Congregational Church', East St. Kilda Uniting Church Parish Council, 1995.

Lewis, M.(ed): "Victorian Churches: their origins, their story and their architecture", National Trust, 1991, p.85.

Identifier Block of Flats
Formerly unknown



Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address 32 Hotham St
ST. KILDA EAST

Category Residential:apartment

Constructed 1927

Designer Dunstan, Reynolds and Partners

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building is an unusual and distinctive block of flats in terms of architectural style. The strictly formal symmetrical design is a fusion of Georgian and beaux arts details, adapted to the new building type of this period, the block of flats. There are several blocks of flats in St. Kilda from this period in classically based styles, as well as a number in Melbourne generally. This building is one of the most innovative.

With the three houses across Hotham Street (numbers 27- 31) all variations of the same basic design and built by the same firm in 1929, it gives some idea of the diversity of architectural styles used in the latter half of the 1920's. These buildings form the Hotham Street group.

This building was designed by Dunstan, Reynolds and Partners, Architects for Architects Homes Corporation Pty. Ltd. and constructed early in 1927.
(David Bick, St. Kilda Conservation Study, 1985)

Primary Source

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

Other Studies

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

Description

Style : Georgian Revival
Two storey walk-up flats
Builder: Architects Homes Corp. Pty Ltd

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

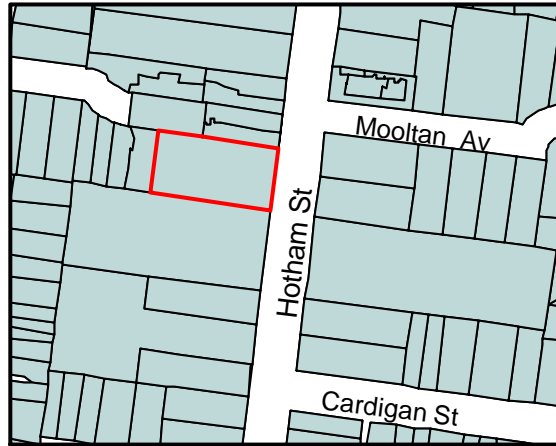
References

BIBLIOGRAPHY

City of St. Kilda building permit records, no. 6733 granted 1/3/1927, include working drawings.

City of St. Kilda building permit records, no. 7570 granted 10/9/1929, for nos. 17 - 31 Hotham Street.

Identifier Residence
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO292

Address 45-47 Hotham St
ST. KILDA EAST

Category Residential:attached

Constructed c1920

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A substantial pair of residences with a distinguished symmetrical front elevation and shared garden giving the impression of a single house. The hanging of the fish scale terra-cotta shingles, shingled roofs to the chunky bay windows and the boldly projecting gables and bay windows are notable features. The front fence with its profiled brickwork is of a style more typical of the Federation period, and may predate the houses as it continues north to the two adjacent properties.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
One storey multi-unit residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

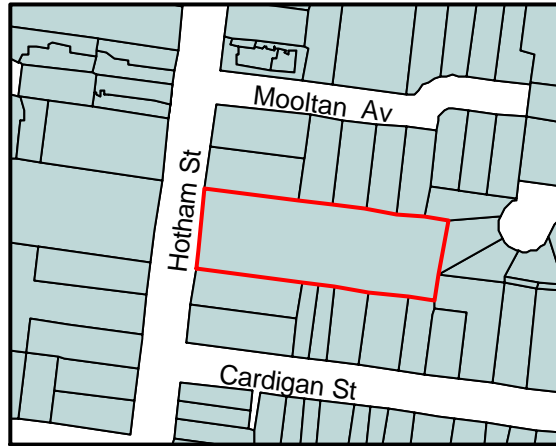
recommended inclusions:

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

References

unknown

Identifier "Rocklea Gardens"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO157

Address 46-50 Hotham St
ST. KILDA EAST

Category Residential:apartment

Constructed 1960's

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A fine, well preserved and high quality example of apartment design of the 1960s. Features include the curtain glass walling and projecting balconies to the symmetrical front elevation, the stylish front entrance foyer with elevator and internal access to all apartments, the well maintained landscaping and the preservation of the original colour scheme, particularly the aqua highlights.

Primary Source

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

Other Studies

Description

Style : International
Three storey flats with elevator access

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended

inclusion:

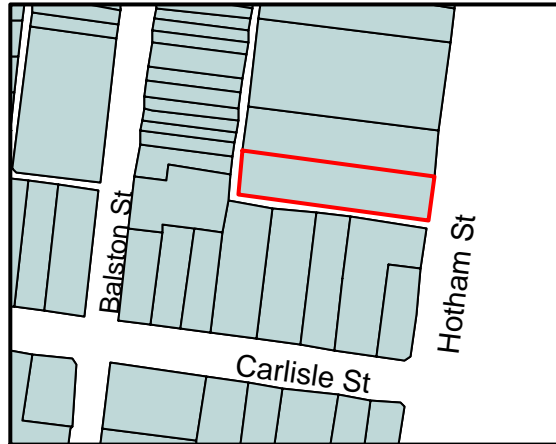
the Heritage Overlay Table in the City of Port Phillip Planning Scheme

Sched

References

unknown

Identifier B'nai B'rith House
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO337

Address 99 Hotham St
ST. KILDA EAST

Category Church

Constructed 1959

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Style : International
Two storey religious institution & former residence
Builder: L.U. Simon

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

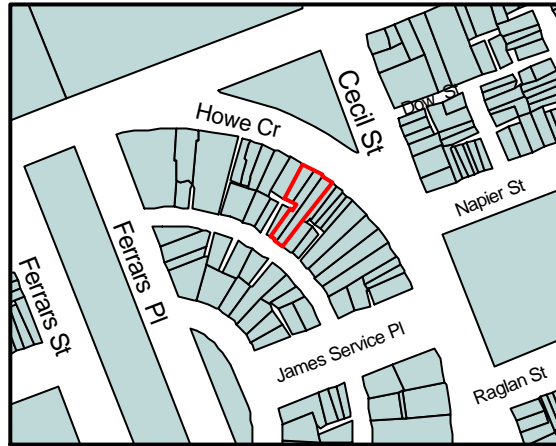
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

St K C C permit No 57/830 issued 3/8/59.

Identifier Terrace Row
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 15-17 Howe Cres
SOUTH MELBOURNE

Category Residential:row

Constructed 1869

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

15-17 Howe Crescent is of significance as one of the first developments built after the subdivisions of the Howe Crescent and St Vincent Place area and as one of the most intact terrace rows of the 1860s extant in the municipality. Its contribution to the streetscape of Howe Crescent and the manner in which the façade is decorated are 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: Residences
Date of Construction: 1869 (1)

The first building development commenced in Howe Crescent in about 1865, the first land sales having been the previous year (2). These three brick terrace houses were one of the first buildings to be erected and the South Melbourne Rate Books list that in 1869, they were in an 'unfinished' state. They had been given an initial N.A.V. of £96 and were originally owned by a Robina Fordyce (3), who at that time also owned the property at 319-321 Clarendon Street (q.v.). No. 17 was listed as having eight rooms, while Nos. 15a and 15 were both of six rooms (4).

During the 1873/74 rate period the N.A.V. had jumped to a total of £190 for all three buildings. The occupiers at that time were Robert Stoddart, described as a bank clerk (in No. 17), Robina Fordyce (in No. 15a) and Thomas Fordyce, a grocer (in No. 15) (5). Subsequent occupiers of the building have included civil servants, a draper, printer, clerk and an 'agent'. In 1898 John Foley, a 'gentleman' had become the owner of the property (6).

The terrace row is one of the more opulently designed in South Melbourne and it creates a strong line following the crescent form of the street. They have rendered facades ruled to represent ashlar blocks, that have been left quite plain behind the two storeyed verandah. In contrast, the wing walls and parapet have a plethora of detailing including foliated mouldings capping the wing walls, lions masks, festoons, swags and two designs of urns across the parapet. The decoration was extended to the chimneys that while not all intact, are heavily moulded and bracketed. The verandah decoration is only partially intact, however it reflects the relatively early date of the row, with simple regimented cast iron to the balustrade combined with timber brackets. The cast iron fence has an unusual design to its picket heads and is intact, however the paths and verandah do not retain their original detailing.

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, 18

2 P. Sanderson; Investigation Project, University of Melbourne 1980

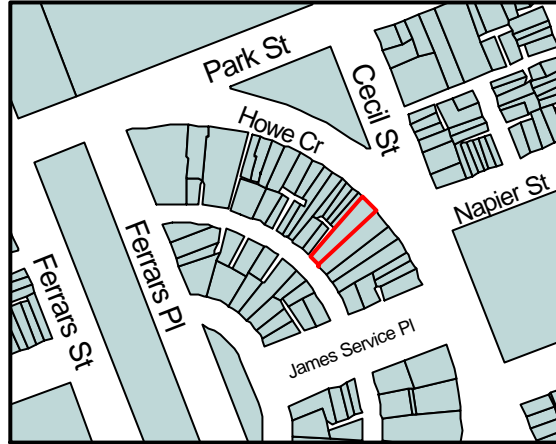
3 *ibid.*, Refer Citation No.../... for 319-321 Clarendon Street

4 *ibid.*

5 *ibid.*, 1873/74

6 *ibid.*, 1898/99

Identifier House
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 22 Howe Cres
SOUTH MELBOURNE

Category Residential:detached

Constructed 1890

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

22 Howe Crescent is of significance as one of the most intact examples of a late-Victorian house in the South Melbourne municipality. Built with a terrace form and fine detailing, it is an integral component of the Victorian buildings along the Howe Crescent streetscape.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: 1890 (1)

It is highly plausible that Redfern, a South Melbourne builder and the original owner, was responsible for the construction of this ten-roomed house. He purchased the vacant land from Patrick Cleary (2) an accountant and immediately prior to the 1890s depression erected this substantial residence. It attracted an initial N.A.V. of £100 (3). By 1895, the building had halved its N.A.V. to £50 (4), presumably as a direct result of the depression years and by 1898 it was, rather inconsistently, described as having only seven rooms (5).

The house is a substantial two storeyed rendered building, built in a terrace form with a two storeyed verandah. The walls have been left quite plain except for a foliated string course at ground floor level and the twisted colonettes that flank the ground floor windows. The cast iron to the verandah is a particularly elegant design and is substantially intact, while the verandah is relatively unusual for retaining the timber bracket decoration to the fascia between its two levels. The front door, while typical of the period, is a fine example of a six panel door with sidelights and fanlight, while the verandah retains intact its encaustic tile floor, and the chimneys, their render mouldings.

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 1889-1891

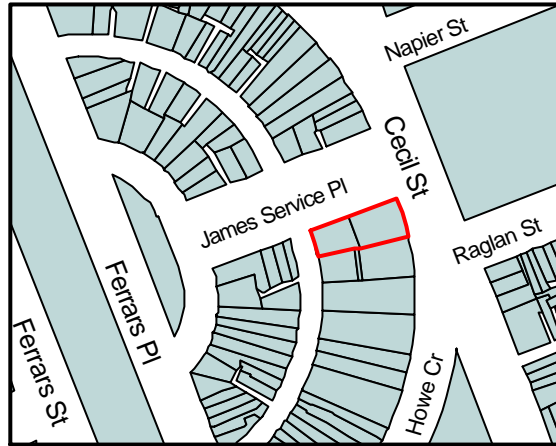
2 *ibid.*

3 *ibid.*

4 *ibid.*, 1895/96

5 *ibid.* 1898/99

Identifier Former Barrett Residence
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO153

Address 30 Howe Cres
SOUTH MELBOURNE

Category Residential:detached

Constructed 1867, 1877

Designer William H. Ellerker

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Barrett residence is of significance as one of the most commanding Italianate houses in South Melbourne and as one of the first buildings built after the subdivision of Howe Crescent, to house one of the area's most prominent families. The substantially intact nature of the stable block and the front fence 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: 1867 (1), additions 1877 (2)

Architect: William Henry Ellerker (3), additions, W.H. Ellerker & Co (4)

This twelve-roomed brick residence was built for Dr James Barrett in 1867 (5) and as such was one of the first buildings to be built in the Howe Crescent/St Vincent Place subdivision. By 1869 the property included stables, a coach house and out offices, and its N.A.V. was recorded at £160 (6), while in 1877 it is recorded as having had additions by the same architects, although the extent of these is not immediately evident. Barrett was a surgeon and South Melbourne general practitioner from the late 1860s until the turn of the century (7) and five of his children were also medical practitioners, including Sir James William Barrett, a noted ophthalmologist and publicist and Edity Ellen who was active in many voluntary organisations concerned with the medical and social conditions of women and children (8).

Following the death of Barrett, the building was sold to Dr T.J.K. Whittam in 1920 (9) and in the 1950s it was converted into five apartments (10). In October, 1971, the building was acquired by the Victorian Chapter of

the Royal Australian Institute of Architects as its headquarter and named 'Robert Russell House' (11).

The Barrett residence is a most commanding two storeyed rendered house with a symmetrical Italianate façade onto Howe Crescent. The house is built close to the pavement and the entrance extends out to the pavement line with a shallow Tuscan portico, while rising above the entrance is a squat tower with bracketed cornice line and balustraded parapet. The front façade is stepped back at first floor level and the projecting rooms at ground floor level are enframed by a shallow system of pilasters and crowned by an Italianate balustrade to the balcony above.

The house has a fine, bracketed eaves line and chimneys decorated with a series of blind arches continuing the Italianate references. It remains, externally, substantially intact including the six panelled front door, the cast iron fence, and the weatherboard stable block with its loft hoist and dovecote apertures. It is unfortunate that one of the chimneys has been altered at the top, and new openings have been set into the walls of the stable block.

In its symmetrical Italianate form the house is unusual in Melbourne, despite applying a very familiar vocabulary. Its stepped façade is reminiscent of the composition of 'Hazelwood Terrace' at Nos. 46-48 Howe Crescent and Nos. 41-42 Howe Crescent (q.q.v.), both built two years earlier.

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 *ibid.*

4 *ibid.*

5 National Trust of Aust. (Vic.), 'Research into 30 Howe Crescent ...', 17 April 1979

6 *ibid.*

7 *ibid.*

8 *ibid.*, 'Further research into 30 Howe Crescent ...', 19 November 1979

9 *ibid.*, 'Research into 30 Howe ...'.

10 *ibid.*

11 *ibid.*

Identifier Former Congregational Church and Hall

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO153

Address 32 Howe Cres
SOUTH MELBOURNE

Category Church

Constructed 1867-8, 1874-5

Designer Crouch and Wilson, W. H. Ellerker

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

NB The following citation has been quoted from the National Trust of Australia (Victoria) File No. 2824. "Two successive Congregational churches which epitomise the mainstream of the bichrome and polychrome brick church architecture of Victoria between the 1860s and the 1880s, as well as relating well and deliberately to each other. The first church (later hall) was built in 1867-8 to the design of the ecclesiastically prolific firm of Crouch and Wilson, and is now, after Joseph Reed's St. Jude's, Carlton (of the previous year) the oldest fully fledged polychrome church surviving in Melbourne. The second church of 1874-5 is a fine design by W.H. Ellerker, with a triple gable end and decorative polychrome friezes running up the gables, and a most distinctive galleried and plaster-vaulted interior."

Primary Source

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

Other Studies

Description

Original Use: Congregational Church and Hall

Date of Construction: 1st church, later hall - 1867-8

2nd Church - 1874-5

Architect: 1st church, later hall - Crouch and Wilson

2nd Church - W.H. Ellerker

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

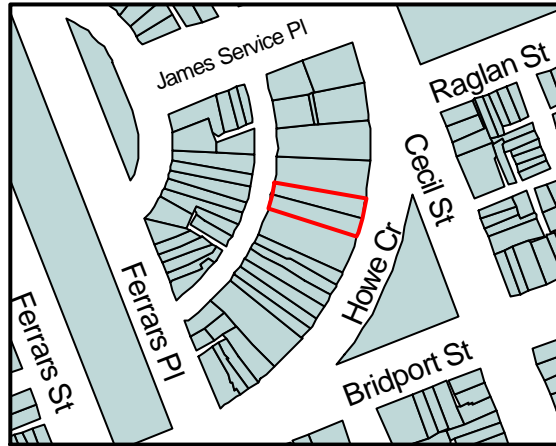
National Estate Register

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

References

unknown

Identifier Houses
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 39-40 Howe Cres
SOUTH MELBOURNE

Category Residential:attached

Constructed 1867

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

39-40 Howe Crescent are of significance as a substantial pair of houses built soon after the subdivision of the St. Vincent Place/Howe Crescent area, that were given an elegance in their overall design and in their detailing that was in keeping with the pretensions of the Crescent. The verandah detailing, valences and the 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: Residences
Date of Construction: 1867 (1)

In 1866, the year after the Howe Crescent area was subdivided, John Cole, locksmith, owned land with the dimensions of 70 by 60 feet in Howe Crescent (2). In 1867, two attached seven-roomed brick dwellings were erected on the site and both properties had an initial N.A.V. of £80 (3). The following year their joint N.A.V. had increased to £240 (4). Cole occupied No. 39 for one year while he let No. 40 to George Oldham, a teacher (5). By 1881 George Leverett, an engraver, owned and occupied No. 40; the property (6) by then described as two ten-roomed dwellings with stables adjoining No. 40. At this time Leverett also had financial interests in the two houses at 324-326 Albert road (q.v.) and by 1887, he owned Nos 41-42 Howe Crescent next door (q.v.).

This is one of the most elegant pairs of houses in South Melbourne and as would be expected of the buildings of the Howe Crescent subdivision, they are substantial in size. They clearly reflect their relatively early date of construction and are very similar in effect, if not detail, to Nos. 41-42 next door (q.v.). Their composition adds

to the effect of size; the entrance doors having been set at each side to give the effect of a single house rather than a pair of houses. The box-like hipped building has plain walls of tuckpointed Hawthorn bricks and is embellished with a very finely detailed, single-storeyed timber verandah. The verandah has a combination of stop chamfered coupled posts, turned drops and a lattice frieze and remains almost completely intact, returning around to embrace the side entrance doors. The only other decorative devices on the façade are the fluted valences above the first floor windows, although these are also practical, having been built to house external venetian blinds. The houses appear to remain substantially intact at the rear.

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, 1867/68

2 *ibid.*, 1866/67

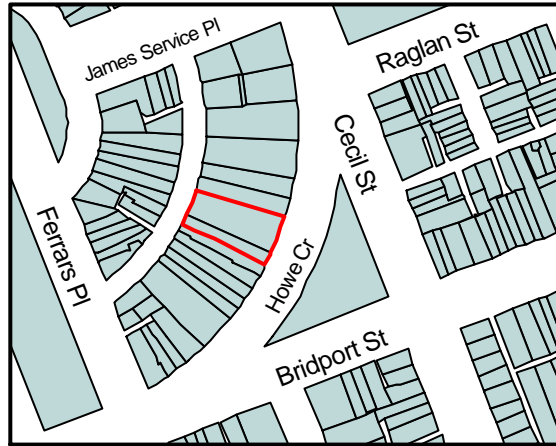
3 *ibid.*, 1867/68

4 *ibid.*, 1868/69

5 *ibid.*

6 *ibid.*, 1881-1885

Identifier Houses
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 41-42 Howe Cres
SOUTH MELBOURNE

Category Residential:detached

Constructed c. 1865

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

41-42 Howe Crescent are of significance as a substantial pair of houses built soon after the subdivision of the St Vincent Place/Howe Crescent area, given an elegance of massing and detailing in keeping with the pretensions of the Crescent. Their design is most distinctive in the broader context of Australian architecture and marks a pleasing restraint and confidence.

Primary Source

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

Other Studies

Description

Original Use: Residences
Date of Construction: circa 1865 (1)

The Rev. Hugh Darling was the minister of the Clarendon Street Presbyterian Church for ten years from 1864 (2) and it was during that time that he was the first owner of this substantial two-storey brick residence in Howe Crescent (3). From the beginning, in 1865-66, the building was described as having two apartments of eight rooms with a total N.A.V. of £180 (4). Darling himself occupied one half of the building for the first two years and Lewis Coleman, described as a 'warehouseman', tenanted the other (5). The property passed to George Leverett in 1887 (6), who also owned Nos. 39-40 next door from 1881 (q.v.), while tenants included prominent residents such as John Buxton, the South Melbourne auctioneer who was later to build 'Hughenden' in Beaconsfield Parade (q.v.), William E. Wells, an architect and Edward Clarke, a surveyor (7).

This pair of houses is one of the most elegant in design in South Melbourne. They clearly reflect their relatively early date of construction and are very similar in effect, if not detail, to Nos. 39-40 next door (q.v.), while the configuration of the balcony is very similar to Nos. 46-48 Howe Crescent (q.v.), designed by Charles

Webb during the same year.

They are a most substantial pair of houses combined into a unified whole as if only one residence. Clad in render, they are box-like in form, set under a hipped slate roof that extends out over a bracketed eaves line. The front façade is most unusually composed, with a single-storeyed rendered balcony spanning the full width. The balcony is supported on two arched porches in front of the two front doors and brackets extending out from octagonal bay windows to the ground floor. The houses gain, mainly through the overall massing, the configuration of the balcony and the simple render mouldings, a restrained elegance rarely achieved on buildings decorated with a plethora of render or cast iron decoration.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

1 City of South Melbourne Rate Books list the dwelling in 1865-66. Prior to that date Block 38 is not listed

2 C. Daley, 'The History of South Melbourne', p.175

3 City of South Melbourne Rate Books, 1865-1874

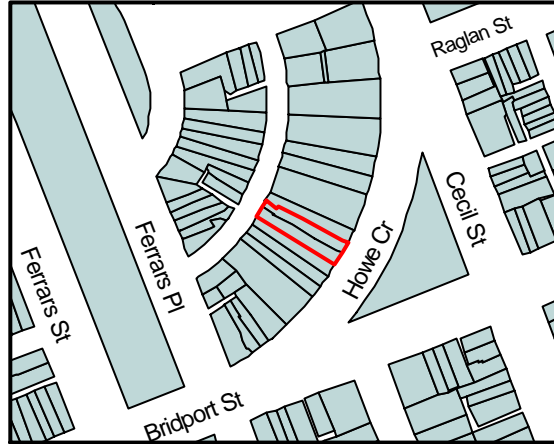
4 *ibid.*, 1865-1874

5 *ibid.*

6 *ibid.*, 1887/88

7 *ibid.*

Identifier Terrace Houses
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 43-45 Howe Cres
SOUTH MELBOURNE

Category Residential:row

Constructed 1881

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Nos. 43-45 Howe Crescent are of significance as one of the few three-storeyed terrace rows to have been built in Melbourne during the nineteenth century and for remaining in a substantially intact state. The contribution of the row to the quality and continuity of the Victorian building stock along this part of Howe Crescent is integral to the significance.

Primary Source

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

Other Studies

Description

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

When Charles Arnell, a merchant and tobacco manufacturer from St Kilda, bought what is now 43-45 Howe Crescent from solicitor Charles Roy (2) it was land that had been listed as a 'garden'(3) for at least eight years (4). By the middle of 1882 this building of three thirteen-roomed apartments was being constructed and its first occupants, a year later, were Joseph Kind a clergyman, in No. 45, Henry Dodds an engineer, in No. 44 and John Freeman described as a 'gentleman', in No. 43 (5). In 1887 the building was given an initial N.A.V. of £335 (6), undoubtedly the most valuable property in Howe Crescent at that time. The 1890s depression severely cut the N.A.V. of Arnell's property and by 1898 it had decreased by £200 (7).

Having three storeys, the terrace row is one of the most distinctive in South Melbourne and being set on the outward curve of Howe Crescent, it is in an exposed position that takes full advantage of its scale. The rendered façade is relatively restrained in its degree of ornamentation for the 1880s and is prevented from appearing too massive by the verandah only spanning up two of the three floors. The ground floor walls have

deeply incised banded rustication across them while the second floor is in plain render. By contrast, the more exposed third floor has double hung sash windows each with a projecting cast iron balconette. The terrace row remains substantially intact including most of the cast iron to the verandah, the cast iron fence and the cream and terracotta garden paving tiles. Only No. 44 retains its original verandah floor and it is unfortunate that the parapet across the row has had its ornamentation above cornice level removed.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

1 City of South Melbourne Rate Books, 1880-1882

2 *ibid.*

3 The nature of the garden has not been researched, although its N.A.V. of £40 was most substantial

4 City of South Melbourne Rate Books, 1873-1881

5 *ibid.*, 1881-1885

6 *ibid.*, 1887/89

7 *ibid.*, 1898/99

Identifier "Hazelwood Terrace"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO155
HO156
HO157

Address 46-48 Howe Cres
SOUTH MELBOURNE

Category Residential:row

Constructed 1865

Designer Charles Webb

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Hazelwood Terrace' is of significance as one of the first buildings to have been built in Howe Crescent, and for remaining in a substantially intact state. It is an important terrace by the prominent architect Charles Webb and is of significance for the atypical form and boldly applied render decoration across the façade. It is an integral part of the Victorian character of the Howe Crescent streetscape.

Primary Source

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

Other Studies

Description

Original Use: Residences
Date of Construction: 1865 (1)
Architect: Charles Webb (2)

This row of three terrace houses was first described in the South Melbourne Rate Books in 1864 and was listed as a 'house in progress' (3). As such it was one of the first buildings to be started on the Howe Crescent/St Vincent Place subdivision, most not being commenced until at least the following year. Built as an investment for George Black, the terrace row was initially listed in 1866 with an N.A.V. of £80 for each house (4). Among Black's tenants were Michael Gordon, a civil servant; Joseph Clark, a woollen merchant; and William Rocke, an auctioneer (5). The house passed to Harold Rayson in 1873 (6) and then to Samuel Lomax, a butcher, for a ten year period (7). By 1899 Sarah Lomax was the new owner of the three seven-roomed dwelling, by then with a total N.A.V. of £116. The occupiers were Frederick Johnson, a physician;

and Herbert Franklin, a 'traveller' (8).

