Identifier	Scullin house
Formerly	Unknown
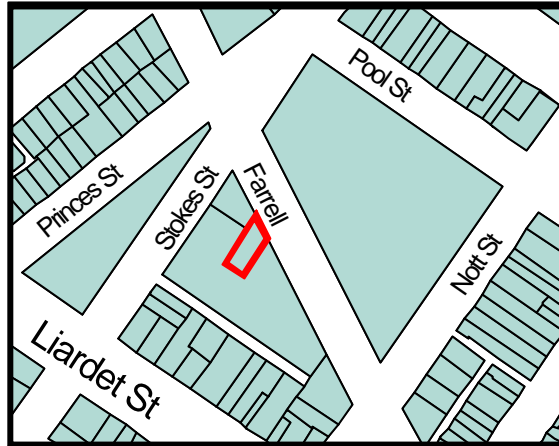
Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	63 Farrell St PORT MELBOURNE	**Category**	Residential:detached
Constructed	1919	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The house at 63 Farrell Street, Pt Melbourne is significant to the City because:
it is an externally well preserved Federation Bungalow style house built for a railways employee, one of the large employers in the locality.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

This is a weatherboard Federation Bungalow style house, late in date for the style, with a gabled bay projecting from the main Dutch-hipped roof section of the house. The gable end is enriched with a stylised plant motif while the bullnose and ogee profile verandahs have been decorated with cast-iron brackets and friezes. Although the some of the timber frame of the verandah appears potentially early the mouldings, iron, and roofing have been replaced in a sympathetic form; the verandah floor has been replaced. Chimneys are the typical red brick shaft with stucco detail at the top. The front door has lead lighting and the lower wall boarding is in a narrow chamfer form.

A new but related timber picket front fence has been erected and the plantings, such as the palms, are related to the house construction date.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

Context: In a row of mixed detached housing with a Victorian-era villa adjoining: faces the government school

complex which has buildings of a similar era.

History

This house was built for John Scullin, engine driver, in 1919, as a 6 room weatherboard dwelling, housing 10 people. Scullin lived there until the 1930s, followed by Clara Scullin. The number of persons living at the house had nearly halved in 1930 to 6 { RB}.

The name Scullin is well known in the form of James Scullin the famous politician whose father was John but the latter lived at Trawalla while James moved from there to Richmond and later to Hawthorn { ADB}. This John Scullin however was a Victorian Railways employee with the Rolling Stock branch. He was born in 1867 and at the age of 14 joined the railways. In 1914 he was paid 13/6d per week { VGG}. John Scullin died at Port Melbourne in 1933, the son of John and Ann (nee Logan) { Macbeth}.

Ironically John had commissioned the construction of this house in the year of the national coal strike which cast most railways employees out of a job. The locomotive sheds at port Melbourne were closed and unemployment relief committee was set up to cope with the huge unemployment. It was also the year of the influenza epidemic and disastrous flooding. The nearby school was set up as a temporary hospital { Uren: 213}. Nevertheless Port Melbourne was by then the transport hub of Melbourne at that time with the Sandridge piers and railway terminus, as well as upgrading of both tramway and rail services in this era.

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

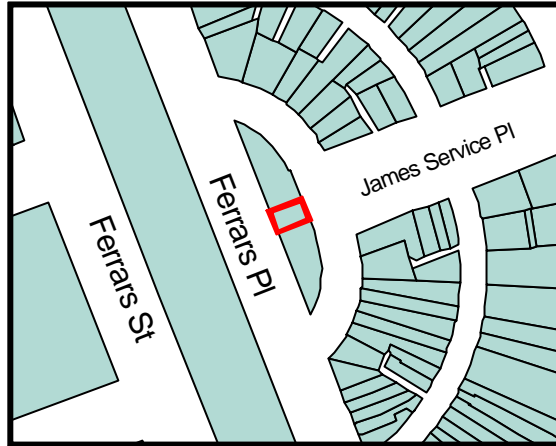VPRO Pt Melbourne Municipal Rate Book (RB) VPRS 586/P;
Macbeth `Death Index Victoria 1921-1985';
Serle (ed) `Australian Dictionary of Biography' (ADB) V11: 553
Uren & Turnbull, 1983, `A History of Port Melbourne' MUP: no index entry;
`Victorian Government Gazette' (VGG) 4/8/1914: 3414

City of Port Phillip Heritage Review

Identifier   Anzac Gardens

Formerly   St. Vincent Place

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	Ferrars Place ALBERT PARK	**Category**	Public
Constructed	1924	**Designer**	unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

The Anzac Gardens were reserved together with St. Vincent Gardens prior to August, 1854 and severed from the main body of the Gardens by the St. Kilda railway in 1857. The soldiers' memorial hall, now occupied by the South Melbourne branch of the RSL, was opened in 1924 by the the local branch of the Returned Soldiers and Sailors Association. They are historically, aesthetically and socially significant.

They are historically significant (Criterion A) as a part of the vision for the St. Vincent Gardens of which the Victorian Heritage Register states: "The St. Vincent Place Precinct is historically important as the premier 'square' development in Victoria based on similar models in London. It is significant as the largest development of its type in Victoria and for its unusual development as gardens rather than the more usual small park as at, for example Macarthur, Murchison, Lincoln and Argyle Squares in Carlton. The precinct is also historically significant for its associations with Surveyor-General Andrew Clarke, and more particularly with Clement Hodgkinson, a prolific and influential surveyorlengineer in early Melbourne". The memorial hall and the naming of the gardens after the Anzacs is historically significant for its capacity to recall the sacrifices made by the community of South Melbourne during the Great War and subsequently.

The gardens are aesthetically significant (Criterion E) for their relationship with the St. Vincent Gardens, the Anzac Gardens forming the eastern end of these gardens and in this respect forming an inseparable part of them. Their aesthetic values are reinforced by the position of the memorial hall on the axis of James Service Place which is reflected also in the position of the tower to the former St. Vincents Boys'Orphanage. The Victorian Heritage Register for the St. Vincent Gardens staes that the place is "aesthetically important for the outstanding quality of its urban landscape. The major elements that reflect this importance are the gardens with their gardenesque style layout and fine collections of mature specimen trees, and the harmonious relationship of the gardens with the residential buildings facing them around St. Vincent Place". The latter attribute also applies to the Anzac Gardens.

The gardens and hall have social significance (Criterion G) for the value placed upon therri by the community of South Melbourne and especially in recognition of the sacrifices of those who served in the world wars.

Other Studies

Description

The Anzac Gardens consist of public gardens and a centrally placed Memorial Hall. The hall is a symmetrical stripped Classical Revival building in red face brick with stuccoed parapet, frieze and stuccoed band at first floor level. There is a hipped terra cotta tiled roof, partially concealed by a central projecting front section with parapet and curved pediment and flag pole surmounting the principal entry and cartouche reading "Memorial Hall" in low relief. The eaves are bracketed, the upper sashes of the double hung windows are multi-paned and the secondary elevations are understated.

The hall is located on the axis of the Anzac Gardens which have a semi-circular shape. It faces James Service Place which reinforces the axial location of the hall and which is itself terminated at the east end by the tower of the former St. Vincent de Paul Boys' Orphanage.

The Gardens themselves are sympathetic and have a recent path layout, ornamental lights and recent plantings. They have been separated from the St. Vincent Gardens area by the St. Kilda railway route and Ferrars Street.

History

The subdivision plan including St. Vincent Place was formed prior to August 1854, possibly to the design of Andrew Clarke, the Surveyor-General of Victoria. The present layout of the gardens is the work of Clement Hodgkinson. The original scheme shows St. Vincent Place having identical elliptical gardens at either end, the eastern gardens being subsequently severed from the main body of the gardens by the St. Kilda railway. The line was opened on 13th. May, 1857 by the Melbourne and Hobson's Bay Railway Company and in 1868 the Council assumed formal control of the public gardens including St. Vincent Place. It commenced to develop the gardens in the following year.

Initially, Ferrars Place ran parallel with the railway at the back of the Gardens and Service Crescent was the name given to the curved street forming the characteristic curved end to the Gardens. This rear roadway has since been closed. After the Great War, the mayor of the City of South Melbourne launched an appeal for a soldiers ' memorial. A site in Service Crescent, looking across the railway cutting to St. Vincent Gardens was chosen in 1920 but the construction of a memorial hall did not start for another three years, the opening taking place in April, 1924. Prior to this, the local branch of the Returned Soldiers and Sailors Association had met in the drill hall. On 25th. April, 1952 a stone was laid and dedicated by the State president of the R-S.S. and A.I.L.A in honour of those who served in the 1939-45 war.

Thematic Context

4. Building settlements, towns and cities
8. Developing cultural institutions and ways of life
   8.1 Organising recreation
   8.1.3 Developing public parks and gardens

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
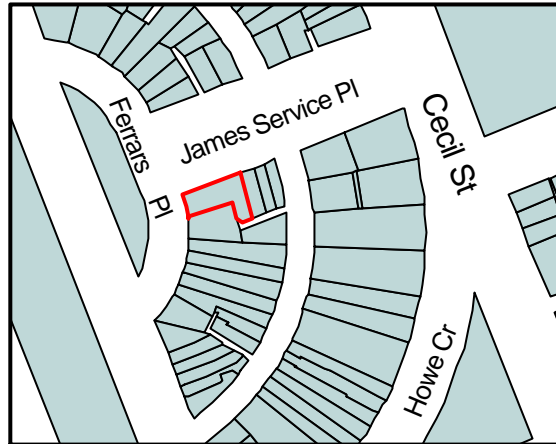
References

Priestley, S_ "South Melbourne A History", MUP, 1995, esp. p.292.
Statement of Cultural Heritage Significance for St. Vincent Place Precinct, Albert Park, Victorian Heritage Register.

Identifier   House

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   15 Ferrars Place
                      SOUTH MELBOURNE

Category   Residential:row

Constructed   1866

Designer   unknown

Amendment   C 29

Comment

Significance

15 Ferrars Place is of significance as one of the first houses built on the St Vincent Place subdivision and for retaining its timber and cast iron decoration that distinguishes it from the complex cast iron decoration typical of similar buildings of the following two decades.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: 1866 (1)

Prior to 1865, block 38 Ferrars Place (originally Service Crescent) does not appear in the South Melbourne Rate Books and the St Vincent Place subdivision of which this was a part had not begun to be built upon(2). However by 1866 a George Wharton was listed as the owner of an 'unfinished' six-roomed brick and slate house given an initial N.A.V. of £50 (3). Wharton was a master tailor and occupied this house until the early 1870s (4) when he sold to George Anthoness, a commercial traveller (5). By 1882 the property was listed as having ten rooms with an N.A.V. of £58 and was occupied by Walter Rayson, a draper (6). Immediately prior to the turn of the century and during the economic depression of the 1890s, the building (7) had decreased its N.A.V. to £31 (8). At that time it was occupied by Patrick Corrigan, a police constable (9).

The house is two storeyed and built with a terrace form. In a manner typical to the 1860s, the walls are in render and are generally undecorated, the only relief being the ruling in the render to represent ashlar blocks. The main source of decoration to the house is applied to the two storeyed verandah, with the ground floor having a stop-chamfered timber frame within which are set diagonal timbers in the manner of the cross of St

Andrew. These are combined with an elegant cast iron frieze and balcony balustrading at first floor level. The cast iron fence is partially intact and so too the corrugated iron fence with timber capping that extends down the north boundary.

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, 1865/66
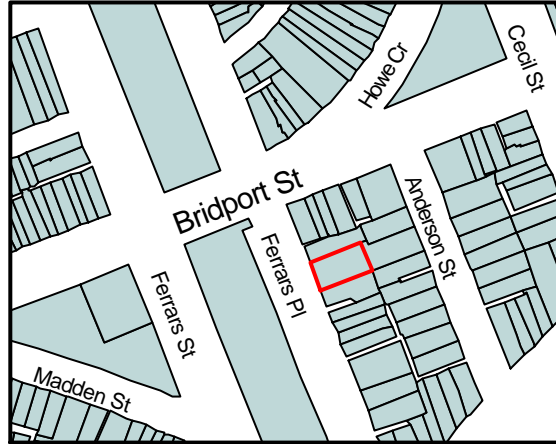2 ibid.
3 ibid.
4 ibid, 1869/70
5 ibid., 1873/74
6 ibid., 1881/82
7 The previous street number for the building was 18
8 ibid., 1898/99
9 ibid.

Identifier   House

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	34 Ferrars Place SOUTH MELBOURNE	**Category**	Residential:detached
Constructed	1877	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

34 Ferrars Place is of significance as a substantial house built for one of south Melbourne's leading professionals in the mid-Victorian period. While of a building form common to areas such as East Melbourne, this house is not of a common scale or form to South Melbourne and it represents one of the larger developments associated with the St Vincent Place area.

Primary Source

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

Other Studies

Description

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

Dr Charles Duret was the owner of fifty-three by ninety-nine feet of vacant land in Crown Section 37B from as early as 1875 (2). By 1877 he had erected his fifteen-roomed brick mansion, given a first N.A.V. of £130 (3). Duret started his practice in Emerald Hill quite early in the area's development (4) and on his retirement Dr Marcel Crivelli, of the Faculty of Medicine in Paris, carried on the work. Crivelli became the owner and occupier of Duret's mansion in 1899 and the property remained in his ownership until the turn of the century (5) when the Crivelli family built new premises at No. 40 Ferrars Place (q.v.) (6).

The house has a simple rendered façade marked with ruling to represent ashlar blocks and is decorated with bold architrave mouldings to the opening. The arched moulding and the six panelled front door are intact and particularly fine. The verandah is decorated with cast iron (although the original nature of all the iron required verification), and has slate flagging to its floor. The eave is decorated with sparsely set brackets and the moulded render chimneys and cast iron fence are intact.