This two storeyed row of terraces is clad in render and has an unusual composition, with a single storeyed balcony spanning the façade. The balcony has a render, chain-like balustrade and is supported on arched porches framed by corinthian pilasters that are set in front of the three entrances. Its configuration (but not decoration) is very similar to Nos. 41-42 Howe Crescent (q.v.) built during the same year. The façade behind has bold mouldings in render, giving an embellished effect, with foliated consoles flanking the pedimented windows at both levels, raised quoins dividing the three houses and a balustraded parapet spanning above. The first floor windows have valences in a similar manner to those on 39-40 Howe Crescent (q.v.). Nos. 47 and 48 retain intact their cast iron picket fences, their slate and marble paths and slate flagged verandah floors.

'Hazelwood Terrace' is a very fine example of Charles Webb's architecture. While embellished, it is typical of Webb's work in that it displays a restraint from over-ornamentation: a quality reflected in his buildings such as Tasma Terrace and the Windsor Hotel.

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, 1864/65

2 Information supplied by Dr Miles Lewis

3 *ibid.*

4 *ibid.*, 1866/67

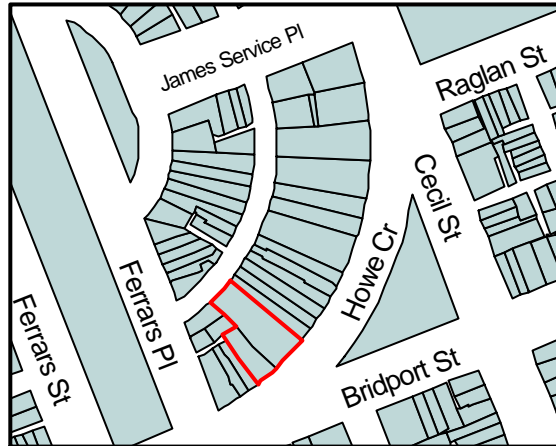
5 *ibid.*, 1866-1870

6 *ibid.*, 1873-1882

7 *ibid.*, 1884-1896

8 *ibid.*, 1898/99

Identifier "Blinkbonnie"
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 49-50 Howe Cres
SOUTH MELBOURNE

Category Residential:detached

Constructed c. 1866

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Blinkbonnie' is of significance as one of the most intact and elegantly decorated houses of the 1860s extant in South Melbourne. Its wide single storeyed form and siting within its block give it a command over its site and while atypical amongst the other original buildings in Howe Crescent, it is an integral component of the Victorian buildings in that streetscape. The detailing to the joinery and the chimneys, front and rear, 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: circa 1866 (1)

The first entry in the Rate Books for 'Blinkbonnie' was in 1866, when it was described as having seven rooms, being constructed in brick and slate and having 'out offices in (the) back room', the whole with an N.A.V. of £60 (2). As such it was one of the first houses to be built in the Howe Crescent/St Vincent Place subdivision. James Smith (3) was listed as both the owner and occupier of the building in 1866 and for at least another 35 years thereafter. He was described as a teacher (4) in the Rate Books and was at one time the principal of the Dorcas Street Presbyterian School, while he also conducted a private college for a period (5). The head teacher at the Albert Park State School from 1873 was a James Smith (6) and it is possible he was the same.

'Blinkbonnie' is a most distinctive house that clearly reflects its early date of construction. It is unusual for South Melbourne in being sited well back from the line of the pavement. It is a wide, single-storeyed house symmetrical about a central entrance door, roofed with a high, slated hipped roof. The embellishment to the

house is both restrained and intact and is a very good example of 1860s construction. Except for the bracketed eaves line, the render walls are quite plain, with the main decoration being on the concave verandah with its intricate timber frieze, protruding brackets and timber drops. The chimneys too are most unusual and decorative, with coupled octagonal pots, impressed with patterning to each face. These are extant on both the front and rear chimneys. The front door has round-headed panels: an indication of its early date.

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 list the dwelling in 1866. Prior to that date Block 38 does not appear

2 *ibid.*, 1865/66

3 City of South Melbourne Rate Books, 1865-99

4 *ibid.*, 1869/70

5 'The Record', 20 October 1928, p.4

6 C. Daley, 'History of South Melbourne', p.244

Identifier Residences
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO158

Address 324-326 Howe Pde
PORT MELBOURNE

Category Residential:attached

Constructed 1939

Designer Housing Commission Architects Panel

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

324-6 Howe Parade is of state significance. It is historically significant as the first pair of houses to be constructed by the newly established Housing Commission of Victoria in 1939, the start of a massive program of provision of low-cost public housing in Victoria following World War II. Built as an experimental prototype, it was the precursor of the Commission's Concrete House Project. The Concrete House Project was of considerable importance as a large scale exercise in industrialised mass production of housing over four decades, culminating in the Housing Commission high rise flats of the 1960s and '70s. Technologically, while not the first built example of the Fowler precast concrete system, it is a key example of this construction technique.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential

SUB-THEME: Inter-War concrete houses

ORIGINAL OWNER: Housing commission of Victoria

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Precinct Character (similar to adjacent, contributes to overall character of the precinct) 90%+ original

BUILDING TYPE: Inter-War concrete house

ORIGINAL RESIDENTIAL Public housing

USE TYPE:

PRINCIPAL MATERIAL: Concrete

ARCHITECT/ENGINEER: Probably the Housing Commission Architects Panel (Arthur C. Leith, Frank Heath, Best Overend, Harold Bartlett, Thomas Buchan and John Scarborough)

BUILDER: Victorian Housing Commission

PHYSICAL /STYLISTIC DESCRIPTION

This semi-detached pair of houses was built as a prototype using the Fowler system of precast reinforced concrete construction. The building has a simple rectangular plan form and a low-pitched roof supported on closely spaced timber beams projecting to front and rear. It is the only house with such a roof, all subsequent houses at Fishermen's Bend and other Housing Commission estates having conventional hipped or gabled roofs. The wall panels, precast on horizontal steel tables, have preformed door and window openings with projecting surrounds to provide stiffening. Concrete nib walls project from the front elevation on each side of the front doors, partly enclosing shallow entry porches. The aluminium-framed windows are replacements of the original timber-framed windows.

COMPARATIVE ANALYSIS

324-6 Howe Parade is virtually identical in design to the other later concrete houses on the Fishermen's Bend estate apart from its almost flat roof. The construction technique is clearly indicated by the expressed framing of the window openings and the corner posts. The extreme simplicity of the elevations and the flat roof associate the house with the functionalist Modern Movement style of the 1930s. The house is also similar in its simple rectangular form to the various prefabricated house types, mass produced in a range of materials, that were developed in Australia, Britain and the United States during and immediately following World War II.

History

This pair of houses was constructed in 1939 as an initial experiment in precast reinforced concrete construction, following the establishment of the Housing Commission of Victoria in early 1938 and the design competition for the layout of the Fishermen's Bend estate. The house was constructed using a system devised in the 1920s by T.W. Fowler, a retired surveyor and farmer of Werribee. The Fowler system had been developed over a period of some fifteen years before being taken up by the Housing Commission. During the 1930s Fowler was advertising the system and contracting it out to developers. (1)

The experimental house appears to have been designed by the panel of consultant architects appointed by the Housing Commission, made up of Arthur C. Leith, Frank Heath, Best Overend, Harold Bartlett, Thomas Buchan and John Scarborough. (2) Following the successful completion of 324-6 Howe Parade, a total of 58 concrete houses were constructed at Fishermen's Bend in 1940. (3)

Thematic Context

The Fowler system was one of several systems of reinforced concrete construction developed in Australia in the early twentieth century for houses as well as for commercial buildings and civil engineering structures. In the 1920s, S. B. Marchant built houses in Adelaide using his 'Monolyte' system, and the system was used experimentally by the State Savings Bank of Victoria in 1924-5. Also in the 1920s, A. C. Matthews developed the 'Self-Form' system which produced cavity walls. (4) The State Savings Bank also used concrete block construction at the Garden City estate and elsewhere in the 1920s. (5)

The pre-cast concrete construction system used in this prototype was refined and developed by the Housing Commission over the next three decades. Additional estates of Fowler system houses were constructed in the 1940s at Albion Street, Brunswick, Croker Street, Newport, Curtin Avenue, Brunswick, Champion Road, Williamstown and at Oakleigh. (6) A significant development was the acquisition by the Commission in 1946 of the former munitions factory at Holmesglen, which was developed as a centralised concrete panel production facility for what became known as the Concrete House Project. (7) The Holmesglen factory operated until the 1970s, and produced panels for several thousand concrete houses as well as later for flats. Precast concrete four storey walk-up flats were being built by the Commission in the 1950s, and in 1960 the first concrete high rise Commission flats were built at the Emerald Hill estate in South Melbourne. (8)

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

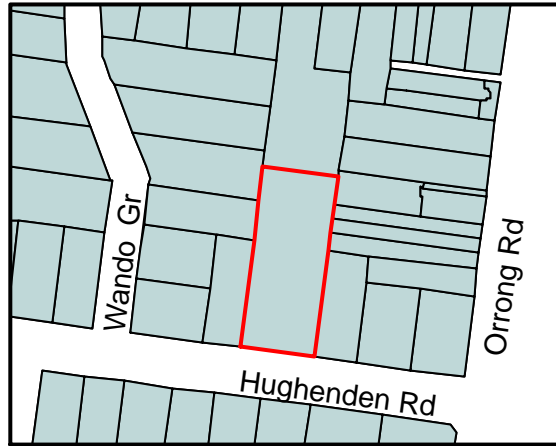
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. A. C. Leith. The 'V H C' Concrete House. p. 3. G. Tibbits. 'The Enemy Within Our Gates'. in R. Howe, ed.' New Houses for Old'. p. 129.

2. A. C. Leith. op. cit. p. 49.
3. 'Building'. 25 November 1940- p. 25.
4. J. Clare. op. cit. p. 89.
5. G. Tibbits. loc. cit.
6. A.C. Leith. op. cit. passim.
7. G. Tibbits. op. cit. p. 130.
8. *ibid.* p. 145.

Identifier Flats
Formerly unknown



Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address 13 Hughenden Rd
ST. KILDA EAST

Category Residential:apartment

Constructed c1940

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A fine block of flats in the Functionalist style, this building is significant for its distinctive site planning, with the flats set well back from the street and placed in a symmetrical arrangement around a generous lawned central court, and as an excellent intact example of this style with its streamlined corners, banding in salmon coloured brickwork and render and steel framed windows. The building is in fine condition and the gardens, hedges and original front fence are contributory to its significance.

Primary Source

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

Other Studies

Description

Style : Functionalist
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

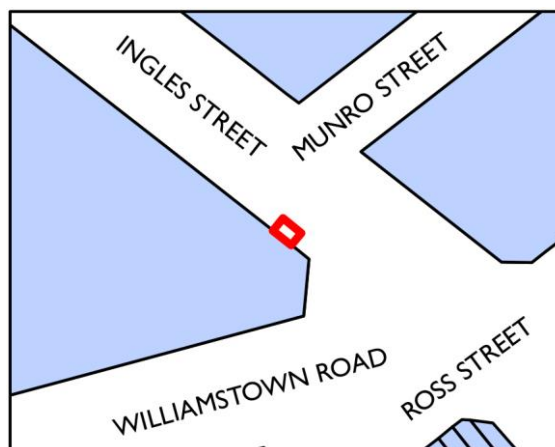
References

unknown

City of Port Phillip Heritage Review

Place Name: Horse trough
Other names:

Citation No:
2365



Address: Ingles Street road reserve, corner of
Ingles Street and Williamstown Road

Heritage Precinct: None

Category: Transport: road

Heritage Overlay: HO471

Style: Interwar

Graded as: Significant

Constructed: c1942

Victorian Heritage Register: No

Designer: Fred Cook

Amendment: C117

Comment: New Citation

Significance

What is Significant?

The Ingles Street horse trough is a small concrete and stone horse trough constructed by the local council c.1942, outside the Port Melbourne football ground near the corner of Williamstown Road.

How is it Significant?

The Ingles Street horse trough is of historical and aesthetic significance at the local level.

Why is it Significant?

The Ingles Street horse trough is of historical significance as a rare surviving example (Criterion B) of a once ubiquitous municipal water trough, which provided an essential service to private and commercial horses used for transport. The location of the trough demonstrates the importance of the former Williamstown Short Road as a major goods transport thoroughfare, and the connection between the south Melbourne industrial areas, the river and bay wharves, and the city. It may also be associated with patrons of sporting events at the football ground (Criterion A).

The horse trough has aesthetic value as a now obsolete rustic structure in natural materials which visually conveys a bygone era (Criterion E).

Thematic Context

Victoria's framework of historical themes

3. Connecting Victorians by transport and communications: 3.1 Establishing pathways, 3.4 Linking Victorians by road in the 20th century.

Port Phillip thematic environmental history

5.3 Transport

History

Contextual history

Horse troughs were provided initially by private individuals, hotels, stables and carriage companies, the roads Boards and then municipal councils also contributed to what was an essential economic service.

The Melbourne City Council (MCC) standardised horse-trough design, requiring posts to be of red gum and troughs to be of standard pattern. By the 1890s many private troughs were made in a wide variety of styles. Most were installed outside hotels, such as in Bourke, King, Flinders and Spencer streets. The Victorian Society for the Prevention of Cruelty to Animals (VSPCA), (founded 1871) supported the provision of troughs for the welfare of the over-burdened and maltreated working horse, although councils often issued notices to remove obstructive or dilapidated troughs. In 1908 an outbreak of equine influenza forced the troughs to be kept empty. (eMelbourne encyclopaedia)

The Purple Cross Society erected 47 horse troughs in Melbourne suburbs, and distributed fodder and waterproof cloths among cab drivers. George Bills, who had been active in the VSPCA, and made Life Governor in 1924, left a bequest for the erection of horse troughs, and 300 had been erected across Victoria by 1935. (eMelbourne encyclopaedia)

Initially the troughs were individually designed and constructed, but by the early 1930s, J.B. Phillips, a relative of the Bills, produced standard pre-cast concrete troughs in Auburn Road in Hawthorn. Manufacture was later handled by Rocla. (Bills water troughs)

With the rise of motorised transport, demand for the troughs declined and production had ceased by the end of World War II.

Place history

This exact date of the horse trough in Ingles Street is not known, but it is likely to be c.1942, as it matches the design of the horse trough shown in a plan prepared in 15 December 1942 by the Port Melbourne Council City Engineer, Fred Cook.

The horse trough was originally sited closer to Williamstown Road. In c.2008 the trough was deconstructed and re-erected to its present position.

References

Allom Lovell & Associates with John Patrick, Conservation Management Plan, 2001

<http://www.shrine.org.au/The-Shrine-Story/Features-and-Memorials/Shrine-Reserve#sthash.lyRvMlJp.dpuf>

Bills water trough blog - <http://billswatertroughs.wordpress.com/>

'Horses' eMelbourne encyclopaedia, <http://www.emelbourne.net.au/biogs/EM00723b.htm> eMelbourne online encyclopedia

Lovell Chen, 'Review of Heritage Overlay I (Port Melbourne)' Precinct Citation (HOI Port Melbourne Railway Reserves Sub-precinct), 2011

Monuments Australia [http://monumentaustralia.org.au/themes/people/sport/display/32561-violet-murrell-\(garryowen-horse-trough\)](http://monumentaustralia.org.au/themes/people/sport/display/32561-violet-murrell-(garryowen-horse-trough))

Port Phillip Heritage Database (PPHD), 'Horse Trough' plan, Registration No. pm1421.1-2

Description

The horse trough is constructed with a reinforced concrete semi-cylindrical trough set in a random rubble stone base, tapering out at the bottom. It has a curved hood protecting the ballcock valve at one end.

The trough is located on the grassed verge on Ingles street about 50 metres north of Williamstown road in front of the Port Melbourne Football Ground. It was relocated and reconstructed in its current position c2008, having previously been located 10 metres closer to the corner with Williamstown Road.

Comparative Analysis

Municipal horse troughs survive in Melbourne and some inner suburbs. These tend to be cast iron and steel on bluestone blocks, with enclosed ball-cock valve. A range of types can be found, reflecting their date of construction and the authority behind them.

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

This is one of three surviving examples in Port Melbourne all apparently constructed to the same standard design by City Engineer, Fred Cook. The others (both included as Significant places within the HOI Port Melbourne precinct) are in Bridge Street (south side between Evans Street and the light rail) and Raglan Street (south side, within triangular reserve between Bay and Crockford streets).

Assessment

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

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

Criterion E: Importance in exhibiting particular aesthetic characteristics.

Recommendations

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

- Include in Port Phillip Planning Scheme with site specific heritage overlay.

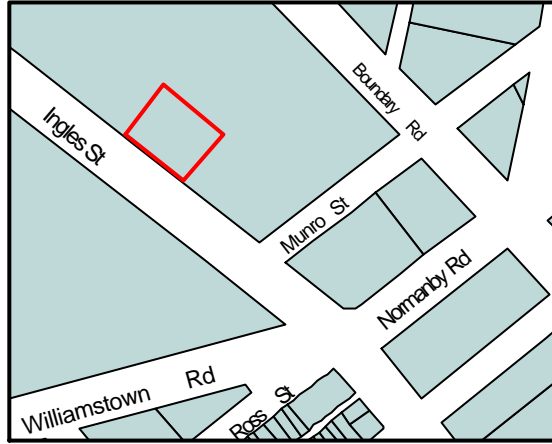
Primary heritage study

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

Other heritage studies

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

Identifier Vacant building
Formerly J. Kitchen & Sons Pty. Ltd. Offices



Heritage Precinct Overlay None
Heritage Overlay(s) HO164

Address Ingles St
PORT MELBOURNE

Category Industrial

Constructed 1925

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former administrative offices and staff amenities building of John. Kitchen and Sons Pty. Ltd., is historically significant (Criterion A) for its capacity to demonstrate the scale of the company's undertaking in Port Melbourne as well as its long standing presence at this site, commencing c. 1858 when it was seen to be sufficiently remote from settled areas for a noxious industry. It is important also for its capacity to demonstrate the company's enlightened attitude to workers' conditions, accommodating a social hall for their enjoyment. The building is important for its capacity to indirectly recall the products manufactured at this site which became in many instances household words throughout the nation. Together with the former premises of Felton Grimwade and Co. John Kitchen and Sons' operations survive as the principle industrialists in Ingles Street during the nineteenth century. Finally, the building has architectural significance as an exceptionally imposing commercial building in the Classical Revival manner of the inter-war period outside of the City centre.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An imposing stuccoed three storeyed office building in the inter-war Classical revival manner with rusticated pavilions, bracketed cornice and plain parapet. Visual emphasis is given to the central entrance by means of a stepped reveal in buff coloured cement with a polished granite architrave. The windows are steel framed whilst the façade treatment is carried in part along the side elevations. There are original partitions inside. Condition: Sound. Integrity: High. There are other inter-war buildings associated with the operations of John Kitchen and Sons Pty. Ltd. on this site including the two and three storeyed red brick premises at the Ingles Street/Woodruff Street intersection. They exhibit a range of architectural treatments including a stripped Classical façade to Ingles Street having raised pavilions in stucco and red brick with stepped parapets and steel framed windows. There may be other elements of historic importance within this extensive

industrial complex.

History

Mr. J. Kitchen arrived in Australia in 1856 and together with his three sons established the firm of J. Kitchen and Sons, the largest soap making firm in Australia. By 1890 it had premises in Victoria, New South Wales and Queensland with its principal works at Ingles Street, Port Melbourne and at Alexandria, near Sydney. Products manufactured included "Velvet", "Witch" and "Anchor" laundry soaps; "Persil", "the modern oxygen washer"; "Solvol" and "Electrine" candles. An important by-product was glycerine used for explosives, medicinal purposes and in the tobacco industry. The site of the works at Ingles Street had been chosen as a suitably remote one for a noxious trade from as early as c.1858. By 1894 it was occupied by the Apollo Candle factory at the Kitchen Street intersection. The administrative offices were erected in 1925. They consisted of a brick and steel frame on piles with a mosaic floor to the vestibule, polished Maple and plate glass doors and a social hall for the use of staff. The premises have been recently vacated. Founded as John Kitchen and Sons Pty. Ltd., subsequent company names included Lever and Kitchen, Unilever and Unichema.

Thematic Context

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

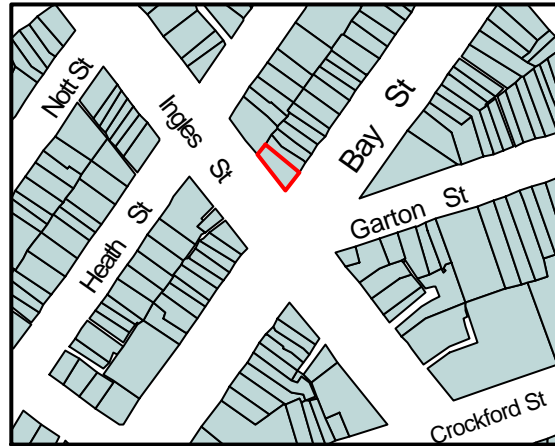
Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme. Recommended for inclusion on the Register of the National Estate. Recommended, subject to an interior inspection, for inclusion on the Victorian Heritage Register.

References

"The National Handbook of Australia's Industries", The Specialty Press Pty. Ltd., 1934, pp. 280-82.
"Advance", 7/25, v.2, no.7.
MMBW litho plan no.18.

Identifier Piano Bar
Formerly Joseph Hill Residence



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 92 Ingles St
PORT MELBOURNE

Category Commercial: residential

Constructed 1887

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

92 Ingles Street is of local significance. Its large scale and elegant, distinctive and elaborately detailed Classical Revival design are aesthetically notable and gives it the character of an urban town house contrasting with the more meagre surrounding houses.

Primary Source

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

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Residential

SUB-THEME: Brick houses, two-storey
Commercial premises-Auction Rooms

ORIGINAL OWNER: Joseph Hill

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

BUILDING TYPE: Brick house, two-storey

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION

This two-storey rendered brick building is constructed on the property line to both Ingles and Bay Streets. The principal elevations are designed in a Classical Revival style, with smooth rendered walls quoined at the

corners. The cornice has closely spaced brackets with decorative panels between. The main elevation, to Ingles Street, has a central breakfront emphasised by quoining and ground floor rustication about the central entrance. The tripartite ground floor windows to each side are elaborately detailed, with stop-chamfered mullions and lintels, moulded hoods supported on consoles with swags between and bracketed sills. The round-headed upper floor windows have moulded archivolt and pilaster surrounds with large keystones, and balustraded panels below the sills. The Bay Street elevation has similar fenestration and other detailing to the main elevation but is two bays wide rather than three, and has a central column of quoin-like rustication between the windows. The parapet may have been balustraded and pedimented, however, all embellishments are now lacking.

Although the building was described in the rate books as dwelling and shop, it does not appear to have been a shop in the normal sense. It is possible that the ground floor originally was used as an auction room by its original owner Joseph Hill, although it is unclear how large items were taken in and out .

COMPARATIVE ANALYSIS

Large houses of this type, built on corner sites with symmetrical elevations built on the property line, and derived from the European tradition of town houses, were relatively uncommon in Melbourne. Two houses at 37 Docker Street, Richmond (1889) and 384 Church Street, Richmond (1885) are similar in form and siting, and both have broadly similar Renaissance palazzo styles. The Church Street house has round-headed windows, similar to those on 92 Ingles Street, with pedimented hood moulds over the upper floor windows. The Docker Street house has a three-part Serlian window to the upper floor. Other examples survive in Richmond and also in Fitzroy.

History

This site and the adjoining Allotment 10 were purchased from the Crown sometime before 1878 by J. Britton. (1) The two allotments were later subdivided and sold by auction. (2) By January 1885 (and probably earlier), the land was owned by Joseph Hill, who was variously described as a fish salesman and auctioneer. (3) During 1887 he erected the present building at the corner of Ingles Street and Bay Street. (4)

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

Thematic Context

This building was one of a substantial number of corner shops constructed in residential areas away from the main retail and commercial strip of Bay Street. Many of these buildings remain, though most have been converted to residences or for other uses.

Recommendations

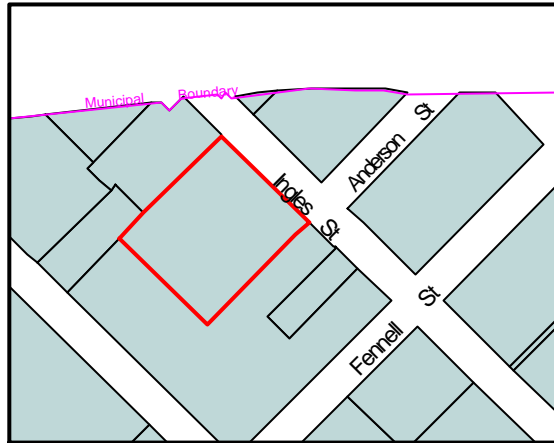
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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

References

1. Plan of 'Sandridge', dated 21 May 1878.
2. Vale Collection. Vol. 6, p. 137 and Vol. 7a, p. 139.
3. Port Melbourne rate book. January 1887.
4. Port Melbourne rate book. January 1888.