History

see Description

Thematic Context

unknown

Recommendations

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

References

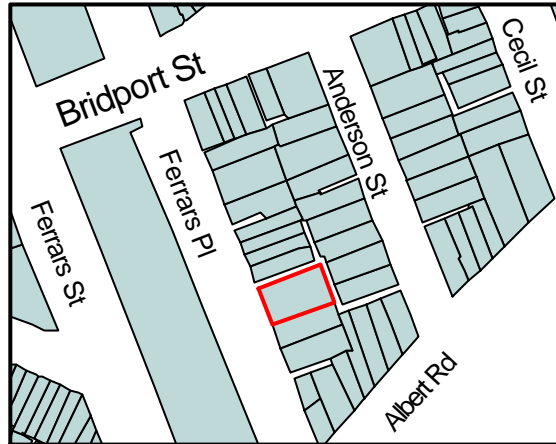1 City of South Melbourne Rate Books, 1876-1878
2 ibid., 1875/76
3 ibid., 1877/78.
4 National Trust of Australia (Victoria), File No. 2790
5 City of South Melbourne Rate Books, 1900/01
6 Refer Citation for 40 Ferrars Place

Identifier   "Balladonia"

Formerly   "Arrou"

Heritage Precinct Overlay None
Heritage Overlay(s) HO121

Address   40 Ferrars Place
SOUTH MELBOURNE

Category   Residential:detached

Constructed 1901

Designer   William Salway

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Arrou' is of significance as one of the largest Edwardian houses in South Melbourne that has a commanding and restrained design despite the wealth of decoration across its façade. It is a major work by the leading architect, William Salway.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: 1901 (1)
Architect: William Salway (2)

Dr Marcel Crivelli purchased a row of three wooden houses from Joseph Harper (3), a bootmaker, in 1900 (4) and demolished them soon after to build this large residence. Described as being of thirteen rooms and constructed in brick, the house had an initial N.A.V. of £170 (5). Originally named 'Arrou' (6), after Charlotte Crivelli's birthplace in France, it was subsequently re-named 'Balladonia', the origin of which name is not known. It was one of the first houses in South Melbourne to be wired for electricity, and people reportedly congregated outside to catch a glimpse of the light when the front door was opened (7).

'Arrou' is one of very few substantial Edwardian houses in South Melbourne; the area generally attracting a smaller residential building stock by that date. It is two storeyed and squeezed onto a very limited site. As a result, the façade does not have the degree of modelling that it may have otherwise enjoyed. It is however picturesque in massing and asymmetry was effectively contrived in a typically Edwardian fashion. Under the orderly hipped, terracotta-tile roof the walls are busy, with render played against tuckpointed red brickwork. A

square window bay extends out at one side of the arched entrance and pedimented coupled windows are placed on the other side. The whole is lightened in effect by the quite intricately detailed timber decoration to the small side verandah. The main stylistic references are to the English Vernacular Free Style and the design shows restraint from the playful roof forms and verandah decoration so often applied to buildings of the period.

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, 1899-1901
2 Architects' Index, University of Melbourne
3 Harper was the owner of vacant land immediately behind this property at what is now known as
   10-12 Anderson Street. Refer Citation No. ?
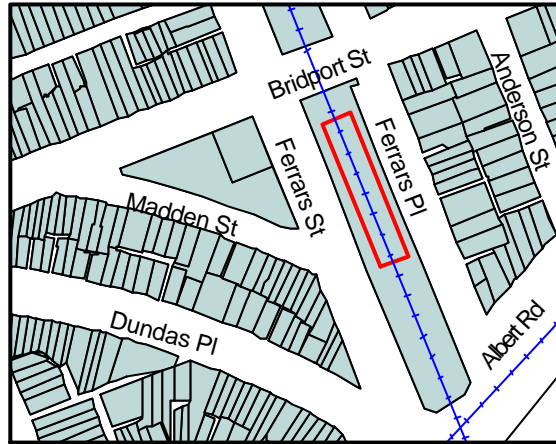4 City of South Melbourne Rate Books, loc.cit
5 ibid., 1900/01
6 National Trust of Australia (Vic.), 'Notes on 40 Ferrars Place', by R.G. Crivelli
7 ibid.

Identifier   Albert Park Railway Station

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO119

Address   Ferrars St
                  SOUTH MELBOURNE

Category   Public

Constructed 1880

Designer   unknown

Amendment   C 29

Comment

Significance

The Middle Park Railway Station is of significance for having had a station in this position since 1860, and for the distinction in the design of its buildings on both sides of the line. The impact of the station buildings on the streetscapes of Ferrars Street and Ferrars Place 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: Railway Station
Date of Construction: 1880(1)
Architect: Unknown

In May 1857(2) the privately owned Melbourne and Hobson's Bay Railway Company opened Melbourne's second railway - through South Melbourne to St. Kilda - following earlier suggestions that the route should run parallel to St. Kilda Road(3). The second station along from the city, previously known as the 'Butts' to serve the shooting practice area of the Royal Victorian Volunteer Artillery(4), was opened in November 1860(5) . This was totally rebuilt in 1880(6), to become Albert Park Station, by the contractors Messrs Pritchard and Blackwood.

In a manner similar to the South Melbourne Railway station, the Middle Park station is built in polychromatic brickwork with Italianate styling. The east building appears to have been built first, and has heavily bracketed eaves, coupled chimneys, an extremely fine cast iron infill unit to the entrance arch and an elegant concave verandah supported on fluted cast iron columns. The west building has red brick walls into which are set with

contrasting bricks, and it has a cantilevered open truss verandah.

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. C. Daley, 'History of South Melbourne'. p 67
4. ibid. p. 216
5. National Trust Australia (Vic.) 'Port Melbourne and St. Kilda Railway Lines', research Paper
6. Architects Index, University of Melbourne

City of Port Phillip Heritage Review

Identifier   South Melbourne Railway Station Precinct

Formerly   unknown
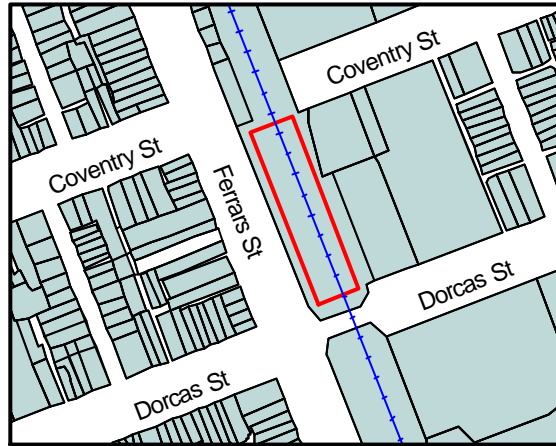
Heritage Precinct Overlay None
Heritage Overlay(s) HO120

Address   Ferrars St
SOUTH MELBOURNE

Category   Public

Constructed   c. 1857

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The South Melbourne Railway Station complex is of significance as a group of finely designed structures commenced soon after the laying out of this very early railway line. All have a distinction of design in their own right and as a group their individual significance is magnified.

Primary Source

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

Other Studies

Description

Original Use: Railway Station, road and pedestrian bridges
Date of Construction: c.1857(1) (bridges) and 1883(2) (station)
Architect: unknown

In May 1857(3) the privately owned Melbourne and Hobson's Bay Railway Company opened Melbourne's second railway - through South Melbourne to St. Kilda - following earlier suggestions that the route should run parallel to St. Kilda Road(4). The first station out from Melbourne was on this site, and was named 'Emerald Hill' which opened in September the following year(5).   The existing station buildings were built in 1883(6) and adopted the new name of the municipality, South Melbourne(7).

The station is nestled in a cutting that bisects Coventry Street and is part of an attractive railway precinct. An iron footbridge that crosses the line at the northern end of the buildings and has the name 'Enock Chambers' cast into the end column and the balusters at either end of the footbridge are embossed with 'P. Johns - Flinders Lane East' indicating the name of the manufacturer.