Identifier Offices
Formerly Australian Motor Industries



Heritage Precinct Overlay None
Heritage Overlay(s)

Address 289 Ingles St
PORT MELBOURNE

Category Industrial

Constructed pre 1894

Designer unknown

Amendment C 29

Comment

Significance

The former premises of Felton, Grimwade and Co., chemical manufacturers, and later Australian Motor Industries are historically important (Criterion A) for the following reasons: Together with the premises of John Kitchen and Sons Pty. Ltd. they survive as the principle industrialists in Ingles Street during the nineteenth century. Together with the premises of John Kitchen and Sons Pty. Ltd. they recall the early role of Fisherman's Bend as a location for noxious trades. They recall the well-known business of Felton Grimwade and Company, wholesale druggists and manufacturing chemists. Their association with Alfred Grimwade (1831-1904), public benefactor, is an important one, especially because he also lived within the Municipality, at the "Esplanade" hotel, St. Kilda.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A substantial two storeyed overpainted red brick industrial building with gable roof and continuous lantern, the façade having symmetrical pedimented pavilions with oculus vents, repeated at the south end elevation with the initials AMI in sheet metal (?) within. The cornice, parapet, arcaded south end and pediment details are in stucco. Condition: Sound. Integrity: Medium, addition at north end, aluminium windows and exposed aggregate panels beneath. Openings in the pavilions appear to have been altered.

History

In 1867 Felton, Grimwade and Co. purchased the wholesale drug business of Youngman and Co. The company moved from Russell Street to Flinders Lane where its importing business flourished. In 1870 chemical works were established on this site and as early as 1872 the Port Melbourne Council opposed the manufacture of sulphuric acid at its plant. Nevertheless, company activities from the outset were to include

the manufacture of sulphuric acid and other mineral acids including bi-sulphide of iron. By 1894 this building was the principal structure at Felton Grimwade and Co's. chemical works. By 1951 the complex may have been occupied by Arthur Vale and Co. Pty. Ltd., oil stores, Cotton Dressing Pty. Ltd. and the United Oil Co. Pty. Ltd. oil stores (S & M dir). Australian Motor Industries (AMI) was established in 1954 as the successor to the Standard Motor Company, a Melbourne based vehicle assembler for "Rambler" cars and the British "Triumph". This company is presumed to have occupied the building from around this time and was still there in 1973 (S & M dir). It also carried out some finishing operations on "Mercedes Benz" cars and was the first to make a connection with a Japanese manufacturer with a view to assembling Japanese vehicles. The Japanese partner was Toyota, which was ultimately to absorb AMI and continues to occupy the Ingles Street offices and manufacturing plant.

Thematic Context

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

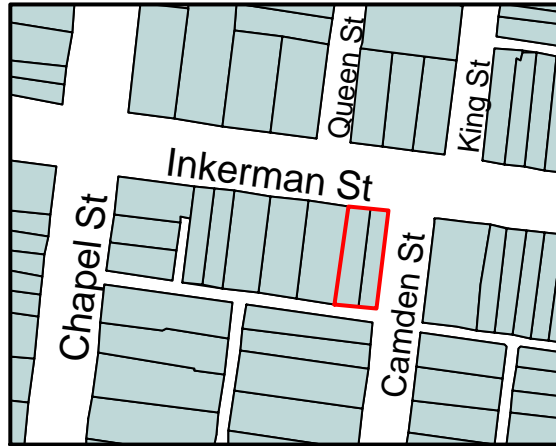
Recommendations

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

References

Victoria and its Metropolis Past and Present, A. Sutherland, 1888, v.2, p.601.
Green, J., Mann, A., Rene, V, Beruldsen, J., "Bosch 40 Years Australia 1954-94", 1994, p.11.
Sands and McDougall directories.

Identifier Flats
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO315

Address 247-249 Inkerman St
BALACLAVA

Category Residential:apartment

Constructed 1960's

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A representative example of 1960s flat design, lifted above the low standard of the norm by the chequerboard composition of the facade balancing the voids and pierced concrete block of the balconies against solid bays of slender concrete block between. The projecting wing walls lend additional life and articulation to the facade, and the intricate moulded blockwork of the end walls is a characteristic example of 1960s featurism. The building is largely intact.

Primary Source

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

Other Studies

Description

Style : International
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

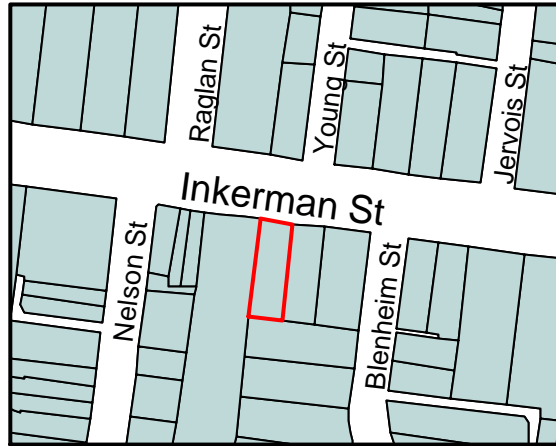
recommended inclusions:

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

References

unknown

Identifier Bridge Store
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s)

Address 305 Inkerman St
BALACLAVA

Category Commercial

Constructed c1920

Designer unknown

Amendment C 29

Comment

Significance

This small shop is important for its fine and intact parapet design, with the fine roughcast render finish and crisp 1920s graphics making it a small landmark in the area.

Primary Source

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

Other Studies

Description

Style : Vernacular
One storey shop

History

see Description

Thematic Context

unknown

Recommendations

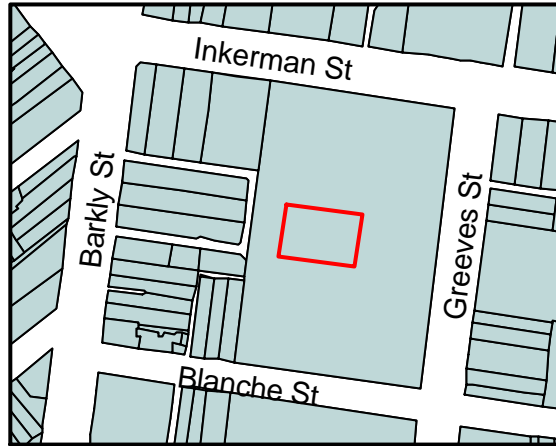
A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

unknown

Identifier St Kilda Council Depot Offices

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO294

Address 33 Inkerman St
ST. KILDA

Category Commercial

Constructed late 1930's

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Intact three storey office and amenities block. The heavy cubist massing deriving from the Dutch modernism of architects such as Dudok is articulated by rendered string courses and projections which tie the window openings together into strong horizontal bands encircling the building. The building is intact, and is an example of a quality public building of the late 1930s.

Primary Source

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

Other Studies

Description

Style : Functionalist
Three storey offices

History

see Description

Thematic Context

unknown

Recommendations

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

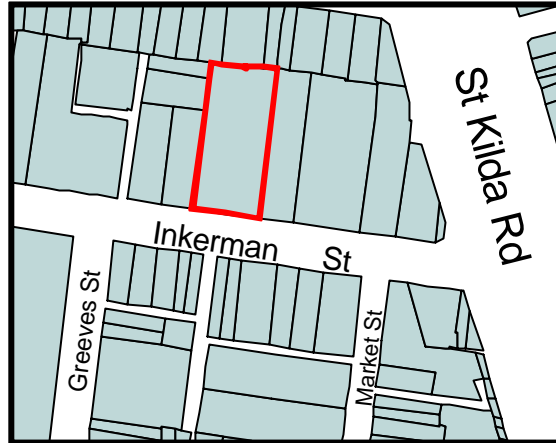
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier Telephone Exchange

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO160

Address 62-78 Inkerman St
ST. KILDA

Category Industrial

Constructed c.1949

Designer Commonwealth Department of Interior

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The St. Kilda Telephone Exchange building at 59 Inkerman Street, St. Kilda, was designed by the Commonwealth Department of the Interior and built c.1949. It is important as one of the largest buildings of its type and representative of a period during which the Department produced a number of well resolved Modernist exchanges including the earlier Russell Street Exchange.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

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

Description

A large European Modernist derived public building of four storeys in cream brick with a dark brown brick plinth to sill height. Massing is characteristic of the Modern Movement at the time, the bulk of the main building which is itself pierced by banks of steel framed windows, is defined by a parapet capping and recessed upper level with upturned eaves extending to the building line and by the presumed stairwell and lift core at the west end. This element has vertical emphasis in contrast with the horizontal effect of the main windows and its impact is heightened by the narrow continuous vertical windows on two sides. The down pipes are also design elements springing from shaped rainwater heads. Condition: Sound. Integrity: High.

History

In 1940, there were three lots of vacant land on the north side of Inkerman Street between Inkerman Grove and St. Kilda Road. They became the site of the St. Kilda Telephone Exchange managed by the P.M.G. Department c.1949.

Thematic Context

4. Building settlements, towns and cities. 4.2 Supplying urban services.
Governing. 7.5 Developing administrative structures and authorities

7.

Recommendations

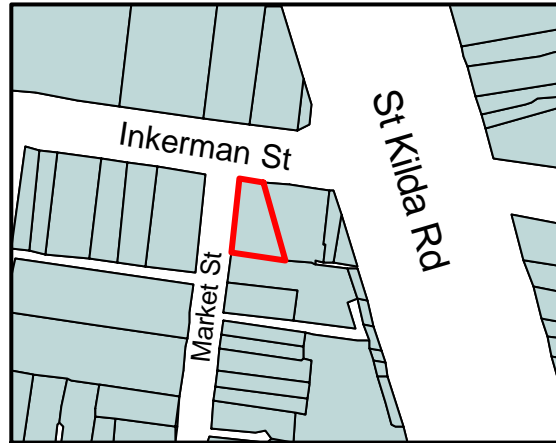
Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

References

Sands and McDougall Directories: 1939, 1947-50, 1962, 1974.
Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.
MMBW litho plan no.45.

Identifier Shops and dwellings

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO161

Address 77-79 Inkerman St
ST. KILDA

Category Commercial

Constructed 1887

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

The shops with upper level dwellings at nos. 77-79 Inkerman Street, St. Kilda, were built in 1887 for Eliza Dixon as an investment. They are historically and aesthetically important (Criteria A and E) as prominent late Victorian buildings adding diversity to the streetscape in their immediate vicinity.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A prominent late Victorian two storeyed corner block of two shops with dwellings above. The shops are stuccoed and pilastrated with Corinthian capitals beneath the upper level frieze and cornice. The parapet is at present without urns and there is a pediment over the corner splay. The rear section is of overpainted face brick on a bluestone plinth. The original shop fronts remain with some alteration.

Condition: Sound.

Integrity: Medium, verandahs removed.

History

The south east corner of Inkerman and Market Streets was vacant in 1879. The land had a frontage of 28 feet to Inkerman Street and was owned by H.R. Harwood. It had an NAV of six pounds.

By 1885, James Dixon had purchased the block. It subsequently passed to Eliza Dixon, who built two brick shops on the site in 1887. Each shop had four rooms and an NAV of 40 pounds. The corner shop was leased to John Tilley, a grocer and the second shop to Thomas Cayley, a bootmaker.

Margaret Cayley had taken over tenancy of the second shop by 1890. She operated a dressmaking

business. At the time, the corner shop was let to William Marden and John Falconer who were painters.

The corner shop returned to a grocery store by the turn of the century and continued as such in 1920 when Leonard Mortimer was in residence. The second shop was let to Thomas Nest who operated a small goods business. The property was in the hands of the executors of Mrs Dixon at the time and was described as 'brick', the corner shop with 5 rooms and the second with 6 rooms. The NAVs were 70 and 34 pounds respectively.

Thematic Context

3. Developing local, regional and national economies. 3.18. Marketing and retailing.

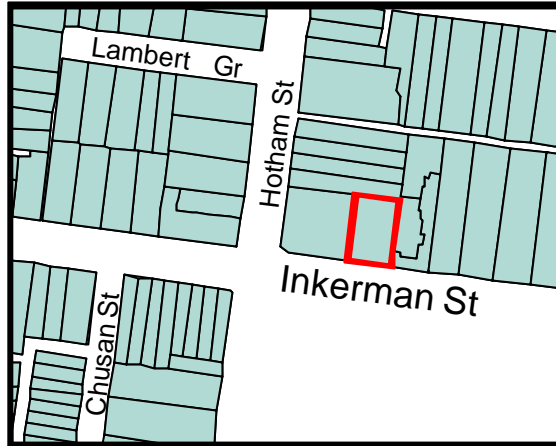
Recommendations

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

References

St. Kilda Rate Books: 1880-90, 1895-6, 1900-01, 1920-21,
VPRS 8816/P1, PROV.
MMBW litho plan no.45, undated.
J.E.S.Vardy, "Plan of the Borough of St. Kilda", c.1873, South/1.

Identifier Elmar Flats
Formerly Unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO356

Address 290A Inkerman St
ST. KILDA

Category Residential:apartment

Constructed 1940-1

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Elmar Flats in Inkerman St, St Kilda, are significant because:

- they are a well preserved example of Moderne style inter-war flat design (Criterion D2) ,
- it is also a building type and of an era which epitomises St Kilda and the growth of public and private transport networks in the suburb (Criterion A4).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

This is a Moderne style symmetrically composed two storey block of flats, with a tiled hipped roof and patterned face brick walls. Bricks used include clinkers as the body brick and salt-glazed manganese as the streamline bands; the name is spelt out in simple wrought-iron outline, set off the face of the wall. Typically the central element in the street façade is the stairwell which has curved edges and a stepped motif in bas-relief above the entry. Windows are generally paired and timber framed with horizontal mullions to promote the streamlining effect of the style. Parking is at the rear accessed by a drive on the west side.

The flats are currently being renovated and a high brick-pier fence is being erected at the frontage.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

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

History

These four flats, each containing four rooms, were first rated in 1940-1 as owned by the Uralla Estate Co. care of 16 Wills St, Gardener { RB}. Later a Mr FW Higgins was named in rate books, care of the Uralla Estate Co. Early occupiers included Leon Kinsman, a bricklayer; Bruce Lylle, painter; Arthur Simmelmann, tailor; and Jacob Safron, an engineer. The flats were built in an era of growth of public and private transport networks in the suburb, allowing location of speculative medium density housing (flats) along major transport routes.

Thematic Context

Making suburbs

Recommendations

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

recommended inclusions:

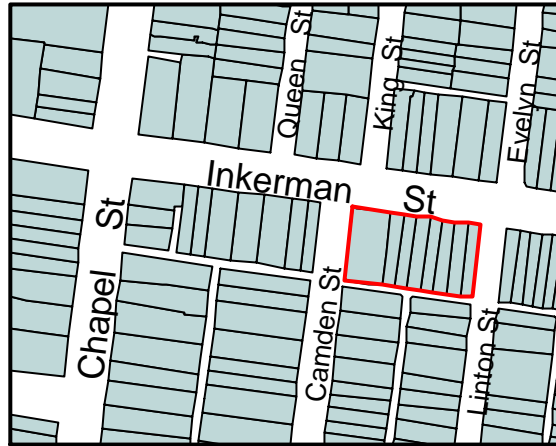
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

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

Longmire, A. 1989 'The Show Must Go On': 316-18 checked;

Identifier Terrace
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO315

Address 255-269 Inkerman St
ST. KILDA EAST

Category Residential:row

Constructed c. 1889

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building, with an arcaded ground floor, is a very unusual type of terrace for St. Kilda. Equally this type is not common in Melbourne's southern suburbs. It is surrounded by various other residential buildings, built either at the end of last century or early in this century, which together form the Inkerman Street (at Chapel Street) conservation area.

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

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

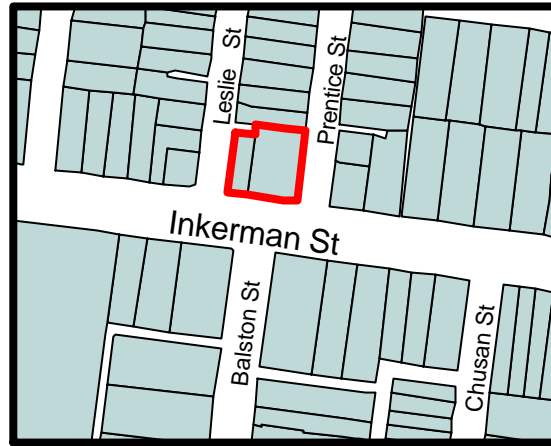
recommended inclusions:

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

References

unknown

Identifier Shops and dwellings
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO162

Address 268-276 Inkerman St
ST. KILDA EAST

Category Commercial

Constructed 1880

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The row of five shops at nos. 268-76 Inkerman Street, St. Kilda East was built for Dr. Ray in 1880. They are important as a prominent surviving development of the period imparting architectural diversity and a sense of history to the immediate environs.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A row of five late Victorian stuccoed shops with round arched windows linked by an impost mould and having a plain cornice and parapet, the upper levels being subdivided by party walls and coupled volutes at cornice level. Condition: Sound. Integrity: Medium, verandahs replaced, shopfront windows replaced.

History

Leslie and Prentice Streets had been formed by the early 1870's and the land subdivided to allow for more intensive development than the surrounding allotments. The area had been partially developed although the land facing Inkerman Street between Leslie and Prentice Streets was vacant and formed part of the grounds of a house occupied by J. Ewing. In 1880, these grounds were subdivided. Doctor Ray owned the five allotments facing Inkerman Street and in that year, he built five brick shops with dwellings. Each dwelling had four rooms. Ray leased the shops to Alexander Allison (a baker), P.E. Matthews (a chemist), two shops to people named Wright and Reardon and Evelyn Reynolds (a grocer). The corner shops were rated higher than the three between them. The NAV's ranged from 30 to 50 pounds.

Ray had died by 1884 but the executors of his estate retained the properties and continued to lease them at the turn of the century. At that time, the shops were let to William Fairley (a baker), Annie Brown (costumier),

Mary Bryce (a fancy goods dealer) and Kate Fontaine (a grocer). One shop was vacant. The street numbers were 358 to 366 and the NAVs ranged from 18 to 30 pounds.

Thematic Context

3. Developing local, regional and national economies. 3.18. Marketing and retailing.

Recommendations

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

References

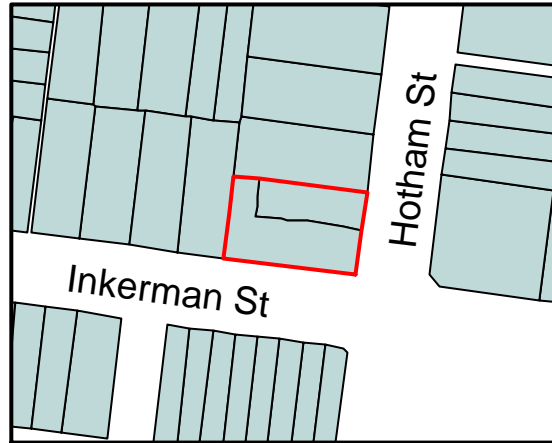
St. Kilda Rate Books: 1880-86, 1889-91, 1899-1900. VPRS 2335, PROV.

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

MMBW litho plan no.47, dated 1935.

J.E.S.Vardy, "Plan of the Borough of St. Kilda", c.1873, North/7.

Identifier House
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO163

Address 290 Inkerman St, 71 Hotham St
ST. KILDA EAST

Category Residential:attached

Constructed 1913

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

The attached pair of houses at nos. 290 Inkerman Street and 71 Hotham Street, St. Kilda East, were built by the contractor Albert Lambert in 1913. They are aesthetically important as representative buildings of their period imparting character to their locale on account of their exposure at this important intersection in the Municipality.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A large attached pair of Federation period houses in bi-chrome brick with dominant terra cotta tiled roof, chimney stacks, gablet and ridge cresting. The façade treatment consists of projecting wings with half timbered gable ends and arched ladder framed friezes to the verandahs with turned timber posts, the corner verandah overlooking the street intersection having a raised section with the rising sun motif in the gable end. There is a porthole window and tiles to the verandah floors. Condition: Sound. Integrity: High.

History

At Crown land sales S.J.T.Von Geyer purchased portion 157B which extended from the north west corner of Inkerman and Hotham Streets and comprised about 4.5 acres.

Albert Lambert, a contractor of Inkerman Street, purchased the corner block of Hotham and Inkerman Streets c.1910. The land had a frontage of 66 feet to Hotham Street and an NAV of 15 pounds.

Lambert subdivided the land to form two blocks, one facing Hotham Street and the other Inkerman Street. He built a brick house on each block in 1913. The Inkerman Street house became Lambert's residence. It had

seven rooms and an NAV of 60 pounds. At the time, the house had the street number 380. The Hotham Street house had five rooms and was leased by Lambert to Leslie Watt.

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

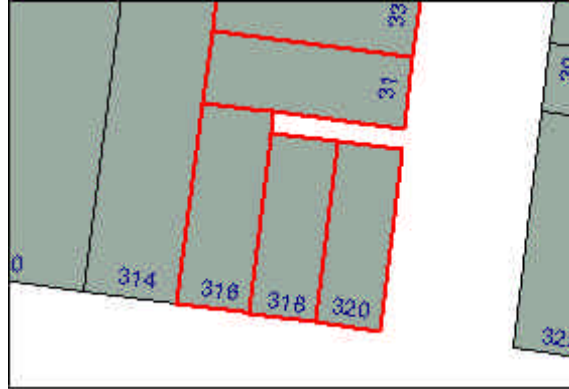
St. Kilda Rate Books: 1910-16. VPRS 8816/P1, PROV.

MMBW litho plan no.47, dated 1935.

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

Identifier Houses

Formerly



Heritage Precinct Overlay None
Heritage Overlay(s) HO398

Address 316-320 Inkerman St
EAST ST KILDA

Category Residential:row

Constructed 1888

Designer unknown

Amendment [C 46](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

The three houses at 316-320 Inkerman Street are a row of almost identical single storey Victorian block-fronted timber villas with asymmetrical facades incorporating canted bay windows and ornate verandahs.

How is it Significant?

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

Why is it Significant?

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

Primary Source

Other Studies

Heritage Alliance, East St Kilda Heritage Study, 2004

Description

These three adjacent properties are occupied by single-storey double-fronted block-fronted Victorian timber villas of almost identical form. The asymmetrical frontages have canted bay windows to one side, and verandahs with timber posts either stop-chamfered (No 316), plain square (No 318) or turned (No 320), and

wrought iron lacework friezes. The houses have hipped roofs, variously clad in slate (No 316), corrugated galvanized steel (No 318) or cement tile (No 320). The houses retain decorative eaves brackets, timber panelled front doors and timber-framed double-hung sash windows with moulded external architraves. All three have timber picket fences which, if not original, are sympathetic in style.

History

The rate book for 1888 (dated 12 December 1887) indicates that one George Godfrey owned 100 feet of vacant land on the corner of Inkerman Street and Alexandra Street, with a net annual value of £30. The following year, the rate book records three new houses on the site, apparently owned by a Mr Pain, an agent, and described as one four roomed timber house and two seven-roomed timber houses, each with a net annual value of £50. A scribbled amendment to the rate book indicates that the vacant houses later became occupied by Messrs Costello, Greenwood and Roach. By the mid-1890s, the three houses were identified as Nos 428, 430 and 432 Inkerman Street; at that time, the middle house, owned by Derham & Darvy, was vacant, while the two others, both owned by Keogh & Allard, were occupied by Ernest Castello, a commercial agent, and Frederick H Lilly, a commercial traveller. By the turn of the century, Nos 430 and 432 were both owned by W H Allard, occupied respectively by Charles Bird and Henry Bascomb, with No 428 being owned and occupied by James Morris, a barber. At that time, all three houses were described as seven-roomed timber dwellings, with net annual values, respectively, of £26, £25 and £35.

Thematic Context

Comparative Analysis

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

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

Recommendations

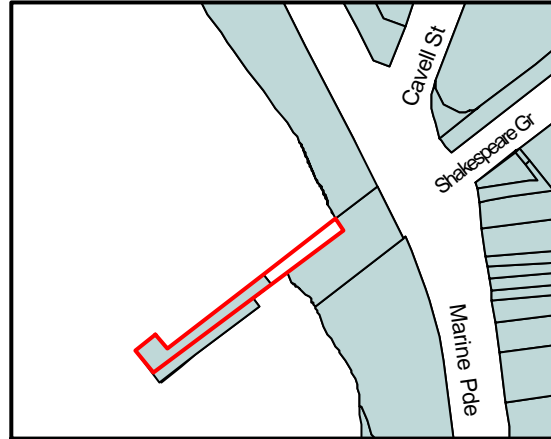
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Sands & McDougall Directory: 1890s.
St. Kilda Rate Books: 1887-1900. PROV.

Identifier Brookes Jetty

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s)

Address Jacka Boulevard
ST. KILDA

Category Public

Constructed unknown

Designer unknown

Amendment C 29

Comment

Significance

This small jetty is of significance as an important scenic element on the St Kilda foreshore. The maritime character of the structure is enhanced by its timber construction.