Part of the original works associated with the line are the three basalt bridges crossing the railway at Bank,

Dorcas and Park Streets. Recorded in the Minutes of the Melbourne and Hobson's Bay Railway Co., of 28 July 1856 is the acceptance of the tender by Hope and McKenzie of £11,000 for the erection of the bridges(8). This was one of the first (if not the first) road-over-rail crossings in Australia(9).   The bridge at Dorcas Street is incised in the capping with 'W. Elsdon, Engineer, St.K.R'y 1857'.

The station building is typical of the 1880s in its use of polychromatic brickwork over an Italianate-derived design.   In this case the essay is particularly complete, with heavily bracketed eaves and brick and render chimneys of Italianate styling with coupled expressed shafts. The decoration is continued into the entrance lobby of the Ferrars Street building with an intact tessellated tile floor, blind arches, and a very fine panelled timber ceiling set in panels with v-jointed lining boards to each panel. The verandah to the west platform is supported on fluted iron columns and the brick and iron picket fence is intact to the west of the building. The east building repeats the polychrome theme, but is less ornate and has a slightly later cantilevered verandah set on open trusses. Of particular distinction are the timber entrance gates.

The basalt bridges are very simple in their forms and have expressed buttresses immediately flanking the railway line. The pedestrian bridge is an intact example of an open truss bridge with metal strapwork in the trusses and timber joists spanning between in order to support the pathway.

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. Date on the Dorcas Street Bridge
2. National Trust Australia (Vic.) 'Port Melbourne and St. Kilda Railway Lines',
    research Paper p. 8
3. ibid.
4. C. Daley, 'History of South Melbourne'. p 67
5. National Trust Australia (Vic.) loc.cit.
6.   ibid.
7. C. Daley, 'History of South Melbourne'. p 143
8. National Trust Australia (Vic.) 'Research into Dorcas-Bank-Park Street Bridges', 19 July 1986
9 . National Trust Australia (Vic.) 'Port Melbourne ..' loc.cit.

City of Port Phillip Heritage Review

Place Name:	Shop & Residence	Citation No:	
Other names:		**2368**	
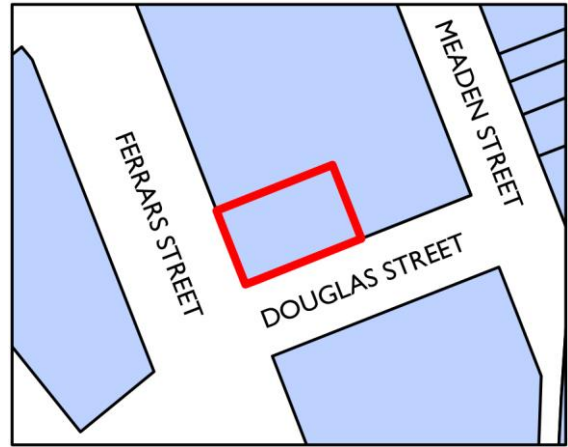
Address:	125-127 Ferrars Street, Southbank	Heritage Precinct Overlay: HO4	
Category:	Commercial: shop and residence	Heritage Overlay(s): None	
Style:	Federation	Graded as: Significant	
Constructed:	c1900	Victorian Heritage Register: No	
Designer:	unknown		
Amendment:	C117		
Comment:	New Citation		

Significance

What is Significant?

The buildings at 125-127 Ferrars Street, Southbank are two brick two-storey shops and residences constructed in about 1900.

How is it Significant?

The place is of historical, technical and aesthetic significance at the local level.

Why is it Significant?

The two shops and residences are of historical significance as rare surviving examples of residential properties in the former Montague slum neighbourhood, which otherwise had been almost entirely demolished and replaced with commercial and industrial buildings in the period 1930-1960. As such they reflect a now disappeared aspect of South Melbourne's history (Criterion A).

The place is of aesthetic significance as a representative example of early 20th century domestic architecture at a pared back form demonstrating the economies of design applied to the cheaper parts of Melbourne (Criterion E and F).

Thematic Context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5.5 Settlement: Growth and change: 5.5.1 Three settlements: Sandridge, St Kilda and Emerald Hill, 5.5.3 The late Nineteenth Century boom

History

Better quality terrace houses were built on main roads in the Montague area, and some survived the slum clearance. The north east corner of Ferrars and Douglas Street was vacant in 1895, and this end of Ferrars Street appears to have undergone renumbering, as the lot to the south was number 60 at the time.
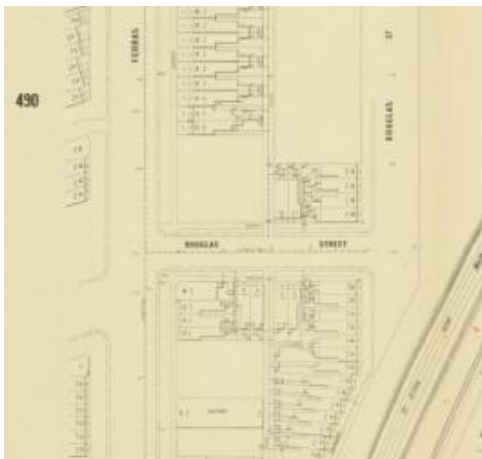

Figure 1 - MMBW plan 489, 1895 subject buildings not shown

These two buildings were evidently erected in about 1900, but were absorbed in the Union Can Company site by the 1950s, possibly as offices. To the north and east surrounding the buildings was saw tooth roof factory.

Figure 2 - Extract from Mahlstedt's Plan 'City of South Melbourne and section of Port Melbourne detail-fire-survey ', Mahlstedt's (Vic) Pty Ltd 1950

References

Mahlstedt's Plan 'City of South Melbourne and section of Port Melbourne detail-fire-survey ', Mahlstedt's (Vic.) Pty. Ltd. 1950

Melbourne and Metropolitan Board of Works detail plan, 475 & 489, South Melbourne :   Melbourne : MMBW Date(s): 1895

Description

Two, two-storey shops and residences, constructed in face brick, with pitched timber-framed, corrugated iron-clad roofs, behind cement-rendered brick pediments. Modified front timber verandahs and various rear alterations and extensions. The ground floor verandah of No. 127 on the corner has been infilled.

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.

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Recommendations

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

- Include in Port Phillip Planning Scheme as part of heritage overlay HO4.

Primary heritage study

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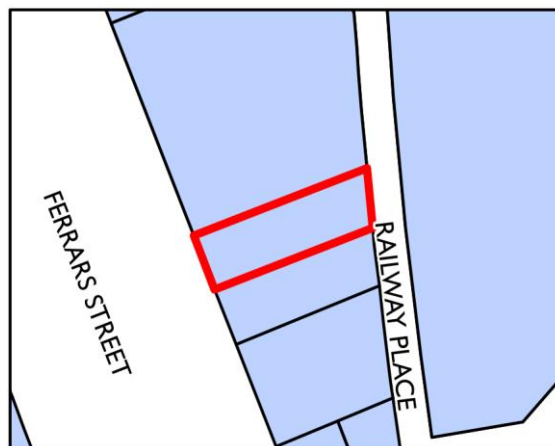
Other heritage studies

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

City of Port Phillip Heritage Review

Place Name: **Interstate Rubber Company (former)**
Other names: Factory

Address:	185 Ferrars Street, Southbank
Category:	Industrial
Style:	Interwar Moderne
Constructed:	c1945
Designer:	unknown
Amendment:	C117
Comment:	New Citation

Heritage Precinct Overlay: HO4

Heritage Overlay(s): None

Graded as: **Significant**

Victorian Heritage Register: No

Significance

What is Significant?