Primary Source

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

Other Studies

Description

Jetty and stormwater outfall

History

see Description

Thematic Context

unknown

Recommendations

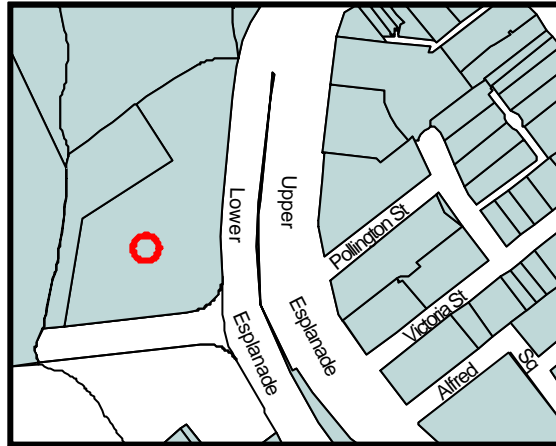
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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

References

unknown

Identifier Captain Cook Memorial
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO348

Address Jacka Boulevard
ST. KILDA

Category Monument

Constructed 1914

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This monument, donated by St Kilda resident Andrew Stenhouse, is of local significance as one of a small group of monuments grouped in an area originally coherently landscaped under the direction of the St Kilda Foreshore Committee. The monument has social significance in reflecting in its subject matter the emergent nationalism of the Federation period.

Primary Source

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

Other Studies

Description

Style : Free Classical
Monument

A classically inspired granite pier supports a bronze statue of Captain Cook. The statue is a replica of a statue at Cook's birthplace in Whitby, England, by Sir John Tweed, RA. The statue was donated by Andrew Stenhouse, a resident of Beaconsfield Parade who, in cooperation with the St Kilda Foreshore Committee, donated a number of other structures for the use of St Kilda residents. The statue was unveiled in the presence of State and local dignitaries by Governor Arthur Stanley on December 7, 1914.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

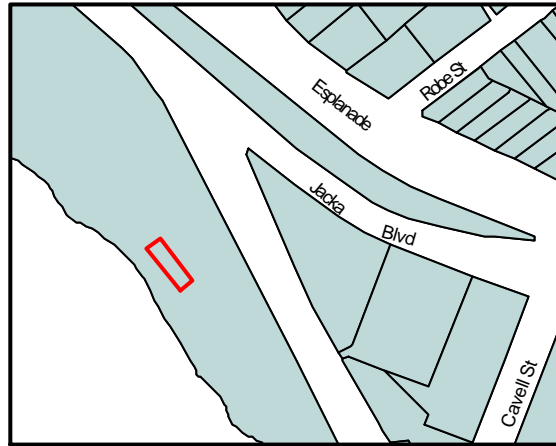
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning
Scheme
Victorian Heritage Register

References

NOTES

J.B. Cooper, 'The History of St Kilda', vol. 2, p.230.

Identifier Catani Arch
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO169

Address Jacka Boulevard
ST. KILDA

Category Public

Constructed 1916

Designer Foreshore Committee

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Catani Arch and surrounding landscaping, together with the former Pavilion Tea Rooms (now Stoke House Restaurant) are of importance as a fine example of beachfront landscape design of the late Federation period and as part of a distinguished overall scheme of foreshore land reclamation and landscaping undertaken under the guidance of Carlo Catani of the Foreshore Committee. The arch itself is in an intact condition, though the surrounding landscape is in poor condition and has been subject to alterations to steps, paths and embankments which have detracted from the area's significance. The play equipment to the north end of the lawns is a particularly visually intrusive addition.

Primary Source

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

Other Studies

Description

Style : Mediterranean

Footbridge

Original owner: St Kilda City Council

The Catani Arch and surrounding landscape is part of an overall scheme of landscaping and land reclamation undertaken by the Foreshore Committee in 1916. The original design was a delightful example of late Federation landscaping. A tall earth embankment landscaped with lava rock, clipped hedging and grass was constructed between the beach and an expansive picnic lawn. The bank formed a sheltering windbreak and visually divided passive picnic activities from the more actively used beach. A promenade along the top of the embankment allowed views to both areas, and passed across the Catani Arch. This promenade was accessed at various points by stairs and sloping paths. At picnic lawn level, the Arch provided a dramatic entrance through the embankment onto the beach.

The embankment also provided access, via bridges, to the upper deck of The Pavilion Tea Rooms, and the space around the Tea Rooms at the bottom of the bank was densely planted with hedging and palms. This rather romantic setting appears to have been enormously popular: photographs in Cooper's History of St Kilda (opposite p.43) show an area thronging with holiday makers.

Today, the area is sadly degraded. The heavy modification of the Tea Rooms, removal of large parts of the original embankment, intrusion of new play equipment upon the picnic lawns and carparking upon the eastern areas together with the deterioration of the formal plantings, lawns, grassed banks, steps, paths and edgings, have virtually destroyed the intent of the original design.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

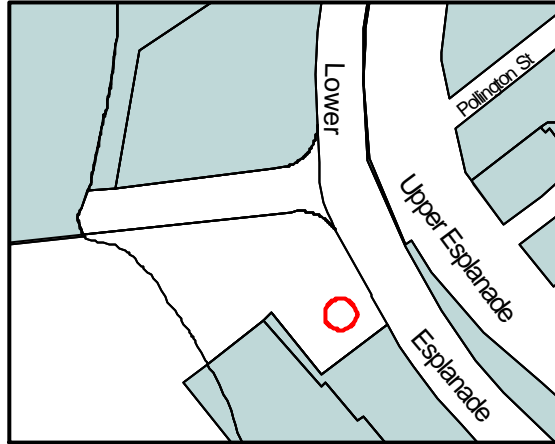
National Estate Register

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

References

unknown

Identifier Former Bandstand
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO167

Address Jacka Boulevard
ST. KILDA

Category Public

Constructed c1930

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This remnant is of local significance as one of a small collection of structures and monuments that reflect the original character of the Foreshore as an entertainment and recreational venue in the 1930s. The musical notes and treble clef motifs to the corners of the structure contribute to its character.

Primary Source

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

Other Studies

Description

former bandstand

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

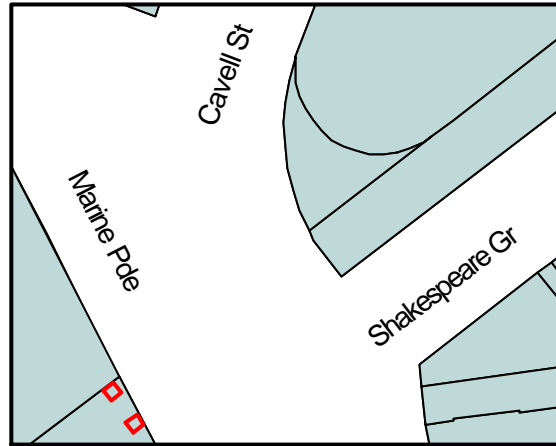
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier Obelisks

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO170

Address Jacka Boulevard
ST. KILDA

Category Public

Constructed 1934

Designer W.B. Griffin & E.M. Nichols

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

These pylons are significant as the only surviving remnants of a foreshore redevelopment scheme undertaken by eminent American architect Walter Burley Griffin.

Primary Source

Other Studies

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

Description

Style : Art Deco
Obelisks

These obelisks are the remnants of a Foreshore Redevelopment scheme undertaken by Walter Burley Griffin. They are among his last works in Australia and are contemporary with the great Incinerator designs constructed in New South Wales, Victoria and South Australia. The distinctive vertical profiling of these obelisks reflects the character of these late designs.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

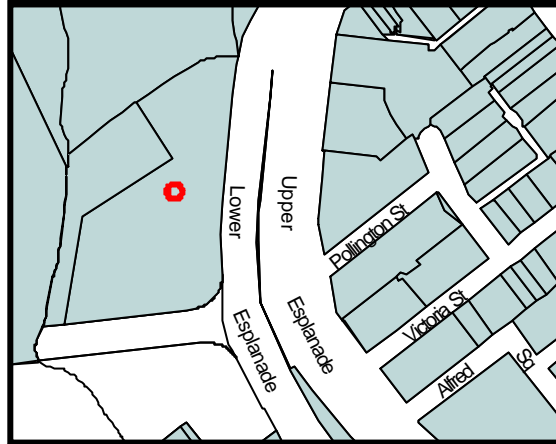
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

Listed in Peter Y Navaretti, 'An Inventory of Successful Commissions and Projects Designed While in Practice in Australia', in 'Walter Burley Griffin, A Re-View', exhibition catalogue, Monash University Gallery, 1988.

Identifier Sali Cleve Drinking Fountain
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO348

Address Jacka Boulevard
ST. KILDA

Category Monument

Constructed 1911

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This drinking fountain is of local significance as one of a small collection of monuments and memorials in a coherent landscaped area, developed between 1906 and the 1930s by the Foreshore Committee. It is of individual significance as one of St Kilda's most delightful follies and as a beautifully crafted object in its own right.

Primary Source

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

Other Studies

Description

Style : Beaux Arts
Monument, drinking fountain

This fountain was donated to the people of St Kilda by Sali Cleve, a resident of St Kilda. He was also responsible for assisting in the development of the small park at the junction of Beaconsfield Parade and Fitzroy Street, which was later named after him.

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

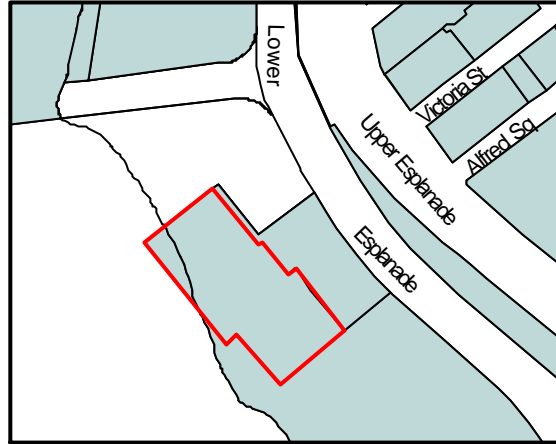
Victorian Heritage Register

References

J.B. Cooper, 'The History of St Kilda', volume 2, p. 152.

Identifier St Kilda Baths

Formerly unknown



Heritage Precinct Overlay None

Heritage Overlay(s) HO168

Address Jacka Boulevard
ST. KILDA

Category Public

Constructed 1931

Designer St Kilda City Engineers

Amendment C 29

Comment

Significance

This building is of significance as a type: it is a remnant of one of only a few structures built in Australia to function as a sea baths complex, and, of these, was in its heyday among the largest of this type in Australia. It is the last in a line of sea baths for which St Kilda was famous in the nineteenth century and into the twentieth century, and represents a culmination of this type of complex in Victoria. It forms part of a collection of structures on Jacka Boulevard which reflect the use of St Kilda as Melbourne's prime seaside and recreational resort in the first half of this century. The building itself is an excellent example of resort architecture of the period. Its Moorish domes form a highly characteristic landmark on the Foreshore.

Primary Source

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

Other Studies

Description

Style : Spanish Mission
Former sea baths

This building was constructed to replace a series of privately owned enclosed sea baths acquired by the St Kilda City Council during the 1910s and 20s, most of which dated from the 19th century. The building was part of an overall scheme by the Council to improve bathing facilities on the St Kilda foreshore, but by the time the building was completed in the early 1930s, the concept of enclosed sea baths was largely outmoded. Bathers preferred to use the Council's Open Sea Bathing Pavilions built as part of the scheme and the baths, the largest of their type to be built in Australia, were never as successful as had been originally envisaged. Like the beach pavilions, they were leased to private operators.

The buildings were designed in a Moorish style by the City Engineer's Department, matching the general style

established by Luna Park and the Palais. The structure was of reinforced concrete, and the building provided generous accommodation including separate men's and women's baths and gymnasiums, a main cafe, open air cafe, kitchen, servery and retiring rooms. Hot sea water baths were also provided, along with sunbathing balconies.

The decline of the baths started during the Second World War when maintenance workers for the St Kilda City Council were seconded to war time duties, and public facilities fell into disrepair. By 1954 the baths were largely derelict, and the Council closed them down. The Council's interest in the property was then sold to a private company, South Pacific Holdings, which proposed to restore the women's baths, the hot sea baths and the cafe, and build a still water pool and remove the remains of the men's baths. The pool was reopened in October 1956, but the tradition established by the Foreshore Committee of leasing property to private operators and using the proceeds for beautification projects did not work in the case of the difficult to maintain baths building. The building continued to decline, with various nightclubs and a health club occupying the remnants of the structure. A bid to demolish the building was made in 1980, which failed for reasons related to the lease of the building.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

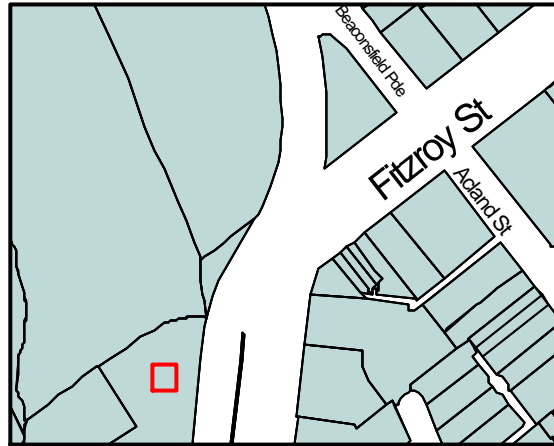
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

J.B. Cooper, 'The History of St Kilda', vol. 2, p. 225.

Identifier The Cenotaph
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO348

Address Jacka Boulevard
ST. KILDA

Category Monument

Constructed unknown

Designer G.H. Alsop

Amendment C 29

Comment

Significance

This memorial is of local social significance, reflecting the St Kilda Communities response to the trauma of the First World War. It is a representative example of war memorial design derived from the idiom of British War Graves Commission architect Edwin Lutyens.

Primary Source

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

Other Studies

Description

Style : Free Classical
War Memorial

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

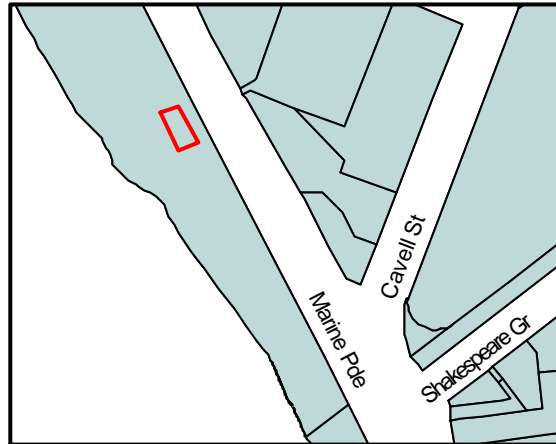
recommended inclusions:

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

References

unknown

Identifier The Stoke House
Formerly Pavilion Tea Rooms



Heritage Precinct Overlay None
Heritage Overlay(s) HO171

Address 30 Jacka Boulevard
ST. KILDA

Category Commercial

Constructed 1916

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building was constructed as The Pavilion Tea Rooms in 1916 as part of the land reclamation and landscaping undertaken by the Foreshore Committee. It is of significance as an integral part of this scheme, and as a rare surviving catering facility of the period. In its original form the building demonstrated a sophisticated relationship to the surrounding embankments and lawn, and was finely detailed in the Federation Queen Anne style, however the building has since been heavily modified in a way which detracts from its original character.

Primary Source

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

Other Studies

Description

Style : Queen Anne
Two storey restaurant, former pavilion.
Original owner: St Kilda City Council

This timber pavilion was constructed in 1916 as a municipal tea rooms and appears in an excellent photograph of the late 1920s in Cooper (opposite p. 43). It formed part of an overall scheme of landscaping and land reclamation undertaken under the guidance of Carlo Catani of the Foreshore Committee. The building was cleverly devised with an upper level deck, covered by a slate hipped roof and completely open at the sides. This area, which commanded views over the bay and adjacent lawns, was used for the service of tea and refreshments. Bridges provided access to the deck from raised, landscaped embankments on each side of the building, and the pavilion and the embankments together enclosed the foreshore lawns to the north. Kiosks in the ground floor of the building served the visitors to the lawns.

The building was originally built with the terracotta ridge crestings, decorative timber fretwork and proportions of the Federation Queen Anne style. However over the years the roof has been replaced with corrugated iron, all the original timberwork was removed and the structure extended to its present, rather ungainly size. The surrounding landscape, including the access embankments to the east and west, has been removed.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

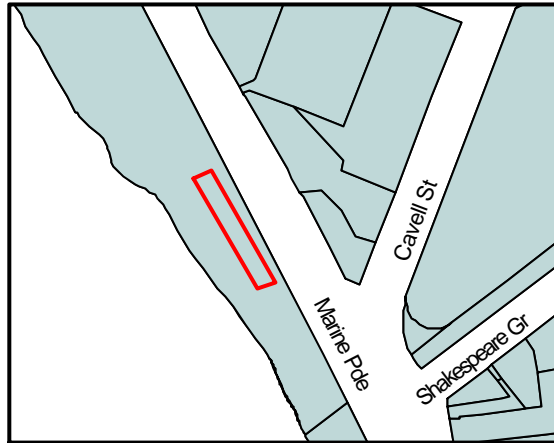
National Estate Register

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

References

unknown

Identifier Former bathing pavillion
Formerly Bathing Pavilion



Heritage Precinct Overlay None
Heritage Overlay(s) HO172

Address 40 Jacka Boulevard
ST. KILDA

Category Commercial

Constructed 1928

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building is of significance as one of a series of pavilions which, together with the St Kilda Baths building, represent part of a comprehensive scheme undertaken by the St Kilda City Council during the late 1920s and 1930s to provide both open sea and enclosed bathing facilities on the St Kilda Foreshore. These new reinforced concrete buildings replaced various privately owned bathing facilities, many dating from the nineteenth century, which were progressively bought up by the council in the 1920s. They were provided both to improve the availability of facilities to the public and to beautify and unify the appearance of the foreshore, complementing the work of the St Kilda Foreshore Committee. Together they represent an intact group of public buildings constructed at the time the foreshore was at its peak of development and popularity. This building is of significance for reflecting past patterns of usage of the St Kilda Foreshore and as one of three identical pavilions, of which only this and the Beaconsfield Parade Pavilion survive. The building has been substantially altered to create a restaurant complex, however the basic form and materials of the original building survive.

Primary Source

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

Other Studies

Description

Style: Mediterranean
Restaurant, former bathing pavillion
Builder: T R and L Cockram
Original owner: St Kilda City Council

This building was originally one of three Open Sea Bathing Houses built in 1928 by the St Kilda City Council. These were of identical design and located at Beaconsfield Parade (West Beach) Marine Parade and at

Elwood. The Elwood pavilion was demolished in 1971.

The pavilions each contained facilities for male and female bathers, including showers, toilets, administrative facilities and a store. They were built in response to public pressure for improved facilities for open sea bathing, and replaced a series of privately operated shelters and sea baths which were progressively bought up by the Council during the 1920s. The buildings are in an Interwar Mediterranean style, marked by the use of classical elements such as Roman Doric columns and exaggerated eaves bracketing, and the terracotta roofs.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

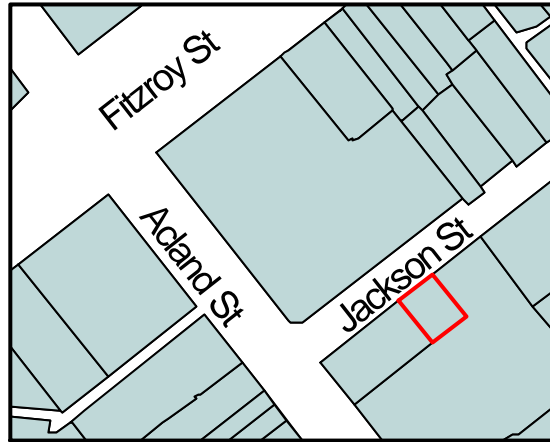
References

NOTES

J.B. Cooper, 'The History of St Kilda', vol. 2, pp.223-224.

Identifier "Lyon Court"

Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 5 Jackson St
ST. KILDA

Category Residential:apartment

Constructed c1920

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A fine example of apartment design showing some debt to the works of Frank Lloyd Wright. Particular elements of note are the balance between the brick piers and the horizontal projection in the central bay, the arched entrance, the infill panels of textured tiles and the banding at top and bottom of the corner piers on both floors of the central bay (echoed on the chimney tops). The balconies have been glazed, detracting somewhat from the original effect of the facade.

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:

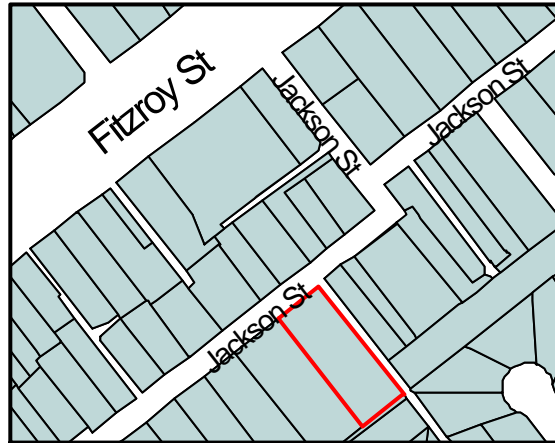
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier "Bungalow Court"

Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 27-29 Jackson St
ST. KILDA

Category Residential:apartment

Constructed 1920's

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

A highly intact example of the rare bungalow flat type, here in a Mediterranean style. Significant features include the articulation of the facades, with each entrance expressed by a recessed porch supported on its external corner by a Tuscan column. The pattern applied to the rendered facades is highly unusual, imitating the projecting pointing of random stone walls. The garden character of the complex, with the central walkway landscaped with suitably scaled shrubs and lawns and window boxes, has been maintained intact.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Bungalow court

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

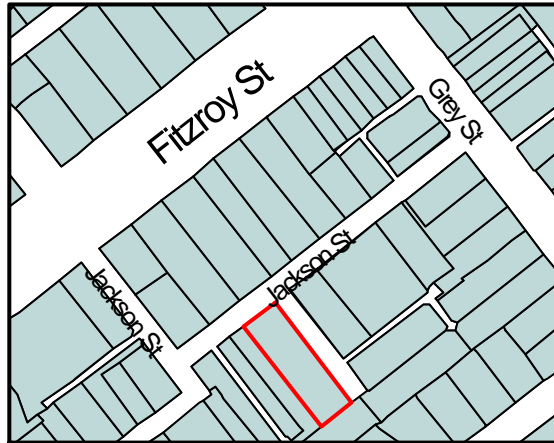
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier Enfield Court

Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 45 Jackson St
ST. KILDA

Category Residential:apartment

Constructed 1920's

Designer J. Gawler?

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

Enfield Court is an important example of the bungalow court flat design concept introduced to Melbourne by architect J. Gawler.(1) Each of the units is relatively small and the central open space of a more typical design of this type has been omitted due to the side access available through the corner location. Each unit is expressed by its own recessed entrance porch and a picturesque character is given to the complex by the series of prow windows capped by shingled bulkheads and the rough textured render finish to the external walls. The complex is well preserved, however the shingles and render have been unsympathetically painted.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Bungalow court

History

see Description

Thematic Context

unknown

Recommendations

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

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

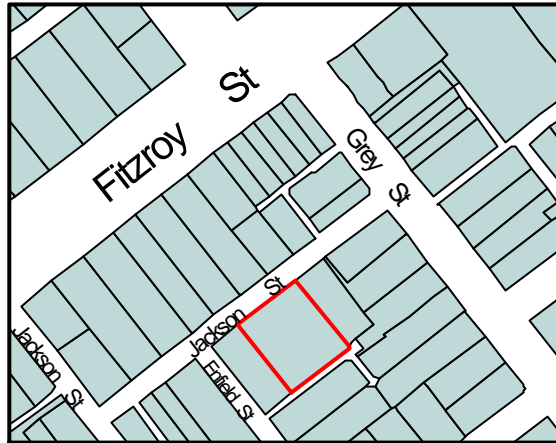
References

NOTES

(1) T. Sawyer, 'Residential Flats in Melbourne', research report, Dept of Architecture and Building, University of Melbourne, 1982.

Identifier "Wattle House"

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO173

Address 53 Jackson St
ST. KILDA

Category Residential:detached

Constructed c.1850

Designer Samuel Jackson

Amendment C 32

Comment [Landscape assessment](#)

Significance (Mapped as a Significant heritage property.)

Wattle House's association with Samuel Jackson places historical importance on the building as does the early date of its construction. It is a substantial prefabricated timber house and still retains some original Morewood and Rogers iron roof tiles. In addition it is an interesting and picturesque Gothic design.

Primary Source

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

Other Studies

Description

Wattle House was erected by Victoria's first architect, Samuel Jackson c.1850 from prefabricated materials transported from England. Jackson had moved to St Kilda in 1845 and Wattle House, when built, stood on two hundred acres of his land. The two storey, timber residence originally contained eight rooms and its steep pitched, many gabled roof was covered with iron roof tiles, some of which remain. Decorative timber barge boards and stained glass window bays impart a Gothic character. The building has since been used as a school for young ladies, one of the first of its kind in Australia and is now a boarding house.

Intactness

An addition has been made at the rear of Wattle House, for tenant accommodation and comprises thirty letting rooms.

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

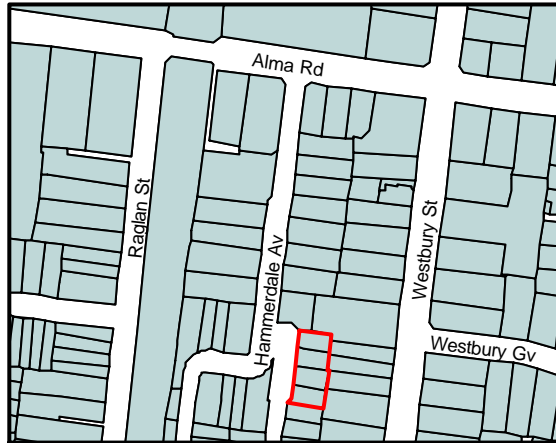
'Herald', 8 September 1978.

Davison G. (ed), 'Melbourne on Foot', p. 130-1, Melbourne, 1980.

National Trust of Australia (Victoria), Research Notes.

Identifier Duplexes

Formerly unknown



Heritage Precinct Overlay HO387
Heritage Overlay(s)

Address 2-4 and 6-8 Jervois St
ST. KILDA EAST

Category Residential:attached

Constructed 1930's

Designer unknown

Amendment **C 46**

Comment [Incorporated within the Hammerdale Av Precinct.](#)

Significance (Mapped as a Significant heritage place.)

A well preserved complex of a pair of duplex residences from the 1930s, one with hipped projections and the other with gabled projections. The decorative use of clinker bricks, so characteristic of the period, is well demonstrated on the main facades.

Primary Source

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

Other Studies

Heritage Alliance, East St Kilda Heritage Study, 2004

Description

Style : Vernacular
Duplexes

History

see Description

Thematic Context

unknown

Recommendations

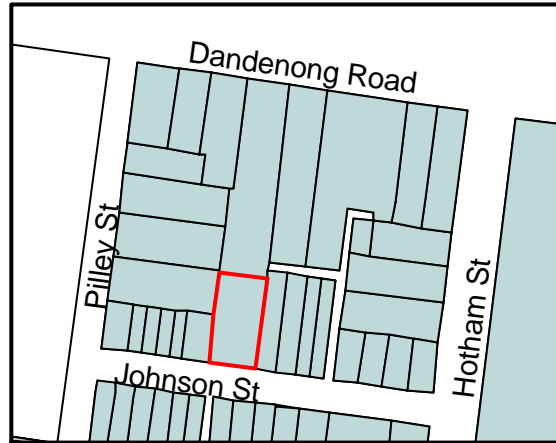
A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

Heritage Alliance - Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme as a part of the Hammerdale Precinct.

References

East St Kilda Heritage Study 2004

Identifier Flats
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s)

Address 17 Johnson St
ST. KILDA EAST

Category Residential:apartment

Constructed 1940s

Designer unknown

Amendment [C 29](#)

Comment

Significance

A well preserved block of apartments with a somewhat foreboding street elevation that contrasts markedly with the pleasant landscaped entrance courtyard on the east side. This contrast is enhanced by the building's change in scale from three storeys to two storeys as the viewer moves from the street to the courtyard via a discrete side gateway. The original surviving garage doors and the play of balcony and chimney projections on the street elevation are notable features.

Primary Source

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

Other Studies

Description

Style : Vernacular
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

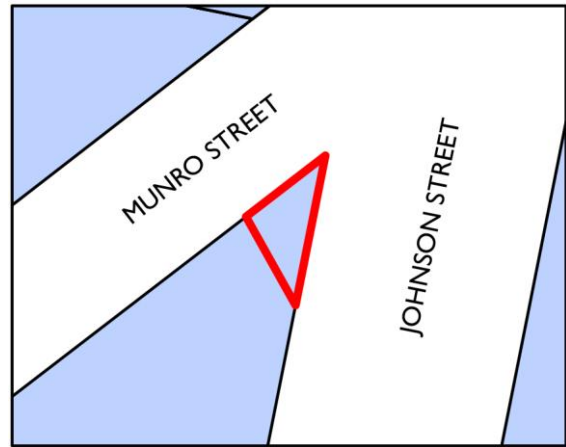
References

unknown

City of Port Phillip Heritage Review

Place Name: Electricity substation
Other names:

Citation No:
2364



Address: 98 Johnson Street, South Melbourne
(corner Munro & Johnson Streets)

Category: Utilities: electricity

Style: Edwardian

Constructed: c1900-1910

Designer: unknown

Amendment: C117

Comment: New Citation

Heritage Precinct Overlay: None

Heritage Overlay(s): HO470

Graded as: Significant

Victorian Heritage Register: No

Significance

What is Significant?

The Johnston Street Substation is a small municipal electricity substation built in brick and erected around 1900-1910.

How is it Significant?

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

Why is it Significant?

The Johnston Street Substation is of historical significance as a rare early example of municipal electricity substation predating the State Electricity Commission (SEC) and reflecting the expansion of the electricity reticulation system to the growing South Melbourne industrial area (Criterion A).

The place is of architectural and aesthetic significance for its expression of the prevailing Edwardian architectural treatment to an otherwise utilitarian building, given some character through the use of wide eaves, complex roof line, surface treatments and the distinctive angled ogee roofed lantern (Criterion E).

Thematic Context

Victoria's framework of historical themes

- 5. Building Victoria's industries and workforce: 5.2 Developing a manufacturing capacity
- 6. Building towns, cities and the garden state: 6.3 Shaping the suburbs

Port Phillip thematic environmental history

- 5.4 Industry: 5.4.2 South Melbourne, 5.4.5 Growth and prosperity
 - 5.5 Settlement: growth and change : 5.5.4 Depression and recovery: the inter-war years
-

History

Provision of Melbourne's reticulated electricity supply can be traced back to 1880-81, with the Melbourne Electricity Co. and Victorian Electric Light Company constructing their generators in Melbourne and Richmond. Melbourne was only the third city in the world to construct a public electricity supply system. Substations to step down the high voltage from the distribution network to the consumer lines were required in strategic locations. One of the first, constructed in 1882 below ground in Russell Place in the CBD for the Victorian Electric Co, still survives. (Melbourne Open House)

The inefficiencies and inadequate coverage of competing private electricity companies, led to the development of municipal electricity suppliers, and ultimately nationalisation under the State Electricity Commission. Electricity generation in Victoria had started out with a wide array of private companies moving into the emerging market of electric light and power. To regulate these companies in 1896 the first Electric Light and Power Act was introduced, determining which suppliers could operate and establishing Municipal Electricity Undertakings. (Waking up in Geelong blog)

The City of Melbourne commenced its own electricity supply in 1897, with a power station on Spencer Street. (City Power)

References

Building Plans in possession of City of Maribyrnong (pers. com, Kerry O'Keeffe, 23/6/08).

City Power, 'Fact Sheet: Electricity in Early Victoria'

<https://www.powercor.com.au/media/1251/fact-sheet-electricity-in-early-victoria-and-through-the-years.pdf> [Accessed 9/07/15]

Gould, Meredith, *East Melbourne Conservation Study*, 1985, City of Melbourne

Melbourne Open House, Russell Place Substation

Melbourne and Metropolitan Board of Works (MMBW) Sewerage Plan 23 400ft to 1 inch, Melbourne and South Melbourne, 1897; detail plan, 476, 477, 478 & 479, South Melbourne 1895

Vines, G., 'Cross Street Electrical Substation. Footscray' Report for City of Maribyrnong July 2007

Waking Up in Geelong [blog], 'Powering inner Melbourne: the forgotten Municipal Electricity Undertakings' <http://wongm.com/2011/07/melbourne-municipal-electricity-undertakings/> [Accessed 9/07/15]

Description

This is a small rectangular, freestanding pavilion form building with rendered brick walls and gambrel roof, featuring a 45 degree angled lantern. The east side has an off-centre pedestrian door and large full-height machinery service door. The wide eaves and ogee shaped lantern roof, along with timber mouldings on the fascia and lantern, give a slightly oriental feel. Functional elements include a crane rail over the service door and lightening conductors. Roof framing is timber and terracotta vents are positioned low on all walls.

The frieze atop the parapet wall has been reduced to a double cement rendered course with a deeply recessed horizontal line. The other is a somewhat different design originally in an Arts and Crafts or Edwardian style.

Comparative Analysis

Electrical substations around Melbourne show a variety of architectural treatments, generally reflecting the civic and urban design concerns of the municipal based electricity supply departments, rather than the earlier commercial electric companies or the role of the SEC.

The City of Melbourne in particular has some fine pavilion style substations, located in or adjacent to parkland, such as Fitzroy Gardens and Royal Park, and others from a similar period, designed by the Melbourne City Council City Architect in South Yarra, Parkville and East Melbourne.

The pavilion types are perhaps atypical because of their parkland settings. Other contemporary substations in urban streetscapes tend to more austere modernism, such as an example in Nottingham Street, Kensington, built around the 1920s, which displays all over red brick, but with details such as a projecting cornice and string courses and soldier courses over the doorways and vents.

The more common substations of the period are more likely to be quite plain red brick structures with gabled or hipped roofs rarely with decorative treatments. Some examples are illustrated below.

In some earlier examples, while still unadorned, the substations may still be quite interesting in their scaling and proportions. A number of them feature elaborate roof vents which are functional, but distinguish the buildings from their usually industrial surrounds. The hipped and gambrel rooflines with projecting eaves also distinguish the 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. The relevant criteria are set out below:

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

Criterion E: Importance in exhibiting particular aesthetic characteristics.

Recommendations

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

- Include in Port Phillip Planning Scheme with site specific heritage overlay

Primary heritage study

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

Other heritage studies

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



Identifier Houses

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) 420

Address 24-30 John Street
ELWOOD

Category Residential:detached

Constructed 1888

Designer unknown

Amendment [C 54](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

The houses at 24-30 John Street comprise a row of four virtually identical late Victorian detached double-fronted timber villas, with block-fronted symmetrical facades, hipped roofs, canted bay windows and timber-framed verandahs. These houses are the remnants of row of six villas erected during 1889-89 by George Glasscock, builder.

How is it Significant?

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

Why is it Significant?

Historically, the houses at 24-30 John Street provides rare evidence of the dense but somewhat limited phase of residential development that occurred in Elwood during the prosperous Boom period of the 1880s, concentrated in the relatively small area bounded by Mitford Street, Clarke Street/Mason Avenue, Brighton Road and Scott Street. As a contiguous row of four virtually identical houses, they demonstrate the speculative nature of Boom-period development in a more cohesive fashion than the generally scattered and isolated individual villas that otherwise remain in the area.

Architecturally, the house are significant as representative and notably intact examples of the double-fronted symmetrical timber villa, which is a relatively rare type amongst the surviving late nineteenth-century building stock in this part of Elwood. Aesthetically, the houses are individually significant for their fine and intact decorative detailing, and, collectively, for their prominent streetscape presence.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The houses at 24-30 John Street comprise a row of four virtually identical late Victorian detached double-fronted timber villas. Each has a block-fronted façade, imitating rusticated stonework but without the vertical joints. Hipped roofs are clad in corrugated galvanized steel, with bracketed eaves, and all houses but No 30 retain a pair of rendered chimneys with moulded caps. Facades are balanced but not actually symmetrical, comprising a central doorway flanked on the left side by a canted bay window, and on the other by a conventional rectangular window. All openings have moulded timber architraves; door cases have highlight and sidelight windows, while Nos 24 and 26 retain original (or sympathetic) four-panel timber doors. All verandahs are hipped, with stop-chamfered timber posts; the house at No 24 has a reproduction cast iron lacework frieze while the others have timber slat friezes with fretwork brackets.

History

This site formed part of an unnamed 63-lot estate bounded by Mitford, Southey, John and Clarke streets, gazetted in June 1885. The first four houses in John Street (later Nos 4-10) had been built by the end of 1887, as recorded in the 1888 rate book (dated 12 December 1887). Within a year, another five houses had been built, described in the 1889 rate book (dated 26 November 1888) as five-roomed wood dwellings (one listed as 'unfinished') each valued at £28, and owned by G Glasscock. All were vacant at the time of the rate assessment, although the barely legible names of occupants were added later, comprising a labourer, draper, carter, compositor and carpenter. The Sands & McDougall Directory for 1889 simply listed "six vacant houses" in John Street; the corresponding rate book (dated January 1890) confirms that a sixth house had indeed been built. All six houses were then owned by Dalley, agent, and were valued at £30 each.

The six houses, initially listed in directories as Nos 1 to 6, were occupied gradually over the next few years: the 1891 directory lists William Goodall at No 5, Sydney Penny at No 6, and the remaining four as 'vacant'. The next year, Nos 1 and 4 became occupied, respectively, by E H Wood and Frederick Hancock, with Mrs J Britten, dressmaker, moving into No 6. By 1893, all six houses were occupied, their addresses now designated as 18 to 28 John Street. In the mid 1890s, Nos 22 and 24 (formerly 3 and 4) were again vacant, although Nos 26 (formerly 5) and 28 (formerly 6) still remained occupied by William Goodall and Mrs Britten. John Street was re-numbered again in the 1920s, and Nos 18-28 became Nos 20-30. The two examples at the eastern end, Nos 20 and 22, were demolished in the post-war period for new dwellings.

Thematic Context

There are relatively few rows of late nineteenth century detached housing in Elwood. This is not simply due to the fact that such development was not particularly extensive at the time, but also because many of these early houses were subsequently demolished for multi-storey blocks of flats during the twentieth century. The MMBW maps (c.1897) show rows of detached villas along both sides of Hotham Grove, Byron Street, Scott Street and Rainsford Street. Some of these such as the south side of Byron Street, west of Tennyson Street) have entirely vanished, while most of the others have simply lost their cohesion through the infiltration of replacement buildings, leaving only a few isolated (and often much-altered) Victorian villas in a twentieth century streetscape. As a cohesive row, the four symmetrical villas in John Street (itself a remnant of a longer strip of six dwellings) are most comparable to the five asymmetrical timber villas at 20-28 Moore Street (part of a proposed heritage precinct). Individually, the houses can be compared to the relatively few surviving single specimens of symmetrical timber villas in the area, such as 10 John Street, 1 and 17 Clarke Street, 2 and 12 Hotham Grove. These, however, tend to be less distinguished and/or less intact examples.

Recommendations

Recommended inclusions:

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

References

Lodged Plan No 788, dated 12 June 1885.

City of St Kilda Rate Books. South Ward.

Sands & McDougall Melbourne Directory.

Identifier Terrace Houses
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO342

Address 27-35 Kerferd Rd
SOUTH MELBOURNE

Category Residential:row

Constructed 1882-1892

Designer Walter Scott Law

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

27-35 Kerferd Road are of significance as a very finely detailed terrace row that remain substantially intact as designed by Walter Scott Law. The fences and paths to the front gardens are 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: Residences
Date of Construction: 1882-1892 (1)
Architect: Walter Scott Law (2)

Built in stages between 1882 and 1892, this row has an opulence of design that would be expected both by the 1880s and by their designer, Walter Scott Law. Stepped to follow the line of the street, the houses are varied in their designs, being reflected about the central, towered house. Although quite low, the pedimented tower dominates the composition of the row. Each house has a two storeyed verandah with cast iron outstanding in its design and variety and each has the design quirk of a small pediment at second floor level, again decorated with cast iron. The verandahs to Nos. 31 and 33 both retain some of their decoration between the two levels. The facades behind are distinctive for the encaustic tiles set in bands across them. The retention of some of the original ogee guttering decorated with lions masks is a great enhancement to the building, as are the retention of all the encaustic tile verandah floors and front paths and the cast iron front and side fences.

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 M. Lewis, University of Melbourne

2 *ibid.*

Identifier House
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 121 Kerferd Rd
SOUTH MELBOURNE

Category Residential:detached

Constructed c. 1915

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

121 Kerferd Road is of significance as a house built in the Edwardian period that is a bold and successful departure from the norm at that period. The side facades remaining without windows pierced into them, are integral to the significance.

Primary Source

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

Other Studies

Description

Original Use: Residence

This red brick and render Edwardian house is most distinctive for its terrace-like form and it stands in great contrast to the far more common hip roofed buildings of the period. The side walls are sheer planes of red brick and end in stepped side parapets. The façade has a very controlled asymmetry, projecting at one side, recessed on the other, appearing quite playful compared with the rigid effect of the side walls. The façade also has Arts and Crafts motifs such as the heart-shaped decoration in the railings and the half-timbering in the small dormer roof.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

unknown

Identifier House
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 143 Kerferd Rd
SOUTH MELBOURNE

Category Residential:detached

Constructed c. 1902

Designer Christian Hansen

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

143 Kerferd Road is of significance as a substantially intact house, fairly typical to the late Victorian/Edwardian period but set apart by the most distinctive tower. The tower is a notable departure from the Victorian Italianate towers common in Melbourne and it acts as a clear reminder of the proximity of this building and the municipality generally, to the sea. The body of the house is also of significance for its intact detailing that combines elements common to both the Victorian and Edwardian periods.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: circa 1902 (1)
Architect: Christian Hansen (2)

By 1875 the Emerald Hill Council had moved to survey, resume and sell, land west of the railway line as far as the foreshore in the Middle Park area (3). The land on the south side of Kerferd Road between Page and Little Page Streets was owned and occupied by one George Hamilton until 1902 (4) when the land was further subdivided and Christian Hansen, an architect (5), purchased the block on the eastern corner (6). Hansen built this house soon after and he occupied it until at least 1910 (7).

Architecturally it is an oddity that both reflects the period in which it was built and its proximity to the sea. It is dominated by the tapering octagonal tower with its four small dormer windows and is one of a surprisingly few number of towers built by the sea in South Melbourne. It also contrasts with most as nearly all the other examples are Victorian Italianate in their styling. The tower completes a trio of strong elements up the

façade: the pediment to the front verandah, the large dormer gable and the tower. The house below has rendered walls with Italianate brackets to the eaves line, while the verandah is typical of the late-Victorian/early Edwardian period, with stop-chamfered columns decorated by a regimented cast iron frieze and the pediment at its centre with timber brackets and frieze. The whole is not in a good state of repair, however remains substantially intact, including the encaustic tiles to the path and verandah and most of the joinery, roof slats and terracotta ridge tiles.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

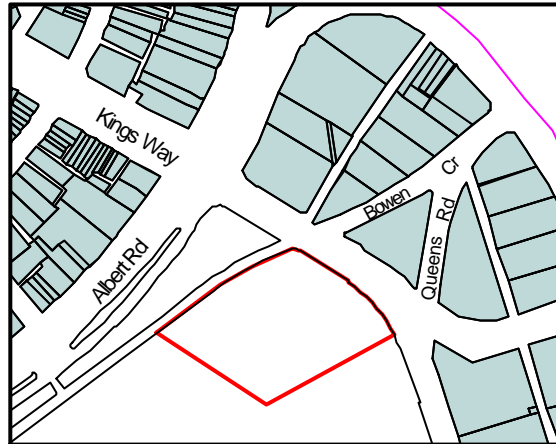
recommended inclusions:

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

References

- 1 The first listing of the property in the Sands and McDougall Melbourne Directory is in 1902.
Prior to this date the land had not been sub-divided.
- 2 Sands and McDougall Melbourne Directory, 1902. Verbal Communication with Dr Miles Lewis, University of Melbourne
- 3 A. Lemon, 'South Melbourne Urban Conservation Study: Chronology of Major Events', 1986
- 4 Sands and McDougall ..., loc.cit.
- 5 Hansen was previously living in Dundas Place, South Melbourne, Sands and McDougall..., op.cit., 1901
- 6 Sands and McDougall ..., op.cit., 1902
- 7 Sands and McDougall ..., op.cit., 1910

Identifier MacRobertson Girls' High School
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO176

Address Kings Way
SOUTH MELBOURNE

Category School

Constructed 1934

Designer Norman Hugh Seabrook

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Original Use: MacRobertson Girls' High School

Construction: 1934(1)

Architect: Norman Hugh Seabrook(2)

Sir MacPherson Robinson the noted philanthropist and Melbourne chocolate maker, donated £100,000 to the State Government, ear-marking £40,000 for building a girls' school(3). The recipient of this gift was the Melbourne Girls' High School who moved into their newly built premises on the north-eastern corner of Albert Park in 1934(4).

A competition was called for design of the school, which was won by Norman Seabrook of Seabrook and Fildes. Its design was a radical departure from the norm in educational buildings up until that date, so much so that Robin Boyd was able to write about it in 1947. This was the first time that many Melbourne people noticed a modern building, the first modern school in Victoria and probably the first and only time a practical architectural competition has been won with a modern design. It had a wide flowing plan, big classrooms and a cream and blue brick exterior treatment after the Dudok manner(5).

The building was officially opened by the Duke of Gloucester in March 1934(6) and the first principal was Miss M. Hutton(7).

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

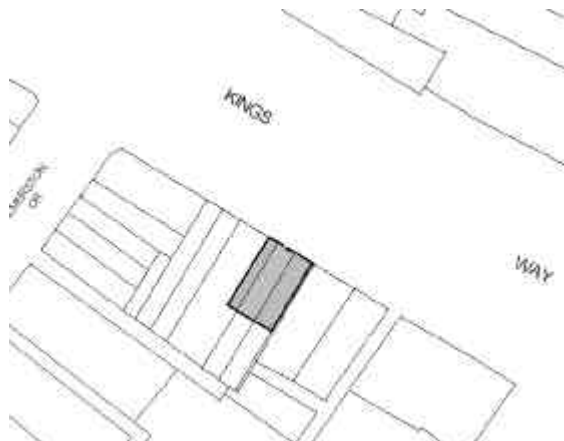
National Estate Register

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

References

1. Architects Index, University of Melbourne
2. *ibid.*
3. MacRobertson Girls' High School, 'The School Bell', July 1960, held in South Melbourne Local History collection LH 126
4. *ibid.*
5. R. Boyd, 'Victorian Modern', p. 28
6. *ibid.*
7. MacRobertson Girls'..., *loc.cit.*

Identifier Restaurant
Formerly Dwellings



Heritage Precinct Overlay None
Heritage Overlay(s) HO177

Address 328 Kings Way
SOUTH MELBOURNE

Category Residential:attached

Constructed 1890

Designer unknown

Amendment C 32

Comment Map corrected

Significance (Mapped as a Significant heritage property.)

The pair of attached houses at no. 328 Kings Way, South Melbourne, was erected by the builder, Robert Howard, in 1890. It is important as a survivor in an area recently almost totally redeveloped for offices, whilst the mansard treatment to the uppermost floor creating a third floor is unusual (Criterion B). The building's connection with Robert Howard, a known speculative builder during the Boom period, is of interest.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A three storeyed late Victorian Boom style pair of former houses distinguished by their decoration and mansard roof with pedimented dormers. The party wall ends have flutes, incised decoration with wreaths and unusual terminating acanthus leaves. The former drawing rooms have bayed windows with round arches. Condition: Sound. Integrity: Medium, roof materials replaced with steel tray decking and inappropriate fascia treatment.

History

There was a large swamp covering much of the area between Moray Street and St. Kilda Road in 1866. It was subsequently drained and filled and streets were formed including Roy Street, later Hanna Street and now Kings Way.

The development on the south side of Roy Street between Palmerston Crescent and Albert Road consisted initially of small houses, many of them wood. In 1887, John Dand, a plumber, owned one of these properties described as a four roomed wood house which he leased to Philip Townsend, an artist. Adjacent was a vacant lot also owned by Dand. It had a frontage of 15 feet to Roy Street.

In 1888, Robert Howard, a builder, purchased the house and land from Dand. In 1890, Howard demolished the wood house and built a pair of two storeyed houses on the two allotments. They were described as brick, six rooms, NAV 50 pounds. Robert Hay Howard (1852-?) had worked as a builder in Sydney before arriving in Melbourne c.1885. Here he undertook "a quantity of work in Melbourne and its immediate vicinity" whilst stair building was "a great specialty" (Sutherland, A., "Victoria and its Metropolis Past and Present" Melbourne, 1888, v.2, p. 643.)

Like many other builders at the time, it is likely Howard was unable to meet his investment commitments as in 1891, the E S & A Bank acquired the freehold of the properties. In that year, one of the houses was let to John Cook, a labourer and the other house was vacant.

In 1900, the Bank leased the houses to Gilbert Ruthven, an engineer, and John Fraser, a gentleman. The properties by then, were described as brick, nine rooms, NAV 24 pounds. The street numbers at the time were 40 and 42.

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

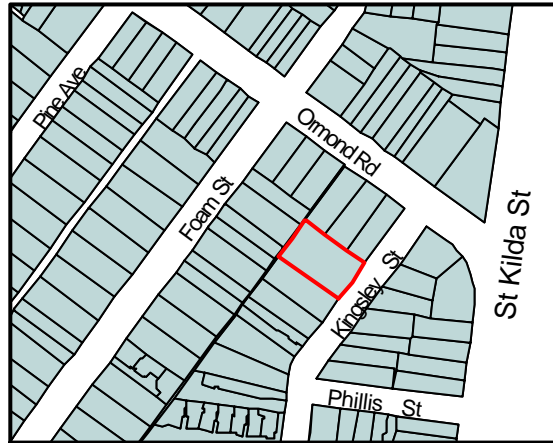
South Melbourne Rate Books: 1887-93, 1900-01, 1920-21. VPRS 2332 and 8264, PROV.

MMBW litho plan no.21, dated 17.7.1894.

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

Identifier "Kingsley Court"

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO175

Address 4-6 Kingsley St
ELWOOD

Category Residential:apartment

Constructed late 1920's

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Two identical, mirror image blocks of flats, separated by a central driveway leading to rear garages, and linked by an ornamental archway at the front. A fine, intact example of this relatively rare type. The complex is well detailed with mild references to the Old English style and Classical details.

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 walkup 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 "Cromer Court" Flats

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) 421

Address 22-24 Kingsley Street
ELWOOD

Category Residential:apartment

Constructed 1940-41

Designer Stuart Gallagher (Seabrook & Fildes)

Amendment [C 54](#)

Comment [New citation](#)

Significance (Mapped as a Significant heritage property.)

What is Significant?

Cromer Court at 22-24 Kingsley Street, Elwood, is a development of 14 single-storey brick villa units, built in 1940-41 by developer Arthur Gallagher and designed by his young son, Stuart, then an employee of Seabrook & Fildes. It comprises two rows of six semi-detached pairs, plus two single units, flanking a central common driveway leading to rear garages. The units are similar in form and scale but otherwise exhibit variety in detailing, materials and finishes.