The former Interstate Rubber Company at 185 Ferrars Street, Southbank, a brick fronted single-storey factory/warehouse constructed in about 1945, is significant. This is a simple brick single storey industrial building with steel framed corrugated iron roof. The facade is embellished with a stepped parapet, large boxed rainheads, cement panels over the continuous lintel spanning the vehicle door, a painted name panel above, and an oculus window above the pedestrian door. Remnants of a painted dado are also evident.

The modern coloured panelled tilt vehicle door is not significant.

How is it Significant?

The former Interstate Rubber Company factory at 185 Ferrars Street, Southank is of historical and aesthetic significance at the local level.

Why is it Significant?

The former Interstate Rubber Company building is of local historical significance as one of the early examples of the conversion of the former Montague residential district into a commercial and industrial zoned area through official slum clearance policy (Criterion A). It is also aesthetically of interest for the treatment of the façade, which, while being reserved, indicates the characteristic elements of mid-century modernism on a very modest scale (Criterion E).

Thematic Context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5.4 Industry: 5.4.2 South Melbourne, 5.4.5 Growth and prosperity

History

A number of small industrial buildings were erected in the Montague area in the early to mid-20th century as this former swamp and slum was rehabilitated as an industrial zone. The Union Can Company Pty. Ltd., grew from a small manufactory in 1908 to occupy a three acre site in Ferrars Street and expanded to cover most of the block between Ferrars and Meaden Streets by 1938. W. H. Johnsons Jams was also in Meaden Street, next door was a paint manufacturer Brolite Pty Ltd., which had a spectacular explosion destroy much of the factory in 1947, but it continued to operate at least into the late 1950s.

References

Melbourne & Metropolitan Board of Works (MMBW) Sewerage Plan 1895.

NSW State Records "Interstate Rubber Co. Pty Ltd " 18/12/1933 to 08/10/1975
http://search.records.nsw.gov.au/items/913673

Queensland Archives, Register of companies, Index.
http://www.archives.qld.gov.au/Researchers/CollectionsDownloads/Documents/Companies-I_K.pdf

Sands & McDougal Directories

'The Michaelis, Hallenstein story, 1864-1964 one hundred years in leather', Image Australia Pty. Ltd. 1965

Transport Workers (Mixed Industries) Award 2002 AP813166 -
http://www.fwc.gov.au/consolidated_awards/ap/ap813166/asframe.html

Victorian Government Gazette, http://gazette.slv.vic.gov.au/images/1974/V/general/15.pdf

Description

185 Ferrars Street is a simple brick single storey industrial building with steel framed corrugated iron roof. The facade is embellished with a stepped parapet, large boxed rainheads, cement panels over the continuous lintel spanning the vehicle door, a painted name panel above, and an oculus window above the pedestrian door. Remnants of a painted dado are also evident. A modern coloured panelled tilt vehicle door is installed.

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.
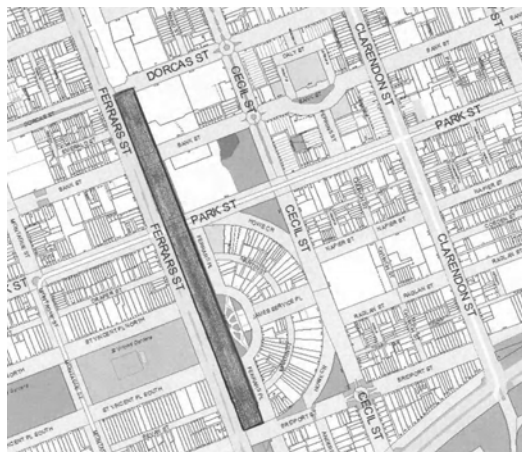
Primary heritage study

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

Other heritage studies

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

City of Port Phillip Heritage Review

Identifier   Railway cutting and road bridges

Formerly

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	221-351 Ferrars St SOUTH MELBOURNE	**Category**	Public
Constructed	1856-57	**Designer**	William Elsdon

Amendment   **C 52**

Comment   New citation

Significance (Mapped as a Significant heritage property.)

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

How is it Significant?
The railway cutting and bridges are of aesthetic and historic significance to the City of Port Phillip.

Why is it Significant?
Aesthetically, the railway cutting is of significance as an important vista between the railway stations at South Melbourne and Albert Park. Extending in a straight line for almost a kilometre, this notably long view can be appreciated from several vantage points including the road bridges at Dorcas, Bank and Park streets, the footbridge at Coventry Street, and the level crossing at Bridport Street. The bridges themselves are important visual elements, punctuating the vista, while the grassed embankments and mature trees also contribute to its aesthetic qualities. It contrasts with many other early railway cuttings (eg that in Alma Park) which tend to be curved. Historically, the railway cutting and road bridges are of significance for their associations with the initial development of Melbourne's railway network in the 1850s. Although much of the actual railway infrastructure was removed following the line's conversion to a light rail, the cutting itself remains as one of the oldest and longest in the inner city area, while the three bluestone bridges are also rare and significantly early surviving examples of their type.

Primary Source

Other Studies

Description

The railway cutting extends for 800 metres between Coventry Street and Bridport Street, corresponding, approximately, to the portion of railway line between what are now the South Melbourne and Albert Park light rail stations. The cutting is crossed at Dorcas Street, Bank Street and Park Street by three bluestone bridges of identical design. Each of these comprises, at the lower level, a central segmental-arched opening with rock-faced voussoirs, flanked by smoother battered piers, and thence by rock-faced abutments. The upper level, with smoother ashlar masonry, is delineated by two projecting courses of smooth-faced stonework. On the inside of this wall, facing the road, the stonework has a bush-hammered finish with a smooth border, and there are some iron spike railings. The bridge closest to South Melbourne station also has an engraved panel bearing the name of the original engineer, William Elsdon, and the date 1857.

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

History

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

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

Thematic Context

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

Other railway cuttings in the inner suburbs also tend to be of curved profile, and are generally shorter, and of more recent origin, than the example at South Melbourne. The cutting between Brewster Street and Glenbervie station in Essendon, which dates from 1872, is about 500 metres long and is also of a gently

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

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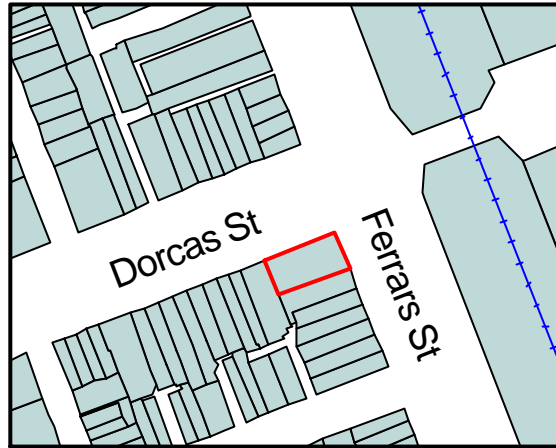
Recommendations

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

References

Leo Harrigan. Victorian Railways to '62. pp 38-43.
Susan Priestley South Melbourne: A History. pp 86-87.