How is it Significant?

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

Why is it Significant?

Architecturally, the Cromer Court flats are significant as a rare example of inter-war residential units in a bungalow court development. While such clusters of villa units became ubiquitous from the 1950s onwards, they were uncommon in the 1920s and 30s, even in areas such as St Kilda and Elwood, where multi-unit dwellings proliferated. Amongst the very few recorded examples in the City of Port Phillip, Cromer Court stands out as the largest and the most intact.

Architecturally, the units are also of interest for their connection with Seabrook & Fildes, one of Melbourne's leading Modernist architectural firms of the late 1930s and early 1940s.

Aesthetically, the flats are significant as an intact collection of inter-war semi-detached dwellings, exhibiting cohesion in form, fabric and fenestration and variety in finishes (roughcast render, brick of various colours) and detailing (stringcourses, etc). The aesthetic qualities of the individual units are enhanced by their carefully considered siting, their intact context (viz original front fence and detached garages) and their landscaped setting.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

Cromer Court is an inter-war bungalow-court development on a large block, comprising 14 single-storeyed brick villa units, arranged as two rows of semi-detached pairs flanking a central common driveway, leading to rear garages. The unit pairs are similar in form, with hipped tiled roofs, symmetrical triple-fronted facades, side entry porches, and tripartite windows. They otherwise exhibit variety in materials, finishes and detailing, although some are simply mirror-reversed versions of others. Flats 1-2 and 8-9 are cream brick, with clinker brick dado and dark brick stringcourses, while flats 3-4 and 10-11 are entirely clinker brick, with multi-paned windows and decorative brickwork in a sub-Tudor Revival idiom. Flats 5-6 and 12-13 have face red brickwork with cream brick stringcourses, to the innermost bay, and a roughcast rendered finish to the flanking projecting bays. The two detached units (No 7 and 14) are expressed as individual double-fronted villas in clinker brick, with orange brick banding.

The site has a red brick front fence with brown brick plinth and capping; driveway gate piers are set back behind small flower beds and bear the name CROMER COURT in metal lettering. The red-tinted cement driveway is flanked by grassed areas with silver birch trees, and leads to a detached four-car red brick garage at the rear, with a stepped parapet embellished with dog-toothed soldier bricks. Beyond are two detached two car garages, of more utilitarian form. The front two units (Nos 1 and 8) have their own attached garages, fronting the street

History

Erected in 1940-41, these flats were one of the last projects to be undertaken by investor and property developer Arthur Gallagher (1888-1946). They were designed by his teenaged son Stuart Gallagher (1923-65), who was employed in the office of Seabrook & Fildes, then one of Melbourne's leading exponents of the progressive Moderne style. Named after Cromer, the Gallagher family home in Toorak, the flats were erected by M J Carroll, an East Brighton builder, who applied for his building permit on 27 August 1940. The completed flats first appeared in the Sands & McDougall Directory in 1942, but it was not until 1950 that individual tenants were listed: Leo Webster (No 1), Eric Kent (No 2), Lionel Gissing (No 3), Robert Taylor (No 4), John Thompson (No 5), Arthur Spinks (No 6), Arthur Gallagher (No 7), John Mahoney (No 8), William Germon (No 10), Mrs S M Basto (No 11), Vernon Thurgood (No 12), John Davidson (No 13) and Sydney Francis (No 14). All of the tenants maintained the gardens around their respective flats, but it was John Mahoney at No 8 – a grocer by profession – who would be awarded first prize for his efforts in a garden competition.

Thematic Context

As an epicentre for apartment development from 1920 until the 1970s, Elwood has blocks of flats in many styles and types. During the inter-war period, the most frequent manifestation was in the form of conventional walk-up flats of two or three storeys. Blocks of flats in a courtyard development were less common (eg Kingsley Court, 4-6 Kingsley Street, c.1920s; Surrey Court, 71 Ormond Road, 1933), while courtyard developments of single-storey villa units were rarer still. These so-called Bungalow Court type was introduced to Melbourne in the 1920s by architect John Gawler, but they would not become popular until the post-war period. A few early examples are known to survive in St Kilda: Enfield Court, an 8-unit development at 46 Jackson Street (attributed to Gawler) and two others at 96 Grey Street (4 units) and 27-29 Jackson Street (8 units), both actually named Bungalow Court. Although later in date, Cromer Court in Elwood is more extensive than these, with 14 units. Within Elwood proper, Cromer Court as only two comparative examples: stylistically, it is similar to the cul-de-sac development of semi-detached inter-war housing in McCrae Street (c.1935) and, typologically, to the much later (but still atypical) courtyard development of 24 villa units at 2 Southey Grove (1955).

Recommendations

Recommended inclusions:

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

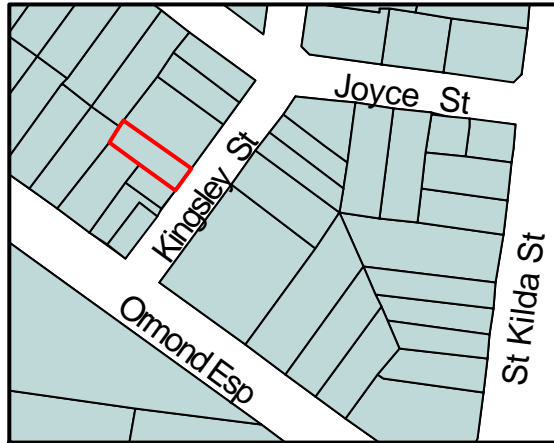
References

Telephone conversations with Mrs Doreen Gallagher, 23 and 27 March 2006.

Terry Sawyer, 'Residential Flats in Melbourne', research report, University of Melbourne (1982)

Identifier Residence

Formerly unknown



Heritage Precinct Overlay None

Heritage Overlay(s) HO295

Address 40 Kingsley St
ELWOOD

Category Residential:detached

Constructed 1990

Designer Rob Trinca

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

One of the finest pieces of late 1980s domestic architecture in St Kilda, rivalled only by Allan Powell's 21 Victoria Street. Its Architect, Rob Trinca, has produced a building whose planning, styling and construction is completely contemporary, and yet which fits perfectly Elwood's surrounding historical, physical and aesthetic context. The building is designed with an innovative mixture of materials neatly articulated into individual forms and capped by a wide overhanging flat roof.

Primary Source

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

Other Studies

Description

Style : Post Modern
Two storey residence
Original owner: Rob Trinca

History

see Description

Thematic Context

unknown

Recommendations

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

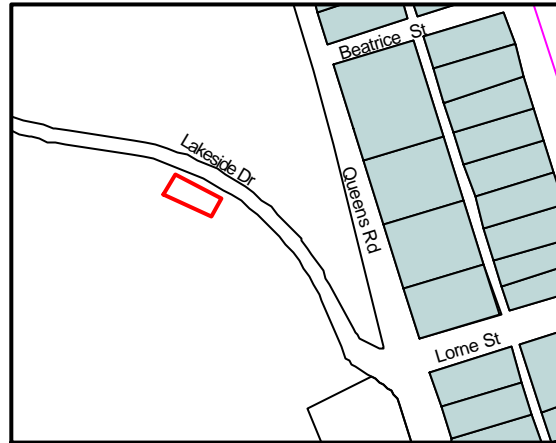
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier McAdam House: Lord Somers' Camp and Power House

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO178

Address Lakeside Drive
SOUTH MELBOURNE

Category Public

Constructed 1965

Designer Best Overend

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

'McAdam House' is of significance as a successful modernist building that makes a very positive contribution to the building stock that surrounds Albert Park lake through its visual impact and function. The substantially intact state of both the interior and exterior are integral to the significance.

Primary Source

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

Other Studies

Description

Original Use: Club Rooms
Date of Construction: 1965(1)
Architect: Best Overend(2)

The plaques in the front foyer of this building give a good insight into its background, supporters and objectives: "Lord Somers' Camp and Power House. Founded in 1929 by His Excellency, the Governor of Victoria, Lieut-Col Arthur Herbert Tennyson, Baron Somers, KCMG, DSO, MC. War Memorial Club House 'Mc Adam House' opened on 20th March 1965 by The Right Hon. Finola, Lady Somers, CBE. To serve God, The Crown, and Fellow Men. Best Overend Arch's, J.F. & A.L Kibble Bldrs', '.. Dedicated on 23rd May by His Excellency, The Governor of Victoria, Major Gen. Sir Rohan Delacombe ..As a constant tribute to Cecil Gordon Mc Adam, Camp Chief, 1929-1954..'

The building is a bold modernist structure that has a combination of cream clinker brick walls set within an expressed concrete frame. The roof is a series of repeating shallow barrel-vaulted forms clad in corrugated asbestos cement sheet and between it and the brickwork there are large expanses of glazed curtain walls. The entrance porch reflects the roof and has three tightly grouped concrete barrels vaults cantilevered out

from concrete wing walls. The interior remains substantially intact and includes finishes typical of the period such as the stone flagging in the entrance hall, parquet floors, open hardwood treads to the main stair coloured insets to the front curtain wall glazing and mosaic steps to the entrance.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

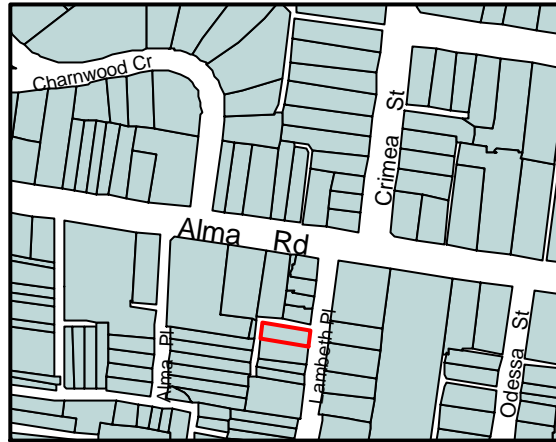
National Estate Register

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

References

1. Plaque in building gives date of official opening as 20 March 1965
2. *ibid.*

Identifier Residence (Oberon)
Formerly unknown



Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address 2 Lambeth Place
ST. KILDA

Category Residential:detached

Constructed 1850's

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE

Oberon is a distinctive and important timber portable house from the 1850's. Its planning and design is unlike any other portable building in Victoria and most probably Australia. The exterior exemplifies cottage design as illustrated in the pattern books of that time. The wide eaves and paired purlins are particularly characteristic. The angled head first floor windows are very unusual, as is the arrangement of the fine glazing bars within the sashes. Other features of note are the bracketed hoods to the ground floor front window and front door, the angled corners and the spruce vertical wall cladding.

EXTENT OF SIGNIFICANCE

House proper and the old parts of the rear wing.

SURROUNDING ELEMENTS OF SIGNIFICANCE

Situated in a conservation area.

Primary Source

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

Other Studies

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

Description

ORIGINAL OWNER

Henry Jennings, Solicitor(1).

LATER OCCUPANTS

Late 1850's Robert Thomson(1); c. 864 Henry Trapp(3).

LATER ADDITIONS/ ALTERATIONS

Externally the roof is clad in terracotta tiles and the walls have a textured coating. Part of the western wall has been clad in sheets over the boards. The front door sidelights have been glazed in frosted glass. Internally the wall between the two main rooms has been largely removed. (The front room is the only one with a 19th

century cornice and architrave). Architraves, skirtings and doors date from early this century, as does the stair balustrade. There is a single storey addition at the rear of the main body and the old single storey rear wing housing the kitchen and so on has been rearranged and extended in part for a garage.

DESCRIPTION

This two storey timber portable house, is planned with two main rooms on the ground floor, one behind the other. The entry is to one side and contains the stair. Beneath the stair is a bathroom. The flat gabled roof is centred on the main rooms, extending down over the entry section. The first floor contains three rooms over the ground floor main rooms, with two very small rooms around the stair. The house is constructed apparently of very large studs on a bottom plate and is clad in caulked, spruce, tongue and groove vertical boards. Purlins are paired and exposed under the lining boards to the wide eaves. Evidently there are numerals painted on the ground floor joists. The species of timber used in the building indicates that it was manufactured in Europe. (For species used, see Other section below). The origins of the rear wing is not known, but various early materials suggest that it is early, if not original.

CONDITION

This house is in good condition.

ORIGINAL USE

Private residence.

PRESENT USE

Continuing use.

PRESENT OWNER

Mr. and Mrs. A. Mieziš.

OTHER

Timber species used:-

Bottom plate baltic pine (pinus sylvestris)

Joist spruce (picea ?abies).

Vertical
timber cladding spruce (picea ?abies).

Wall or floor
floorboard spruce (picea ?abies).

Window baltic pine (pinus sylvestris)

(Mr. Yugo Ilic of the C.S.I.R.O. kindly undertook this analysis).

History

This building was constructed for Henry Jennings, Solicitor, in the 1850's (Predating the first St. Kilda Rate Book). The house was built to rent and in 1859 the occupant was Robert Thomson(1). He was followed by Henry Trapp, a civil servant, around 1864(3).

When first rated, the building contained 8 rooms of wood and a stable(1). The annual value was £80(1).

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

BIBLIOGRAPHY

City of St. Kilda Rate Books:

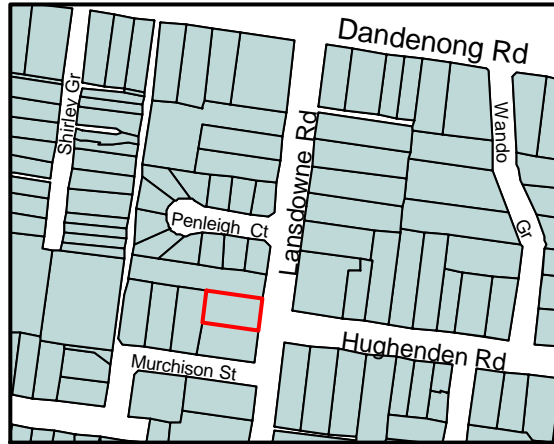
1 . 1858/59 no. 705 Henry Jennings Solicitor, owner; Robert Thomson occupant; wood room and stable, £80 N. A. V. ,

2 . 1859/60 no. 794; 8 rooms wood and iron

3. 1864/65 no. 1176; Henry Trapp, civil service, occupant.

4. M.M.B.W. Detail Plan no. 1363 - Appendix.

Identifier "Tecoma"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO179

Address 18 Lansdowne Rd
ST. KILDA EAST

Category Residential:detached

Constructed 1924

Designer W. Dunkerly Pty. Ltd.

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

"Tecoma" at no. 18 Lansdowne Road, St. Kilda East was built in 1924 to the design of W. Dunkerley Pty. Ltd., architects and engineers. It is of aesthetic interest. This interest (Criterion E) lies in the survival of the building with unpainted rough cast surfaces, thereby demonstrating a once commonplace but now rare aspect of the character of houses of the period.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An unusual Bungalow residence enhanced by its unpainted stucco work and characterised by the sweeping Californian Bungalow tiled roof and massive piers to the unusual faceted flat roofed porch and pergola motif to the main room window. The appearance is relieved by clinker bricks and shingles to the side elevation window bay and central gablet with fixed louvre vents.

Condition: Sound

Integrity: High, including garage at rear.

History

At Crown land sales, W. Green bought allotments 170A - B and 171A - B which comprised about 17 acres between Dandenong and Alma Roads. At the time of J.E.S. Vardy's survey of St Kilda in 1873, Lansdowne Road had not been formed. No.18 would later be built on part of lot 170A which at this time was vacant land owned by M. Benjamin.

Lansdowne Road was formed by 1890, however it remained relatively undeveloped at the turn of the century. The land lot on the west side of the road that is now no.18 remained vacant in 1920. It was owned by

Charlotte Bride who sold it in 1922 to the Caulfield merchant, Kevin Tuomy. At the time, the block had a frontage of 68 feet and an NAV of 39 pounds. Tuomy built a brick house to the design of the architectural and engineering firm W. Dunkerley Pty Ltd for his residence on this site in 1924. The design was for a house, a garage and fence. When completed the house had six rooms and an NAV of 110 pounds.

Helen Fookes bought this property from Tuomy in 1927. By 1940, it had passed to Miss Winifred Fookes Barrow and by 1945, to Miss Freda Barrow who continued in residence in 1950. In 1963, Atlantic Steel Construction P/L owned the property and applied for a permit to make alterations to the house to convert it into two flats. The alterations which were carried out by the owner, included moving the front door forward and glassing in the front verandah.

Thematic Context

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

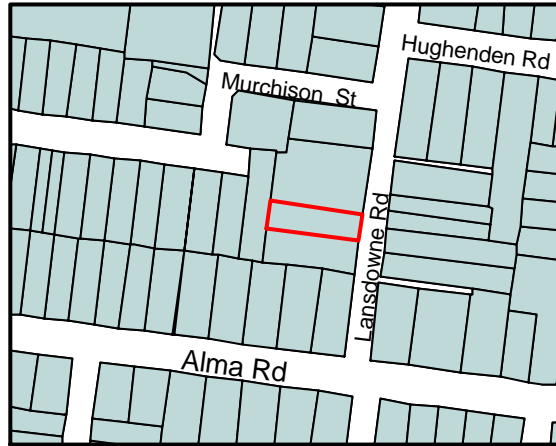
Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

St. Kilda Rate Books: 1920-30, 1940-41.
Sands and McDougall directories: 1921, 1927, 1937, 1950.
MMBW litho plan no.46, undated.
J.E.S.Vardy, "Plan of the Borough of St. Kilda", Hamel and Ferguson, 1873, North/4.
Parish plan, Prahran. SLV, 820 bje, St. Kilda and Elwood.
City of Port Phillip, Building Permit No.57/2849, and Building Plan No.5316.

Identifier Flats
Formerly Tregear



Heritage Precinct Overlay None
Heritage Overlay(s) HO180

Address 26 Lansdowne Rd
ST. KILDA EAST

Category Residential:apartment

Constructed 1935

Designer Frank G. Richardson

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The flats at no. 26 Lansdowne Road, St. Kilda East, were built in 1935 to the design of architect Frank G. Richardson for a Mrs. Hamilton. They are aesthetically interesting. This interest (Criterion E) rests on their treatment of the then popular English Domestic Revival style in a reasonably convincing manner which contributes to the Lansdowne Road streetscape.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An English Domestic Revival flat development of the inter-war period having a prominent central projecting bay surmounting the street level garages with half timbering, rough cast and herring bone brickwork in the manner of the style. There is a terrace over the garages which are cut into the site, the approach driveway having retaining walls that are terminated as gate pillars to the fence and residential entry. The brickwork is generally clinkers with a red brick soldier course band, sills and window heads. The remainder of the complex is comparatively plain.

Condition: Sound

Integrity: High

History

At Crown land sales, W. Green bought allotments 170A - B and 171A - B which comprised about 17 acres between Dandenong and Alma Roads. At the time of J.E.S. Vardy's survey of St.Kilda in 1873, Lansdowne Road had not been formed. No.26 would later be built on part of lot 171A which at this time was the Alma Road property of W.H. Brahe, subsequently owned by Sir Archibald Michie. By 1910, Dr.Thomas Bride had bought Michie's property which at that time was known as "Tregear". During the next decade it was

subdivided and Murchison Street was formed.

In 1922, Maurice David Moran, a contractor of Footscray bought the house that had been "Tregear". It would appear from the Rate Books that Moran initially converted this house into three flats and later demolished it. He built a house for his residence at no.22 in 1924 and two more houses at nos.24 and 26.

The land at no.26 was subsequently subdivided to form no.26a. The building permit (no.8990) was obtained on 2 August 1935 for the erection of a pair of flats to the design of architect Frank G. Richardson for Mrs. Hamilton at no.26a. They were brick with five rooms each and in 1936, were owned by Winifred Deborah Lee who lived on the premises at flat 1. Edward Dermody, an accountant lived in flat 2. At the time, the flats each had an NAV of 105 pounds. The property was in the hands of Lee's executors, c/o Union Trustees in 1950. The tenants then were Hilda Waite, a saleswoman at flat 1 and John Lindon Lee, a metallurgist at flat 2.

Thematic Context

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

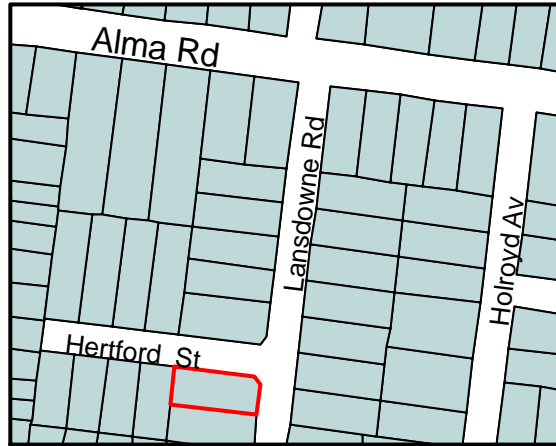
Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

St. Kilda Rate Books: 1920-41, 1950-51.
Sands and McDougall directories: 1921, 1927, 1930, 1937, 1950.
MMBW litho plan no.46, undated.
J.E.S.Vardy, "Plan of the Borough of St. Kilda", Hamel and Ferguson, 1873, North/4.
Parish plan, Prahran. SLV, 820 bje, St. Kilda and Elwood.
City of Port Phillip, Building permit No.8990.

Identifier House
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO296

Address 40 Lansdowne Rd
ST. KILDA EAST

Category Residential:detached

Constructed 1926

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The house at no. 40 Lansdowne Road, St. Kilda East, was built in 1926 for Mrs. M.A. Kitts. It is aesthetically important (Criterion E). This importance arises from the capacity of the design to ably demonstrate the twin influences of the English Arts and Crafts movement and the American Craftsman bungalow on the Melbourne suburban house of the 1920's. The selection of materials which imply a dependance on the hand of the craftsman as well as the popular cross ridged roof are key design elements.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A picturesque two storeyed Arts and Crafts bungalow with rough cast walls and cross ridged roof and prominent gable ends accommodating attic floor windows. There is a circular corner window bay, a balancing curved window bay and a central porch carried on massive rough cast pillars. The windows have diamond pattern leadlight work and the roof has cement tiles. Condition: Sound. Integrity: High, includes rock fence with rough cast panels and capped piers in the Arts and Crafts mode and a reconstructed (?) "lych gate" with wrought iron gates.

History

This area was sold in Crown allotments of about three to five acres, the house at no.40 Lansdowne Road being part of the five acre allotment 172A which was purchased by J.W.Fawcett. The property known as "Hertford" was developed there. In 1920 it was the home of Miss Florence Officer.

In the early 1920's, the grounds of "Hertford" were subdivided and sold, lot 20 on the south west corner of Lansdowne Road and Hertford Street being sold to Mrs.Mary Ann Kitts. It had a frontage of 55 feet and an

NAV of 30 pounds. In 1926, Kitts built a brick house there for her residence. It had six rooms and an NAV of 125 pounds. Kitts whose occupation was described as "home duties", continued to live there in 1930.

Thematic Context

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

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

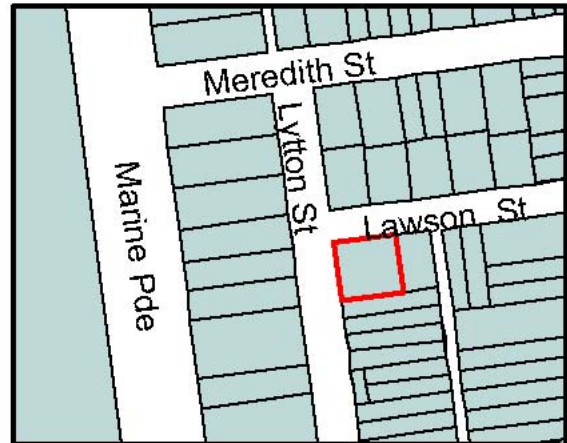
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

St.Kilda Rate Books: 1925-31. VPRS 8816/P1, PROV.

MMBW litho plan no.47, c.1935.

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

Identifier "Caversham"**Formerly** unknown

Heritage Precinct Overlay HO403
Heritage Overlay(s) None

Address 7 Lawson St
ELWOOD**Category** Residential:detached**Constructed** 1910's**Designer** unknown**Amendment** **C54****Comment** Incorporated within the Addison Street/ Milton Street Precinct**Significance** (Mapped as a Significant heritage property.)

Though not a large house itself, 'Caversham' is a dominant presence in the surrounding streets of its quiet residential locality. It is a simple, timber attic villa with an uncomplicated, steeply pitched roof, set beside a charming old-fashioned orchard garden. The garden is unusually sited on the street corner and is bounded by its original crimped wire and timber fence. Their combined effect brings a quaintly rural flavour and a strong local identity to this obscure corner of St Kilda.

Primary Source

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

Other Studies**Description**

Style : Arts and Crafts Attic villa

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

unknown

Identifier Houses
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 5-8 Layfield St
SOUTH MELBOURNE

Category Residential:row

Constructed 1888-1891

Designer Sydney W. Smith?

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

5-8 Layfield Street is of significance as a substantially intact terrace row built within the Emerald Hill Estate and styled to be in keeping with the Town Hall. The configuration of the buildings hard onto the pavement is unusual to Melbourne and the unpainted state of the render enhances the significance of the building. The rear of the buildings are not integral to their significance.

Primary Source

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

Other Studies

Description

Original Use: Residences
Date of Construction: 1888-1891 (1)
Architect: possibly Sydney W. Smith (2)

James Perrins, a brewer, was the first owner of this row of four terrace houses (3) built, in what was then known as Post Office Place, between 1888 (4) and 1891 (5). Perrins himself never occupied any of the buildings but let to a number of tenants including one Elizabeth Carpenter and Dr Charles Stewart in 1888 and Joseph Edmonds, a merchant, in 1891 (6).

The terrace row remained in the hands of the Perrins family until 1898 when it was sold to F.G. Major (7). A public auction in 1973 resulted in the property being purchased by the City of South Melbourne. The buildings now form a part of the Emerald Hill Conservation Area (8).

These two storeyed rendered terraces are built hard onto the line of the pavement. Their facades are decorated with tripartite windows at ground floor level, while at first floor level the windows are each decorated

with a cast iron balconette. All the windows have rendered hood mouldings and the parapet remains intact above. The façade has remained in an unpainted state and it is possible that the parapet was once decorated with urns. The rear has been substantially altered.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

References

1 National Trust of Aust. (Vic.), 'Research into 5-8 Layfield Street ...'

2 Smith, an architect, was the Town Surveyor responsible for the Emerald Hill redevelopment during the 1870s-1880s and designed some of its buildings. It is possible, therefore, that he had a hand in this particular building

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

4 City of South Melbourne Rate Books, 1888/89

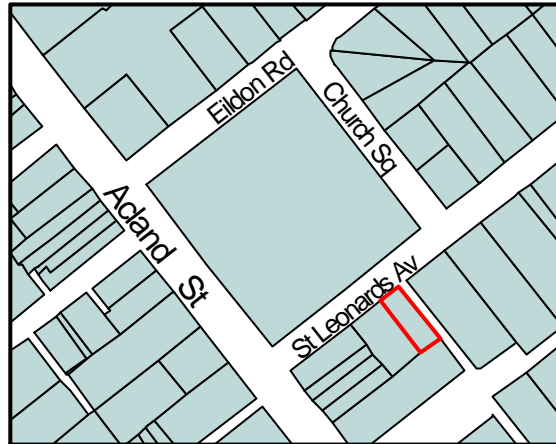
5 *ibid.*, 1891/92

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

7 *ibid.*

8 'The Heritage of Australia', p.3/78-79

Identifier "Del Marie" Flats
Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 4 Leonard's Avenue
ST. KILDA

Category Residential:apartment

Constructed 1938

Designer S.W. Hall

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Del Marie Flats provide a significant example of early modern architecture as applied to residential flats in St Kilda. In addition to the purity of style demonstrated, the dominance of flats in St Kilda, place importance on this type of building. The flats are enhanced by the palm tree in the front garden.
(Nigel Lewis & Associates, St Kilda Conservation Study, Area One, Final report, 1982)

Primary Source

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

Other Studies

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

Description

Style : Functionalist

Three storey walk-up flats

(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

The Del Marie flats were erected in St Leonard's Avenue, St Kilda in 1938. The severe, streamlined three storey building shows the extreme influence of early modern architecture in its use of simple, unadorned surfaces, strips of windows and curved corners and projecting balconies. Walls are rendered to give a uniform appearance and the roof is concealed behind the plain horizontal parapet. Void, or strips of window, alternate with solid to form the facades of the Del Marie Flats and corners continue to curve towards the rear of the building.

Intactness

The Del Marie flats are substantially intact.

(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 Conservation

References

References

Sands and McDougall Directories, 1937-8

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

Identifier Freemasons Hall
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 110-112 Liardet St
PORT MELBOURNE

Category Public

Constructed 1917

Designer F.J. Brearley and C.E. Merrett

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Freemasons Hall is of local significance. The building is historically significant, having strong associations with freemasonry in Port Melbourne, dating from the 1850s, since its construction in 1917. The distinctive facade is notable for its combination of prominent square corner pylons flanking arched central window and pediment, and idiosyncratic details such as the Corinthian columns supporting spheres.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Assembly and Entertainment

SUB-THEME: Public Halls

Masonic Halls

ORIGINAL OWNER: Port Melbourne Freemasons Lodge

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

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

BUILDING TYPE: Masonic Hall

ARCHITECTURAL STYLE: Federation Free Style

PRINCIPAL MATERIAL: Rendered masonry

ARCHITECT/ENGINEER: F.J. Brearley and C.E. Merrett

BUILDER: Swanson Brothers

PHYSICAL/STYLISTIC DESCRIPTION

The Freemasons Hall is of rendered masonry construction and has a distinctive front elevation with square

pylon-like towers at the corners enclosing a curved pediment. Below the central pediment is a large Diocletian window, comprising an arched opening divided into three lights by heavy square section rendered mullions. The window has a moulded archivolt and large keystone and a moulded sill with Greek fret decoration. The central ground floor entrance has a shallow projecting triangular pediment supported on console brackets. Above this pediment is a pair of tapering square Corinthian pilasters on piers supporting gold-painted spheres in front of the mullions to the Diocletian window. Their symbolism, if any, is not known. The corner pylons have recessed panels to the centres of the front and side faces, rising to set-back pediment like terminations at the top of the towers. The main body of the hall to the rear is of utilitarian design, and comprises a simple gabled box with rendered walls.

COMPARATIVE ANALYSIS

The distinctive design of the Freemasons Hall appears to differ from that of other early twentieth century suburban Masonic halls. The prevailing style of such halls appears to have been broadly Classical Revival, ranging from the domed and pedimented academic style of the Ivalda Masonic Temple, Salisbury Avenue, Ivanhoe to the heavy mausoleum-like Sorrento Masonic Lodge by C. Askew, 1929, all contrasting with the form of the Port Melbourne Freemasons Hall. Elements of the design such as the pylon-like towers and the arched window and pediment appear to derive from the pre-World War I Federation Freestyle and Romanesque Revival style. Paired towers, emphasised to varying extents, were a feature of a number of Federation Freestyle buildings, including the pavilions to the Queen Victoria Hospital, Melbourne, and the house at 43 Alfred Crescent, North Fitzroy, as were large arched windows. The Egyptian associations of the twin pylon form, relating distantly to the Temple of Amun, Karnak, and elements such as the spheres supported on Corinthian columns, may have symbolic associations with the Freemasonry movement. The form of the building relates also to the considerably later Palais Theatre, St Kilda (Henry E. White, 1927).

History

The original Freemasons Hall was constructed at 18 Stokes Street in 1858. Despite the addition of a second storey in 1874, by 1912, the Port Melbourne Lodge had decided that the building was too small. Land was subsequently purchased in Liardet Street, and the new building was opened in April 1917. (1).

The honorary architects of the Freemasons hall, C.E. Merrett and F.J. Brearley, were both Freemasons. Claude Ernest Merrett, born in 1879, was articled to the architect Percy Oakden and became an associate of the RVIA in 1911. From 1912 until his death in July 1930, he was valuer to the Credit Foncier Department of the State Savings Bank of Victoria, the department of the Bank which provided loans for construction of houses to Bank designs. (2) Little is known about Frederick J. Brearley. He appears to have been active as an architect, with a general practice, designing houses and other buildings, during the 1890s and early 1900s. (3)

Thematic Context

Lodges and societies were important facets of the social, economic and intellectual life in the Australian colonies in the nineteenth century, as well as performing an important role as private welfare agencies. Freemasonry was always strong in Port Melbourne, with the Sandridge Freemasons Lodge being established in 1858. This building and the original Lodge at 18 Stokes Street (q.v.) still survive.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p. 62
2. Obituary of C.E. Merrett. 'RVIA Journal'. September 1930. p. 108.
3. Tender notices in the Miles Lewis Architecture Index.

Identifier Community Centre
Formerly Temperance Hall



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 146 Liardet St
PORT MELBOURNE

Category Public

Constructed 1872

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Temperance Hall is of local significance. The building is historically significant, being associated with the Temperance movement in the suburb of Port Melbourne. The size and elaboration of the building is typical of Temperance halls elsewhere and in a general sense demonstrates the strength of the movement in the nineteenth century. Although altered at ground floor level, the building is architecturally distinctive for its giant order pilasters.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Assembly and Entertainment

SUB-THEME: Public halls

LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 70-90% original
different from adjacent)

BUILDING TYPE: Former Temperance Hall

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION

The former Temperance Hall is a two storey building of rendered masonry construction with main elevations to both Liardet and Nott Streets. There is a single storey wing to the east, along Liardet Street, probably of nineteenth century construction but considerably altered. The two storey block is designed in Renaissance

Revival style, with giant-order Corinthian pilasters supporting a deep entablature and dentilled cornice. The upper floor windows have moulded architraves, flat moulded hoods supported on console brackets and bracketed moulded sills. Decorative swags below the hood moulds remain on the Liardet Street elevation. The ground floor window sills have been lowered, and all original detail has been stripped off. The entrance has also been altered recently, with a tiled surround and canopy added, and the building has been extended to the rear.

COMPARATIVE ANALYSIS

Large numbers of halls were constructed in the nineteenth century by a range of religious groups, friendly societies and mechanics' institutes to provide venues for meetings and social and educational facilities. Comparable with the former Port Melbourne Temperance Hall are the former Temperance Hall, 199-207 Napier Street, South Melbourne (1888), the former Freemasons' Hall, 254-6 Ferrars Street, South Melbourne (1876) and the former Hibernian Hall, 316 Church Street, Richmond (1872). All of these buildings adopt a Renaissance Revival style, both of the South Melbourne buildings having represented trabeated structures of pilasters supporting entablatures. The Richmond Hibernian Hall is in the Renaissance palazzo style, with rusticated ground floor. The former Port Melbourne Temperance Hall differs from these examples and most other nineteenth century halls in having monumental giant order Ionic pilasters running the full height of the building.

History

This building was constructed in 1872 as the Port Melbourne Temperance Hall. By the late 1890s, however, it was no longer being used for this purpose. (1) In the twentieth century, instead, the building was used mainly as a Sunday School, with other activities held in the building including socials and dances. The building has also been used as a meeting-place for local teenagers.

The former Temperance Hall was renovated in 1990 for use as a Community Centre. (2)

Thematic Context

Temperance interests established themselves in Port Melbourne in the late nineteenth century, but it was many years before the movement had any real impact on the suburb. (3) When the Victorian Government's Licensing Reduction Board looked at the situation in Port Melbourne in the early twentieth century, it was prepared to make only limited allowance for the hotel-keepers' arguments that visitors from overseas disembarked at the piers, and that they required accommodation locally. The Board de-licensed 18 hotels in the period up to 1916. Few of these de-licensed hotel buildings survive today.

This building has a long history as a community meeting place.

Recommendations

A Ward, Port Phillip Heritage Review, 1998

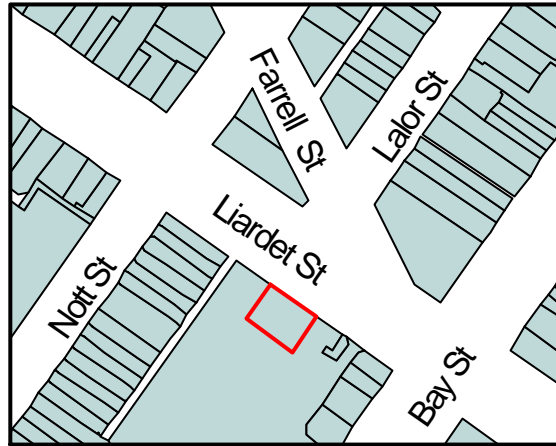
recommended inclusions:

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

References

1. Sands and McDougall Melbourne Directory, 1899.
2. 'They Can Carry Me Out'. p. 46.
3. *ibid.* p. 46.

Identifier Library (former Fire Station)
Formerly Fire Station



Heritage Precinct Overlay HO1
Heritage Overlay(s) HO182

Address 147 Liardet St
PORT MELBOURNE

Category Public

Constructed 1892-3

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Port Melbourne fire station is of local significance. The substantially intact facade is a rare and distinctive example of the Queen Anne style applied to fire stations, the other main example being the 1892 Eastern Hill Fire Station, East Melbourne (Smith and Johnson, in association with Lloyd Tayler and Fitts, architects). The stylistic similarity suggests that the same architects may have designed the Port Melbourne Fire Station. The significance of the place is compromised by the replacement of the original fire station building behind the façade.

Primary Source

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

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Infrastructure
SUB-THEME: Fire stations
ORIGINAL OWNER: Metropolitan Fire Board
CURRENT OWNER: City of Port Phillip
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90%+ original
different from adjacent)
BUILDING TYPE: Fire station
ARCHITECTURAL STYLE: Federation Anglo-Dutch
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

The former fire station is designed in the Anglo-Dutch Queen Anne style, with a Dutch gable rising above the

central breakfront and rendered cornice and parapet. The walls are constructed of dark red-brown brick, with lighter red brick quoining to the corners and quoining and arches to the door and window jambs and heads. The windows have segmental arched openings with rendered hood moulds and keystones and moulded sills. The upper sashes are multi-paned. The semi-elliptical brick arched former vehicle entrance is now enclosed internally. At cornice level above the centre window is a small broken segmental pediment supporting a large moulded render shield within the brick Dutch gable. The gable has moulded render cappings and is topped by a segmental pediment similar to, but smaller than, the lower pediment. The brick chimneys have rendered cornices. The building behind the façade is recent.

COMPARATIVE ANALYSIS

Few nineteenth century fire stations appear to survive in Victoria, the main known examples being those at Ballarat and the Eastern Hill Fire Station, East Melbourne (1892, Smith and Johnson in association with Lloyd Tayler and Fitts). The Eastern Hill Fire Station is also designed in the Anglo-Dutch Queen Anne style, and the stylistic similarity suggests that the same architects could have designed the Port Melbourne Fire Station.

History

This building occupies a part of Section 8 [of the Township of Sandridge] which was initially reserved as a 'General Market'. However after 1860 and before 1878 Allotments 18, 19 and 20 were subdivided and sold, and Allotment 19 purchased by F. McDonnell. (1)

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

In 1890, municipal fire brigades were abolished and replaced by the Metropolitan Fire Board, under the auspices of which a new brigade was formed at Port Melbourne. Plans for a new station were drawn up in 1892, and the building was officially opened on 13 February 1893. (2)

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Map of Sandridge. 1878
2. N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p. 175.

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 192 Liardet St
PORT MELBOURNE

Category Residential:detached

Constructed 1896

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

192 Liardet Street is of local significance. Prominently located on a corner site and substantially intact, this house is a representative example of the transitional style from the Victorian timber houses typical of Port Melbourne to the early twentieth century Federation and Queen Anne styles.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residence
SUB-THEME: Federation weatherboard villa
ORIGINAL OWNER: Anthony Rogers
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent, contributes to overall character of the precinct) 90%+ original
BUILDING TYPE: Federation weatherboard villa
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Federation Bungalow
PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION

192 Liardet Street is a single-storey timber-framed house built in a transitional style incorporating typically Victorian elements but reflecting overall the influence of the Federation villa style. The high pitched roof,

covered with glazed terra cotta Marseilles pattern tiles, is hipped with high level gablets and a transverse ridge. The roof extends down over the front verandah, with separate hips to each end of the verandah and a central front-facing gable. The gable infill is jettied out and half-timbered. The verandah, which extends out to the property line, is supported on turned timber posts and has Edwardian pattern cast iron balustrade panels and brackets, and a frieze of turned bobbins. The front wall of the house is clad with timber block fronting to imitate ashlar, while the other elevations are weatherboarded. On each side of the central front door are paired casement windows. The chimneys are of red brick construction with bands of roughcast render and terra cotta pots.

COMPARATIVE ANALYSIS

192 Liardet Street exemplifies a transitional type which occurs in other suburbs such as Prahran, Richmond, Northcote and Brunswick. In Port Melbourne, it can be compared with other transitional style houses, including Creswick House, 139 Bridge Street (q.v.) and Emerald House, 165 Station Street (q.v.), both two-storey brick houses, and with the single storey Queen Anne style houses at 351 Princes Street (q.v.) and 135 Station Street (q.v.). These houses display similar transitional characteristics and have similar Federation Style features such as hipped roofs with front-facing minor gables and timber-posted verandahs. In comparison with these houses, 192 Liardet Street is unusual for its siting with the verandah extending out to the street line and for its extensive use of late-pattern cast iron.

History

The house at 192 Liardet Street was constructed in 1896 by Anthony Rogers. The property consisted of a five roomed wood house and a stable, and was valued at £17. (1)

Thematic Context

This residence appears to have replaced an earlier timber cottage. Like many others in Port Melbourne in the late nineteenth century, the house combined a residence with a small business. Its occupant in 1896-7 was a milkman, James Edgar. Edgar subsequently converted the stable to a dairy. His wife, Bridget, was still renting the house and dairy in 1910-11. (2)

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

1. Port Melbourne rate book, 1896-7, no. 2723.
2. Port Melbourne rate book, 1910-11, no. 2628.

Identifier House
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) 422

Address 19 Lindsay Street
ELWOOD

Category Residential:detached

Constructed 1963-64

Designer Ken Norman & Sons

Amendment C 54

Comment

Significance (Mapped as a Significant heritage property.)

What is Significant?

The house at 19 Lindsay Avenue is a double-storey flat-roofed orange brick building of volumetric form, enlivened with typical 1960s details including decorative brickwork panels, crazy paving and a Castlemaine slate feature wall. It was erected in 1963-64 by Ken Norman & Sons, a firm styled as 'builders and designers', for Frank Olah, a Hungarian émigré jeweller.

How is it Significant?

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

Why is it Significant?

Aesthetically, the house is a fine and intact example of contemporary residential design of the mid-1960s. Apparently designed by a local design/drafting firm rather than actual architects, the house is nevertheless a fine composition and evocative of its era: a large but compact dwelling of stark cubic form, enlivened by typical early 1960s details as decorative brickwork panels, Castlemaine slate and crazy paving, along with a highly distinctive window wall with multi-paned windows recalling Dutch de Stijl design. The house remains as a prominent and visually arresting element both in the Lindsay Avenue streetscape, and also when viewed from the adjacent parkland.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The house at 19 Lindsay Avenue is a double-storey flat-roofed orange brick building of volumetric form. The double-fronted street façade is articulated by slightly projecting wing walls that enclose a wide and prominent

window wall, with a narrow recessed porch alongside. The former contains a geometric pattern of multi-paned awning and fixed sash windows, evoking a de Stijl composition, with cantilevered louvred sunscreens to each floor. The wing wall alongside the adjacent porch is clad with Castlemaine slate; a short flight of curving crazy-paved steps leads up to the front door, set behind a metal grille screen door. An angled concrete slab shelters the entrance, and forms a small balcony at the first floor. The west elevation, overlooking the park, has a central recessed balcony to the upper floor. The large windows, to each side and below, are multi-paned in various geometric configurations similar to the street front. At the upper level, the extreme left edge of the wing wall is enlivened by an inset panel of stacked soldier bricks. Here, the flat roof has narrow eaves, lined with timber slates. An attached flat-roofed carport on this side of the house is accessed via the rear (Clarke Street).

History

This house was erected in 1963-64 for Hungarian émigré Ferenc “Frank” Olah, a local jeweller. Born in Nagyikinda, Hungary, in 1914; Olah married Erzsebet Burany in Yugoslavia in 1940, and had three daughters: Eva, Erszebet and Eszther. Olah, who worked in Europe as a watchmaker, migrated to Australia in 1957, sponsored by his brother-in-law, who had arrived eight years earlier. Initially residing in Ascot Vale, where Mrs Olah’s brother lived, Olah and his own brother, George, began business as Olah Bothers, manufacturing jewellers. In 1962, Olah and his wife became directors of the British Australian Cutlery Company, a firm of jewellers in Greeves Street, St Kilda, and its name was subsequently changed to Olah Chains Pty Ltd.

When Olah became an Australian citizen in July 1963, he was living in a flat in Windsor. Within four months, he had engaged Ken Norman & Sons, builders and designers of St Kilda Road, to erect a “brick and brick veneer residence” in Lindsay Avenue, Elwood. This was listed as ‘house being built’ in the Sands & McDougall Directory for 1965-66. Olah and his wife became sole directors of their firm in 1970, and the registered office was relocated from Greeves Street to their new house. Olah was listed at that address until 1987; his business folded two years later.

Thematic Context

Much of Elwood was subject to intensive apartment development in the 1960s, but the number of large detached dwellings built during that time was considerably less. With virtually no vacant land available by that stage, only a relatively small number of moneyed individuals could afford to purchase an existing pre-war dwelling, and raze it for a new house. Those who did so, moreover, could also afford to engage reputed architects to produce a high-quality design. With allotments in Elwood typically on the small side, owners who wanted a large house had to settle for compact double-storey dwellings, tightly planned and invariably of stark volumetric form.

A complete survey of such houses in Elwood is beyond the scope of this study, but amongst the few examples that have been sighted are two fine double-storey brick houses, both clearly architect-designed. One, at 14 Burns Street, is a fine flat-roofed composition in orange brick, with twin garage doors to the ground floor, windows with distinctive staggered panes, and a matching brick front fence. Another, at 9 Byron Street, is in brown brick, with a balcony to the upper level enlivened by vertical fin-like elements. Both examples are currently located within existing or proposed heritage overlay precincts, both, moreover, designated as contributory elements for their individual aesthetic significance.

Recommendations

Recommended inclusions:

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

References

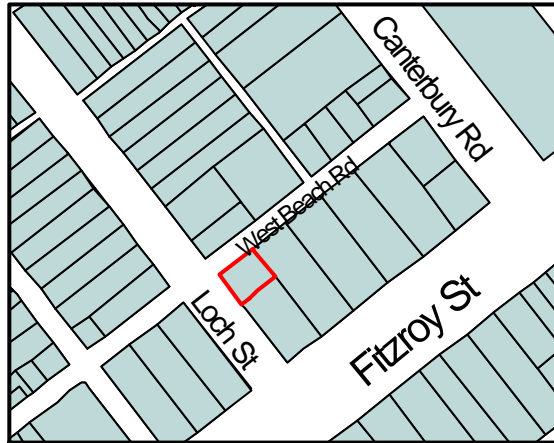
‘Olah Chains Pty Ltd’, Defunct Company Records, VPRS 932/P1, Unit 964. PRO.

Dept of Immigration file on Ferenc Olah, MP1156/1. National Archives of Australia, Melbourne.

Building permit records, dated 27 November 1963. City of Port Phillip.

Identifier "Tudor Lodge"

Formerly unknown



Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 2a Loch St
ST. KILDA

Category Residential:detached

Constructed 1930's

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A particularly intact attic style villa from the 1930s with fine facades incorporating a variety of decorative effects in roman tapestry brick. The front fence, garage and gates are contemporary with the home and contribute to the overall effect of the complex.

Primary Source

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

Other Studies

Description

Style : Old English
Attic Villa

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

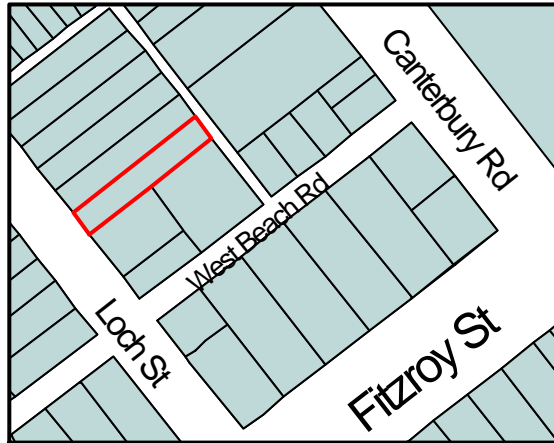
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier "Glamis Towers"

Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 6 Loch St
ST. KILDA

Category Residential:apartment

Constructed 1940

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

The design opportunities afforded by building on restricted sites are well demonstrated in `Glamis Towers' where five apartments, each with its own individual entrance, are innovatively squeezed onto an allotment with a 33 feet frontage. The massing of the building comprises a series of rectangular forms grouped around the northern boundary that push forward towards the frontage. There they meet the street facade which then makes a dramatic curve to become the uninterrupted south wall of the building. This effect is further dramatised by the brickwork using tapestry and red clinker bricks to produce a series of narrow, raised bands across all elevations, and this building displays one of the finest examples of interwar detail brickwork in St Kilda. The faceted corner windows following the curve in the facade and the spatial sequence taking the visitor to the first floor apartment are notable individual features. The rear garden with its isolated bungalow is also of interest. The building is largely intact.

Primary Source

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

Other Studies

Description

Style : Functionalist
Two storey walk-up Flats
Builder: E.M. Jenkins
Original owner: E.M. Jenkins

Building Approval records at the St Kilda Council show that `Glamis Towers' was erected in 1940 by its owner/builder, E.M. Jenkins, (the drawings indicate that the building was built for Mrs E.M. Jenkins). The complex comprises four one bedroom apartments and one two bedroom apartment. Three of the one bedroom apartments are located in the ground floor of the main building facing onto Loch Street while the two

bedroom apartment on the first floor enjoys a substantial roof balcony overlooking the rear garden. The fourth one bedroom apartment is located in a substantial outbuilding in this garden area. In 1947 and 1956 two sunrooms were added to the original roof terrace by the then owner, Colin Roberts, and it appears today that these additions, along with the original two bedroom apartment, have been converted into two separate dwellings. In addition, sensitive alterations to the rear outbuilding have upgraded the quality of the accommodation. The building is constructed in solid brickwork with the external facades faced in a variety of brickwork types and bonds. No architects name appears on the original working drawings.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

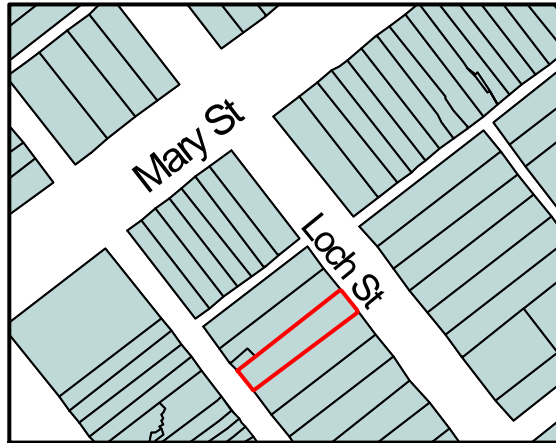
References

NOTES

St K.C.C. building approval No. 10436 issued 14.12.39. St K.C.C. building approval No. U328 issued 28.4.47 for additions. St K.C.C. building approval No. U2279 issued 1956 for further additions. St K.C.C. building approval No. 4012 issued 1.11.19 for pre-existing building.