Identifier   Former Freemasons Hall

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO122

Address 254-256 Ferrars St SOUTH MELBOURNE	**Category** Public
Constructed 1876	**Designer** Adamson and McKean

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Freemasons Hall is of significance as a South Melbourne landmark and for having been built to house the Yarra Yarra Masonic Lodge. Architecturally it is also one of the most commanding institutional buildings in the area and is unusual in its two storeyed form for a hall structure. The building's significance is enhanced by its intact state.

Primary Source

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

Other Studies

Description

Original Use: Freemasons Hall
Date of Construction: 1876 (1)
Architect: Adamson and McKean (2)

The site of the Freemasons Hall on the south-west corner of Dorcas Street was acquired by the Yarra Yarra Masonic Lodge in 1875 (3). The following year and at a cost of £2,000 (4), Leonard Haffner (5) was commissioned to build the hall to the designs of local Emerald Hill architects, R. Adamson and W. McKean. Erected as the first permanent rooms of the Yarra Yarra (Scottish) Lodge, No. 714 E.C. (6), the building was used by the Freemasons until 1881, when financial difficulties forced them to vacate (7). After a short period in the hands of real estate agents (8) the building was owned and occupied from at least 1884, by Henry Mortimer Franklyn, the Victorian publisher and journalist. Although no confirming evidence has been found it is thought that Franklyn may have used the Masonic Hall for publishing purposes (9). James Munro, businessman, former Premier and Treasurer of Victoria, is listed as the following owner of the building in 1887(10), when it is described as a hall and store, having an N.A.V. of £150 (11). By 1895 the 'Try Boys Society' were the new occupants (12). The Yarra Yarra Lodge re-acquired the hall in 1910, however with

increasing membership it again became necessary to secure new premises (13).

On its corner site, the hall is a landmark in South Melbourne and while relatively close to the Town Hall, it is one of the few institutions to have been built to the west of the St Kilda railway line. The façade is fashioned in render, the ground floor with its rusticated piers forming the basement course to the decorated piano nobile floor above. The first floor is decorated with shallow corinthian pilasters and the cornice above it is surmounted by a balustrated parapet. The Coat of Arms, name and date remain intact above the Dorcas Street entrance, while the Ferrars Street entrance houses a commanding entrance way.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 National Estate, 'Listing for South Melbourne Freemason's Hall', as at 22 September 1986
2 Architects' Index, University of Melbourne
3 National Trust of Australia (Vic.), 'Submission for the Addition of the Former, Freemason's Hall…', held in File No. 2746
4 HBPC, 'Findings of the Sub-committee', in File No. 83/2803
5 ibid.
6 National Trust of Australia (Vic.), 'Building Citation: 254-256 Ferrars Street'
7 National Trust of Australia (Vic.), 'Submission for the Addition…'
8 ibid.
9 [not recorded]
10 ibid.
11 City of South Melbourne Rate Books, 1887/88
12 An inscription on the front wall of the building reads 'South Melbourne Try Boys' Society, 1895'
13 National Trust of Australia (Vic.), 'Submission for the Addition…'

City of Port Phillip Heritage Review

Place name:	House		Citation No:
Other names:	-		**964**

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

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

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

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

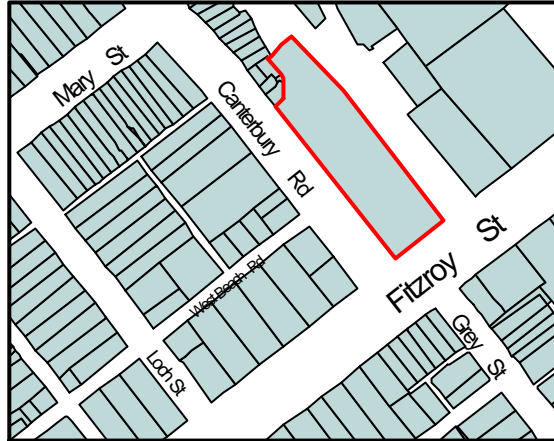Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other images

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City of Port Phillip Heritage Review

Identifier   Railway Station and Surrounds

Formerly   unknown

Heritage Precinct Overlay None

Heritage Overlay(s) HO123

Address	Fitzroy St ST. KILDA	**Category**	Public
Constructed	1857	**Designer**	unknown

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

This railway station is very important as it is an early Victorian example of this building type and the only one to remain from the days of the Melbourne and Hobson's Bay, Railway Company. The unique platform canopy dates from the original construction and is substantially intact. The bluestone retaining wall dating from 1857 and Edwardian planting featuring mature date palms are an important part of the complex.

Primary Source

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

Other Studies

Description

The St Kilda Railway Station was erected for the opening of the line on 13th May 1857 at the termination of a Hobson's Bay Railway Company branch line and included refreshment, retiring rooms and a bar. The restrained Italianate building originally featured a semi-circular portico probably demolished in 1913, when buildings were also erected at the southern end of the station and the single train track was duplicated. The unusual platform canopy displays timber valencing and is supported on open web joists. A timber signal box and mature railways planting (probably dated from the 1906 renovations) all add character to the precinct. The bluestone retaining wall along Canterbury Road is clearly shown in an 1857 engraving by Sands, Kenny & Co.

Intactness
The demolition of the portico, the addition of buildings, the lengthening of the platform and the bricking up of openings detract from the original design, although the original platform canopy (extended on the Fitzroy Street end) and timber valencing remain substantially intact as does the platform elevation.

History

see Description

Thematic Context

unknown

Recommendations

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

References

'The Illustrated Journal of Australasia', vol.4, No.XXI, March, 1858, p.119
'The Illustrated Melbourne Post', 9 August 1862, p5
Ward, A., 'Victoria's Railway Stations. An Architectural Survey'. Vol.2 Nov. 1980.
Information from Andrew Ward, 1982.
The Age, 14th May 1857.

Identifier St Kilda Park Primary School

Formerly unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO124

Address	Fitzroy St ST. KILDA	**Category**	School
Constructed	1882	**Designer**	H. R. Bastow

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

This building provides an intact example of the more exuberant style of Gothic adopted for Victorian schools. The two-storey splayed corner element is unusual. The school is situated at the edge of an important architectural area of St Kilda.

Primary Source

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

Other Studies

Description

The St Kilda Park Primary School was erected in 1882 by contractors Beardall and Glenncross to a design of architect H.R. Bastow prepared three years earlier. As early as 1874 land was applied for, but it was not granted until 1878 when a bill was passed in the Legislative Assembly for the annexure of land from the permanent reserve, Albert Park. The two-storey, red brick school is in the Gothic style, which had been developing in the late 1870s in Victorian school design. Polychromatic brickwork, pointed arches surmounting openings and steep gable roofs give a Gothic character. The two storey splayed corner element is unusual in school design, but provides a visual transition between the two facades. A prominent tower exhibits decorative iron cresting and arches below supported on iron columns. Similar school plans were adopted in the late 1880s.

Intactness
This school building is very intact and the steep roof has been re-slated. Additions and alterations were carried out in 1923 and two additional rooms erected in 1969.

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
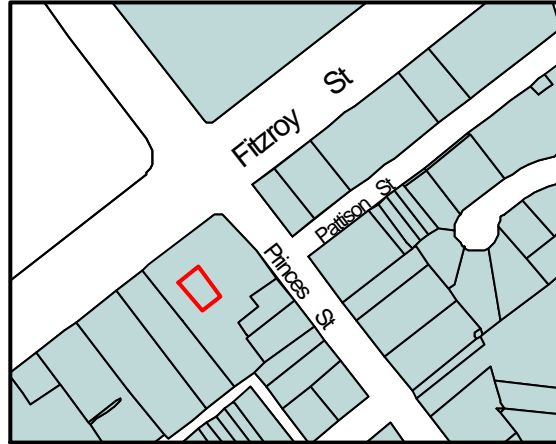
References

Blake, L.J. (ed)' Vision and Realisation', vol.3, p.377, Education Department of Victoria, 1973.
Burchell, L.' Victorian Schools, A Study in Colonial Government Architecture, 1837-1900', Melbourne, 1980.
Cooper, J.B. 'The History of St Kilda', vol.1, p.391. Melbourne, 1931.

Identifier   Wesleyan Church Complex
Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO128

Address	Fitzroy St ST. KILDA	**Category**	Church
Constructed	1857-58	**Designer**	Crouch and Wilson

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The Wesleyan church itself is an early building of its type and together with the other buildings on the site, forms an intact complex of church buildings.

Primary Source

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

Other Studies

Description

The existing bluestone Wesleyan Church, Fitzroy Street, was erected in 1857-58, and was the second church to be built on the site. Designed by Crouch and Wilson, the Gothic church features a square central entrance tower with Early English stepped buttresses and pinnacles above. The sides of the rectangular nave feature narrow lancet windows which alternate with buttresses. Adjacent to the church is a brick school building which replaced the original timber one in 1888. The red brick Gothic building, which features cream brickwork, was designed by Percy Oakden. The original parsonage, erected in Princes Street at the rear of the church in 1856 and designed by T.J. Crouch, was demolished in 1888 and the second one erected in the following year. This two storey residence was probably designed by Percy Oakden and Ralph Wilson and built by T.B. Allen. The fourth building on the site is the third parsonage which was designed by A. Eggleston, the result of an architectural competition early this century and erected by R.J. Jones.

Intactness
The complex of buildings are substantially intact.

History

see Description

Thematic Context

unknown

Recommendations

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

References

Griffiths, A.B. and von Hartel, Y., 'An Architectural History of the Wesleyan Methodist Church, St Kilda'., Research Essay, 1965, Department of Architecture, University of Melbourne.
Cooper, J.B., 'The History of St Kilda', Vol 1, p.354-6, Melbourne, 1931.

Identifier   "Elenara" and "Thalassa"

Formerly   unknown
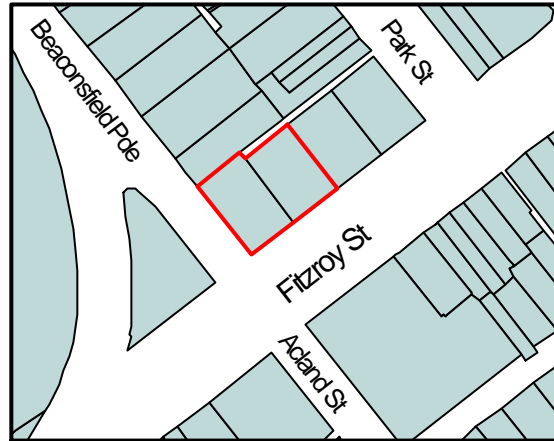
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	Cnr. Fitzroy St and Beaconsfield Pde ST. KILDA	**Category**	Residential:detached
Constructed	c 1900	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Elenara and Thalassa are intact examples of large Edwardian residences erected in St Kilda. In addition to their architectural significance, the buildings are located in a critical position, at the gateway to the important foreshore area, opposite the Catani Gardens. The pair of buildings form an extremely important link at the corner of Fitzroy Street and Beaconsfield Parade. In spite of the losses of important buildings in both these streets the survival of this corner group manages to maintain much of the original character of this area.

Primary Source

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

Other Studies

Description

Elenara and Thalassa, Fitzroy Street, St Kilda are two adjacent Edwardian residences erected at the beginning of this century. A contemporary description in 1914 spoke glowingly of Elenara:

"A home of palatial residences and hotels is Fitzroy-street, the main thoroughfare leading down to the Esplanade, but none are more attractive than "ELENARA" at the corner of Acland-street, with its quaint architecture and great stretch of windows, making one of the most pleasant pictures on a summer's eve when the lights are glowing. It gives so reposeful an impression, and that is deepened as one moves through the sumptuously furnished and carpeted rooms, finished with the touch of an artist. Facing the water, just a few steps from all the life, and joy of the Esplanades it is an ideal private residential hotel."

Originally both of exposed red brickwork, the buildings feature many elements of the Federation period often in an extreme manner. The two storey residences incorporate half-timbered gables, bow and bay windows with leaded glass, rectangular, triangular and oriel de boeuf windows, timber fretwork, arches, a glazed tile hip and gable roof with terracotta ridging and finials, and substantial tall red brick chimneys. Cement render is

employed to highlight window bays and to provide a continuous contrasting band around the buildings. The resulting compositions are highly asymmetrical, complex and diverse and show the influence of the Queen Anne revival style in England in the latter half of the nineteenth century.

Intactness
Both residences are substantially intact with Elenara retaining its exposed brick and render facades.

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

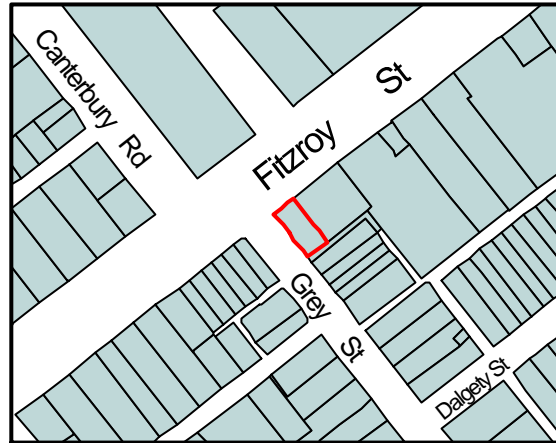Sands and McDougall Directories, various dates.
St. Kilda by the Sea, 1914, p. 95, also illustration.
Rose postcard, u.d. held by City of St Kilda.

Identifier   George Hotel

Formerly   Terminus Hotel

Heritage Precinct Overlay None
Heritage Overlay(s) HO127

Address	Cnr. Fitzroy St and Grey Street ST. KILDA	**Category**	Commercial: residential
Constructed	1889, 1925	**Designer**	See DESCRIPTION

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The George Hotel, situated at the terminus of the St Kilda railway line, is historically important as an early landmark in this fashionable seaside resort. It stands on a site which sported a hotel from early days of St Kilda. The Victorian building is typical of the hotels erected during the boom years in Melbourne, and is a reasonably intact example.

Primary Source

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

Other Studies

Description

Originally the Terminus Hotel stood on this site although this was renamed in 1867 by the new proprietor, Charles Forster after the George Hotel, Ballarat. Extensions and alterations to the hotel occurred with one extensive addition being designed by Robert Rusby Cowl in 1873 for the proprietor Fredrick Wimpole (who owned the hotel from 1870 to well into the next century). The hotel as it exists today comprises two buildings which reflect two styles; one being erected on the corner by 1889 and the other adjoining in Fitzroy Street in 1925. The four storey Victorian building originally of two hundred and fifty rooms, was designed by Harry B. Gibbs and features a curved corner tower and recessed balconies on both elevations. Arched openings dominate the composition with applied decoration including Corinthian pilasters and bosses. The 1925 section which abuts the earlier one is an austere building of five storeys which employs vertical oriel window bays to relieve the facade. Strips of rectangular windows maintain the horizontal line of the Victorian building and the parapet is balustraded in a similar manner to the adjoining building.