Identifier "Suva"

Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 13 Loch St
ST. KILDA

Category Residential:apartment

Constructed 1918-1926

Designer unknown

Amendment [C 29](#)

Comment

Significance (Mapped as a Significant heritage property.)

An interesting late Federation block of apartments with later additions made in 1926 to provide gallery access with open walkways to a wing of additional apartments. The first floor gallery is punctuated by small porches providing shelter to each apartment entrance. The later portions of the building are of a simpler design than the front, which was, in its original state, an early example of flat development with one flat located above another. The restrained Queen Anne style of the facade contributes to the character of the streetscape.

Primary Source

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

Other Studies

Description

Style : Queen Anne, 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 Residence
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 23 Loch St
ST. KILDA

Category Residential:detached

Constructed before 1893

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This residence displays the exuberance of the late boom years in Melbourne and it is important that the cement render walls remain unpainted.

Primary Source

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

Other Studies

Description

The residence at 23 Loch Street, St. Kilda was erected by 1893 and is now occupied by the St Kilda sub-branch of the R.S.S.A.I.L.A. The single storey rendered brick building is asymmetrical in plan with an entablature of festoons, rosettes and paired consoles above the verandah which continues round the front facade. A heavy cornice projects over this and the parapet above is balustraded. The rounded wing includes gable pediments over each arched, stained glass window and a semi-circular pediment appears at the angled corner.

Intactness

A spire which rose from the rounded wing, and parapet urns have been removed from the building.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

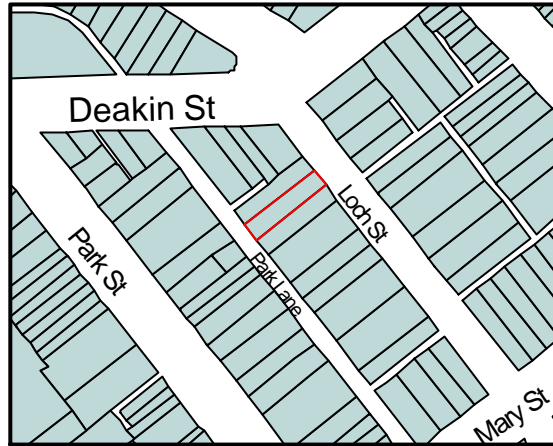
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

National Trust of Australia (Victoria), Research Notes.

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

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 33 Loch St
ST. KILDA

Category Residential:detached

Constructed 1906

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The house at no. 33 Loch Street, St. Kilda, was built in 1906 for a clerk, John Piper. It is aesthetically important.

It is aesthetically important (Criterion E) as a representative Post-Federation period villa in this part of St. Kilda, using materials and elements such as the curved window bay that are characteristic of other houses in Loch Street and the immediate environs. Its Arts and Crafts overtones seen generally but most notably in the central vestibule and picturesque arrangement of the façade elements enhance this significance.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An overpainted red (?) brick and rough cast two storeyed Arts and Crafts influenced house with terra cotta tiled roofs and central vestibule surmounted by a balconette forming the central element of the façade. It is balanced by a curved window bay with faceted roof to one side and by the front verandah on the other. There are segmentally arched windows to the vestibule and verandah. Upstairs, double hung windows, a rough cast gable end with battened roof vent, corbelled parapet and raked eaves with exposed rafter ends are the principal elements giving expression to the Arts and Crafts mode.

Condition: Sound. Integrity: High, overpainting, high front fence.

History

The principal features of this area in 1866 were its swamps, an electric telegraph line and a military road now Beaconsfield Parade. No other roads existed and for the handful of buildings there it was a precarious existence as floods regularly occurred.

By August 1873 when building allotments at West St.Kilda & Emerald Hill were surveyed a drain ran the length of Cowderoy Street and the north side of Park Street to the railway line was open land. With further drainage works it was subdivided in the early 1880s. Loch Street encompassed York Street at the time extended from Fitzroy Street to Fraser Street. Initially buildings were erected close to these extremities, the area from Deakin to Mary remaining undeveloped in 1890 .

During the slump of the 1890s depression, many properties were forfeited to the banks which is perhaps how the Bank of NSW came by ownership of the vacant lot on which no. 33 Loch Street now stands. In 1905, it held two lots near Deakin Street each 33 feet wide, one of which it disposed of to John Piper . Piper, a clerk, built a brick house with six rooms for his residence there in 1906 , selling it to Marianne Bristow the following year . Bristow and her husband Walter, an ironmonger had several other Loch Street properties however they moved into no.39 (now no.33) and remained there for several years .

By 1916, Jacob and Arthur Nathan had bought the house leasing it to tenants who over time included the book maker Abe Davis (1915), clerk Edward Peters (1916), manufacturer Ernest Boan (1920) and gentleman James Adam (1925) . By 1926, the property was in Arthur Nathan's name. In that year he sold it to Mrs.A. Russell of St.Kilda who leased it to the surgeon William Davis . Davis subsequently bought the house for his residence where he continued in 1930 .

Thematic Context

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

Recommendations

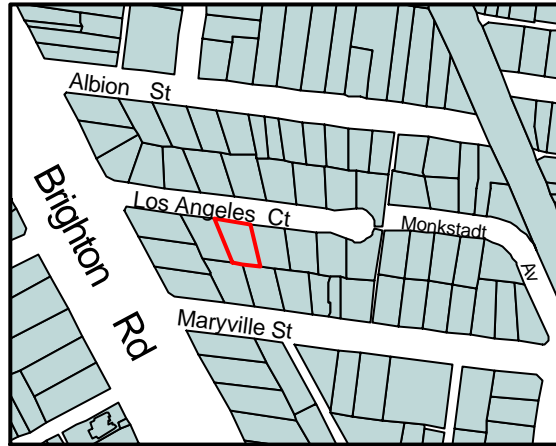
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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

References

St.Kilda Rate Books: 1905-10, 1910-11, 1915-16, 1920-21, 1925-26, 1930-31.
MMBW litho plan no.35, dated c.1896 and 1935.
Sands and McDougall Directory of Victoria, 1890.

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 4 Los Angeles Court
RIPPONLEA

Category Residential:detached

Constructed 1930

Designer Schreiber and Jorgensen

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This Spanish Mission style house is of architectural interest as well as part of the group of houses illustrating the variety of styles and types of housing at the time. Following the closure of Brunning's Nursery in 1926, the land was subdivided and these houses built, now forming a key part of the Los Angeles/Glen Eira Road conservation area.

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

Primary Source

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

Other Studies

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

Description

Style : Spanish Mission

One storey residence

Original owner: C.J.Nankervis

(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

Architects Schreiber and Jorgensen designed this building for C.J. Nankervis. Given the two sets of drawings and the severe economic depression at the time, construction may not have taken place immediately after granting of the building permit. From the end of 1929 till the middle of 1932, only one other house was built in the street (no. 2 in 1931), whereas three houses were built in 1932.

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

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

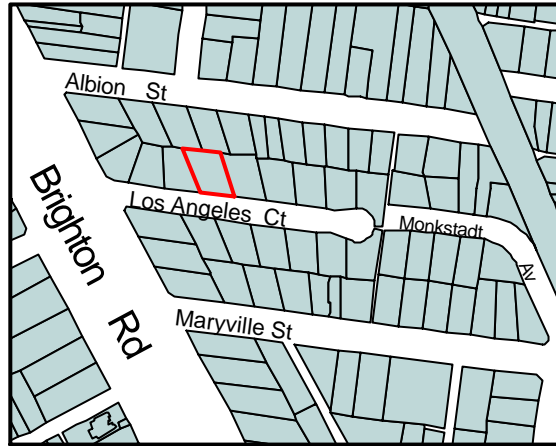
recommended inclusions:

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

References

City of St. Kilda building permit records, no. 7800, granted 11/8/1930, includes two sets of drawings.

Identifier "Besanoo"
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 5 Los Angeles Court
RIPPONLEA

Category Residential:detached

Constructed 1932-33

Designer H. Geoffrey Bottoms

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Besanoo' is architecturally the most refined example among the important group of residences in Los Angeles Court and Monkstadt Ave. These streets were part of the Brunning's Nursery subdivision, opened 1926, which contains a large and significant collection of houses displaying a diverse range of the fashionable styles of the ensuing decade. Though stylistically quite conservative for its time, 'Besanoo' stands apart for its elegant composition and its fine detail design. Its most outstanding feature is its terra cotta shingle roof, which gracefully unifies the attic villa's complex plan form. The use of the finer scaled shingles is relatively uncommon in Melbourne, and the way they have been laid to form seamless junctions between roof planes at some points, even rarer. Other features of note include the shingled attic gable, the elegant colonnade of the verandah, and the rhythmic array of well proportioned window bays. The building appears to be very intact, except for its painted finishes, which, though sympathetic, seem not to be original. The low brick front fence and the arched side gate appear to be slightly later additions. Though inferior in quality to the house, they are compatible in period and style with the general architecture of the street.

Primary Source

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

Other Studies

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

Description

Attic villa
Builder: L.S.Nicholls
Original owner: Rose L. Marshall

The builder L.S. Nicholls built a number of houses in the 'Bunning's Nursery' subdivision (ref also 15 Los Angeles Ct, 17 Monkstadt Ave). Of these, 'Besanoo' is the finest. It was designed by the architect H. Geoffrey

Bottoms, and though stylistically quite conventional for its time, it achieves a degree of elegance and refined proportion rarely attained in this idiom. Its most outstanding feature is its sweeping terra cotta shingled roof. In plan, the roof form is quite complex, incorporating irregular changes of direction, semi-circular bays and an attic storey gable: these have all been integrated with elegant simplicity. At some points, the seamless transition from one roof plane to another is most unusual. The finer scale of the terra cotta shingles lends a sense of crispness and refined detailing to the whole house. Other notable features include the shingled attic storey gable, the elegant colonnade of the verandah, and the well proportioned window bays with divided upper sashes. Unlike the roof, these features are not especially unusual in themselves, but together form a gracefully modulated, refined composition of great distinction. An investigation of `Besanoo's' internal planning and interior design may reveal further significant features. The status, vis-a-vis their originality, of many of the external features visible from the street is somewhat ambiguous. The low brick front fence and arched side gateway appear to have been built in the 1930s but display neither the style nor the quality of the house itself. The arched gateway is almost a twin to the entry porch of the house next door and may have been built at the same time (1936). The white paint trim of the house's timberwork could be original; the pale grey of its walls and the russet of the chimneys are less likely so. All suit the house well. The garden is also neat and appropriate but again appears to bear no particular connection to the original design of the house. `Besanoo' is of further significance as part of the stylistically diverse collection of houses in the Los Angeles Court and Monkstadt Ave development, and in the wider `Bunning's Nursery' subdivision.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

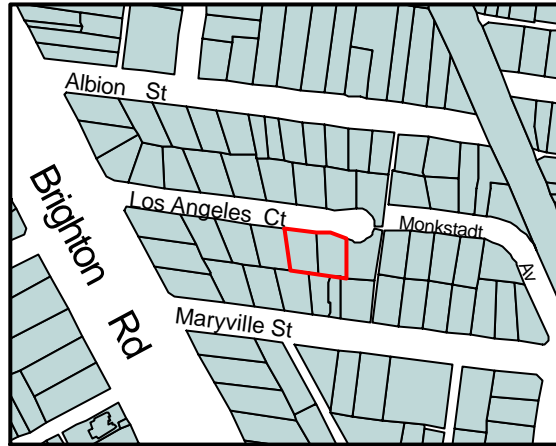
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

St K C C permit No 8194.

Identifier Residences
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 8 and 10 Los Angeles Court
RIPPONLEA

Category Residential:detached

Constructed 1927?

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

These two nearly identical houses form part of a group of buildings, erected as a result of the closure and subdivision of Brunning's Nursery in 1926 and illustrating the variety of styles and types at that time. This street and its buildings are key elements in the Los Angeles Court/Glen Eira Road conservation area. The origins of these houses are not clear. Possibly one or both were erected for R. Young by J. Young in 1927.

Primary Source

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

Other Studies

Description

See Significance

History

See Significance

Thematic Context

unknown

Recommendations

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

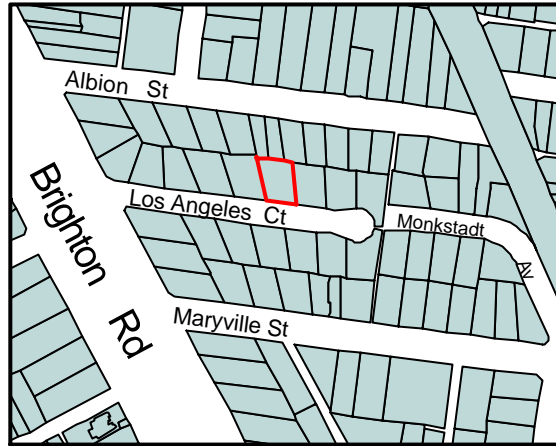
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

BIBLIOGRAPHY

City of St. Kilda building permit records, no. 6993 granted 19/10/1927

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 9 Los Angeles Court
RIPPONLEA

Category Residential:detached

Constructed 1932

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Illustrative of the variety of architectural styles and types used for housing during the period, this building and its neighbours were all built following the closure and subdivision of Brunning's Nursery in 1926 and are key elements of the Los Angeles Court/Glen Eira Road conservation area. This house was extensively altered in recent times.

The records are not clear, but this house appears to have been built for C.J. Nankervis, owner of number 4 opposite as well, by J. Bristow in the last months of 1932.

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

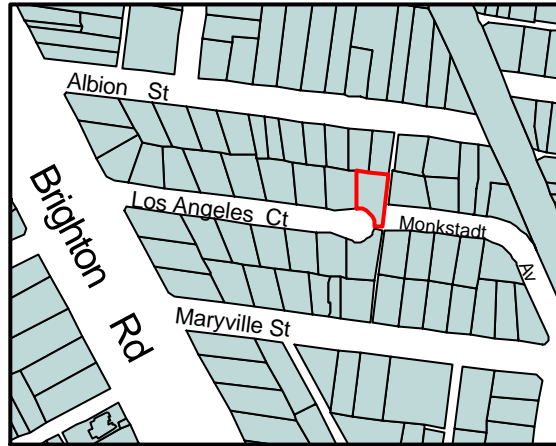
Recommendations

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

References

unknown

Identifier Semi-detached Villas
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 15 Los Angeles Court
RIPPONLEA

Category Residential:attached

Constructed 1938

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building is of architectural interest as a representative example of a pair of semi-detached houses of the later 1930's, as well as being part of the group buildings of varied architectural styles and building type in the Los Angeles Court/Glen Eira Road conservation area. Following the closure of Brunning's Nursery in 1926 the land was subdivided and the buildings were constructed over the next 12 years, these houses being the last to be built in Los Angeles Court and the second last in the entire development.

L.S. Nicholls Pty. Ltd. builders, received their building permit in October, G. Stone was the owner.
(David Bick, St. Kilda Conservation Study, 1985)

Primary Source

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

Other Studies

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

Description

Style : Functionalist
One storey residence
Builder: L.S.Nicholls Pty Ltd
Original owner: G. Stone

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. 10,076 granted 4/10/1938, includes working drawing.

Identifier Palais Theatre
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO184

Address 14 Lower Esplanade
ST. KILDA

Category Commercial

Constructed 1927

Designer Henry E. White

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This theatre was the largest in Victoria at the time of its conception and remains the only theatre in Victoria to have a 'gods' or third balcony. The theatre is of social significance with a heritage of important productions. (Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

The Palais Theatre, St Kilda is important historically as it formed part of a large entertainment area on the St Kilda foreshore, a development unique in Victoria. The theatre was remarkably large when erected in 1927 and remains amongst the largest in Australia.

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

Primary Source

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

Other Studies

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

Description

Style : Spanish Mission
Theatre

The present Palais Theatre, Lower Esplanade, St Kilda was erected in 1927 as Palais Pictures, designed by Henry E. White. The Phillips brothers, who arrived from America and established Luna Park in 1912, established the Palais de Danse in 1913 on the present site of the Palais Theatre. When it was converted to a picture theatre in 1915, a new Palais de Danse was erected next door although this was burnt down in 1968. Remodelling of the picture theatre facade in 1926 resulted in the destruction of the building by fire, and Palais Pictures was rebuilt on a grander scale to accommodate three thousand people. The architect chosen was associated with John Eberson in Sydney, a popular American cinema architect, and White's firm had erected some one hundred and thirty theatres and halls throughout Australia and New Zealand. White's intention was

to design a pleasing, comfortable theatre which conveyed a sense of the modern and therefore adopted no particular style. The exterior of the building is simple with the domed side towers, which reflect those of Luna Park providing an Islamic flavour. Internally, steeped walls are Spanish in character and four scaglioti columns support the upper foyer. Lighting is a feature with a massive brass chandelier in the entrance lobby and extensive concealed lighting capable of three changes.

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

Intactness

Internal alterations include the closing in of the balustraded gallery which overlooked the stalls below, and the colonnade at the rear of the stalls. The balcony on the front of the building has also been enclosed, the stage organ removed and repainting and re carpeting has occurred. The destruction of the Palais de Danse by fire in 1968 removed one of a complex of three entertainment buildings on the foreshore; Luna Park, Palais Theatre and Palais de Danse.

(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:

Victorian Heritage Register

National Estate Register

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

References

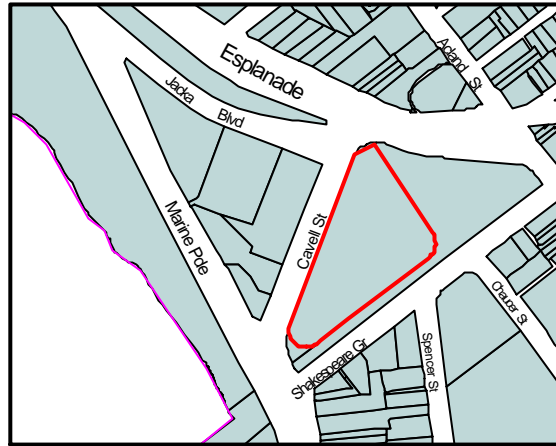
'Argus', 12 November 1927

'Herald', 11 November 1927, p.11.

Barker, Burleigh and Thorpe, 'Luna Park, Palais Pictures and Palais de Danse', Research Report, 1965, Department of Architecture, University of Melbourne.

Thorne R. 'Picture Palace Architecture in Australia', pp.21-5.

Identifier Luna Park
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO76

Address 18 Lower Esplanade
ST. KILDA

Category Commercial

Constructed 1912

Designer T.H. Eslick

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The significance of Luna Park relates primarily to its function as an amusement park, as Australia's earliest Amusement Park and as an icon integral to the identity of St Kilda. The perimeter structures (entrance gates and Scenic Railway), Dodgems Building and Carousel building are individually significant early structures on this site.

(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

Luna Park, situated on the St Kilda foreshore, is a remnant of St. Kilda's past popularity as an entertainment resort. It is a unique example in Victoria of such a large scale centre for entertainment. The carousel is of particular significance as it was built in c.1901 by the Philadelphia Toboggan Company, and first shipped to Brussels in c.1904 for an Exposition. It was then purchased from White City, New South Wales in 1924. (Nigel Lewis & Associates, St Kilda Conservation Study, Area One, Final report, 1982)

Primary Source

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

Other Studies

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

Description

Style: Eclectic

Amusement park

Original owner: J D Williams Company

(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

Luna Park, Lower Esplanade, St Kilda, was established in 1912 and the constructing engineer was T.H. Eslick. The site chosen by the Greater J.D. Williams Company and the Phillips brothers from America, had been occupied by Dreamland, an entertainment centre established in 1906. When Williams returned to

America in 1913, the three Phillips brothers remained to run Luna Park for forty years. The original park was to include such facilities as a moving picture theatre, refreshment rooms, a skating rink, roof garden and motor show and since then new attractions have been added each season such as the Big Dipper and the Whip in 1923. After attracting large crowds in its first years, Luna Park was closed during the first World War and did not re-open until 1923 largely due to the lack of materials for further construction work. The main external feature of the park is the entrance which comprises a giant face and mouth opening, flanked by towers, Islamic in flavour.

Intactness

New attractions have been added to Luna Park since it was established in 1912, and old attractions have continually been demolished. Therefore the park as a whole has undergone great changes and will continue to do so; but the overall character of Luna Park, as an entertainment centre, is maintained.
(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:

Victorian Heritage Register

National Estate Register

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

References

NOTES

The National Trust has also classified the Carousel (4303).

J B Cooper, 'The History of St Kilda', vol. 2, p.207.

A Longmire, St Kilda, 'The Show Goes On', p.3.

'Table Talk' 5 December 1912

'Table Talk' 19 December 1912.

Barker, Burleigh and Thorpe, 'Luna Park, Palais Pictures and Palais de Danse'

History Research Report, 1965, Department of Architecture, University of Melbourne.

Identifier "Tintara"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO186

Address 20 Lyndon St
RIPPONLEA

Category Residential:detached

Constructed 1923

Designer Lippincott and Billson

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE

Tintara is one of the most important small houses, architecturally constructed in Victoria during the 1920's. The house reflects advanced house design in the United States during that period through E.F. Billson's association with Walter Burley Griffin. Griffin's and Lippincott's Lippincott House in Heidelberg of 1917 is the precursor of Billson's houses, number 45 Balaclava Road, Caulfield of 1922 and Tintara (1923). The Balaclava Road house is a larger version of the same design idiom as Tintara and both bear little resemblance to the norm for house design during the 1920's. Details such as the eaves were used commonly only in recent decades. Features of the house are the built-in sideboard, living room fireplace, ground floor ceiling bands and the leadlight windows (the last two having closer links with 1930s design than the early 1920's). The skirtings are very unusual, whilst the sleepout was a common feature of houses of this time.

EXTENT OF SIGNIFICANCE

Entire house. The 1936 addition is sympathetic to the original building.

SURROUNDING ELEMENTS OF SIGNIFICANCE

Tintara forms part of the Los Angeles Court/Glen Eira Road conservation area.

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

Primary Source

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

Other Studies

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

Description

Style : Arts and Crafts
Attic villa

Builder: Bain
Original owner: John Keane
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

DATE OF CONSTRUCTION

1923 (building permit issued 21/2/1923)(2)

ORIGINAL OWNER John Kean(2), commercial traveller(3).

ARCHITECT Lippincott and Billson(2).

BUILDER/ ARTISANS J. Bain(2). 1936 addition Bain and Farrell(2).

LATER ADDITIONS/ ALTERATIONS

1936 - north west addition. Unknown date, verandah, entry porch and sleepout glazed. New bathroom basin and toilet. Kitchen stove and laundry fittings recent.

DESCRIPTION

This building is a single storied, solid brick attic residence with a terracotta roof. The hip roofed verandah /living room roof is perpendicular to the gable of the main body. The entry porch is to one side of this wing, with the dining room to the other, both contained within the main body. Living and dining room open off each other, there being no doors between them. The house has only one main bedroom, on the ground floor. On the same level are the bathroom, kitchen and laundry. The attic contains a store room and the former sleepout. There is a garage abutting the rear wall. The detached flat contains a living room, bedroom, bathroom and kitchen. Windows and doors to both sections are timber.

CONDITION

This house is in good condition. Parts of the fascias in front of the concealed gutters have rotted and there are structural problems apparently in one corner.

ORIGINAL USE

Private residence.

PRESENT USE

Private residence.

INTACTNESS

The house is very largely intact. The ground floor verandah, entry porch and attic sleepout have been glazed. Of the bathroom fixtures, only the semi-sunken bath remains. It is not clear if the kitchen cupboards are the original ones.

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

History

Edward Fielder Billson(1) of the firm Lippincott and Billson Architects, designed Tintara for John Keane(2) a commercial traveller. J. Bain was the builder, whilst Bain and Farrell constructed the north west wing, a self contained flat, in 1936(2). Keane's wife owned the building in the 1930's(3).

E.F. Billson was the only student articled to American Architect Walter B Griffin and worked with him for seven years(1). Lippincott (Griffin's brother-in-law) and Billson left Griffin in 1920/21 after they won the competition for the Arts building of the University of Auckland in New Zealand. Lippincott moved to New Zealand, whilst Billson made regular trips from Melbourne during the early 1920s maintaining the Melbourne office.

(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

Refer Bick

BIBLIOGRAPHY

1. Recollections of Edward Fielder Billson, 650 Nepean Highway, Frankston Victoria.

2. City of St. Kilda building permit records, no. 5174 granted 2/2/1923, in working drawing; no. 9532 granted 25/11/1936, includes working drawing for north west addition - Appendix.
3. City of St. Kilda Rate Books, various years.

Donald Leslie Johnson, 'The Architecture of Walter Burley Griffin', Mac South Melbourne, 1977, various references to Lippincott and Billson and their partnership during the 1920's, no mention of this house.