Intactness
The existing building is reasonably intact and the extensive 1925 addition does not distract greatly from the earlier building. A mansard roof to the corner tower shown in an early illustration is no longer extant.

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
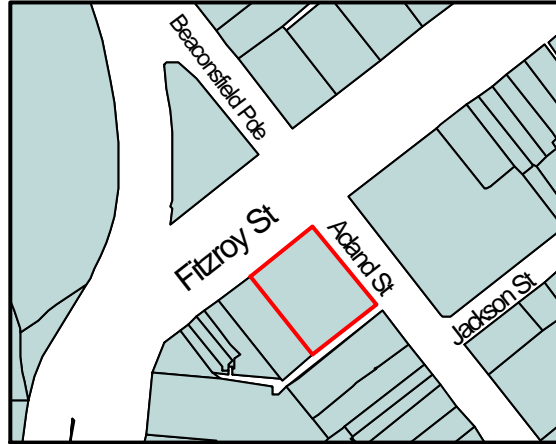
References

'Argus', 29 October 1873, s.p.2.
'Building, Engineering and Mining Journal', 30 November 1889, p.450.
Davison, G (ed),'Melbourne on Foot', p. 128 Melbourne, 1980.
Smith, J. (ed), 'The Cyclopedia of Victoria', Melbourne, 1903, vol. 1, p. 384.
R.K. Cole, 'Hotel Records' held at State Library of Victoria.

Identifier   Summerland Mansions

Formerly   Summerland House

Heritage Precinct Overlay None
Heritage Overlay(s)   HO345

Address	17-25 Fitzroy St ST. KILDA	**Category**	Commercial: residential
Constructed	1920-1921	**Designer**	Christopher A Cowper

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

Summerland is of significance both as a key example of the `flats over shops' building type and as an example of mansion flats. This combination together with the scale of the apartments and the scale of the complex as a whole, sets it apart from other buildings of this type. This significance is enhanced by the sophisticated relationship of the design to the predominantly commercial Fitzroy Street frontage on one hand, and the residential Acland Street on the other. Its location in St Kilda reflects a key part of St Kilda's history as an important seaside resort in the first half of the twentieth century. Architecturally, it is a fine representative example of a transitional style between the eclectic survival of the early 20th century and the emergent functionalist styles.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts, Free Classical
Two and three storey walk-up flats, shops
Original owner: ER & GHC Crespin

"Summerland Mansions" is a complex of shops and large residential flats situated on the corner of Fitzroy and Acland Streets. The site itself is strongly connected with St Kilda's earliest history. It was the first block of land sold in the first Crown Land sales in St Kilda in December 1842. The buyer, Lieut. James Ross Lawrence RN, was Captain of the schooner "Lady of St Kilda" from which the city took its name. Captain Lawrence named Acland Street after Sir Thomas Dyke Acland, the owner of the vessel.

Before Elsie Rowe Crespin and her husband GHC Crespin acquired the property in 1919, it had been known

as "Summerland House", a Victorian mansion owned by Georgina Wilson Watt. They engaged the architect Christopher A. Cowper of Collins Street to redevelop the site as the grand block of mansion flats and incorporated shops that remains to this day.

The flats were built in two stages. The first part was the main three storey section fronting Fitzroy Street consisting of six shops and a dining room on the ground floor and eight flats of approximately 175m2 above. While these were being built in 1920 a further permit was granted for the erection of four more flats of approximately 200m2 behind the first stage forming a two storey block with its entrance on Acland Street. The disposition of the two blocks consolidated the emerging retail and commercial character of Fitzroy Street on one frontage and the long standing residential character of Acland Street on the other. They formed a landmark at this important intersection that announced St Kilda's urban residential and commercial character to those arriving in its heart from Beaconsfield Parade and Fitzroy Street.

The buildings present massive symmetrical facades to both streets capped with broad terracotta tiled hipped roofs. The ground floor walls are of exposed brick, forming a base for the roughcast rendered facades. The horizontal banding of the triple bayed sash windows, the cut out openings of the deep balconies, and the visual heaviness of roof and eaves, all emphasise the massiveness of the building. The composition and detailing is very orderly and stripped back, in a style quite characteristic of the period without fully following any one in particular of the styles fashionable at the time. Cowper appears to have employed a number of Classical and Arts and Crafts motifs to articulate a bolder, more modern massing setting this work apart from earlier Queen Anne buildings for which he is renowned.

Internally, symmetrical Beaux Arts ordering combines with solid Arts and Crafts interiors to produce two bedroom mansion apartments of considerable space, luxury and ingenuity. A central feature of each of the Fitzroy Street flats is a large timber panelled reception hall at the head of each stairway entry. The Acland Street flats are planned less formally but also feature graciously proportioned main rooms. Each flat is provided with a balcony, a screened porch and a fully glazed sleepout. The Acland Street block has a huge flat roofed area at the back providing recreational and clothes drying facilities to all the residents, and calculated to circumvent the Council's requirement for half the land area to be open space.

Perhaps the most interesting planning feature of the flats was the large communal dining room centrally located on the ground floor. (The dining room and kitchen is occupied by the present Mexican restaurant). Residents had direct access to this facility from the two internal staircases and could dine looking onto Fitzroy Street through the large plate glass "shop front" windows. With this added amenity, each apartment was fitted only with a "kitchenette".

Summerland Mansions marks the heyday of apartment living in St Kilda. Its programme of retail shops below the residential flats typifies St Kilda's non-suburban residential nature, and the attraction of living near the seaside is clearly evident in "Summerland's" character.

The buildings have remained as residential flats (minus the dining room), commanding lower and lower rents as the district ran down over the years. Recently the apartments have been extensively renovated and strata titled, reflecting the upsurge in St Kilda's residential desirability. These works, carried out by the architects Peter Johnson and Tony Walliss, have carefully maintained and enhanced the original character.

History

see Description

Thematic Context

unknown

Recommendations

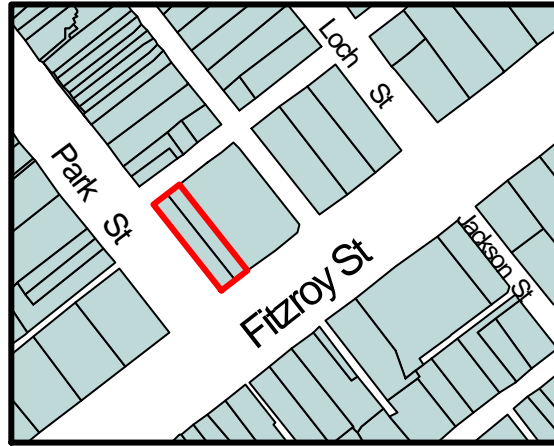A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Residences

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 18-20 Fitzroy St ST. KILDA	**Category** Residential:attached
Constructed c.1881-1882	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

These residences are of State significance as a unique three storey arcaded terrace pair. The arcading, columns, balustrading and articulated side facade are important elements. Because it is one of the few surviving buildings remaining from 1880s in Fitzroy Street it is an important remnant of the early Victorian street character. It is a prominent corner element with an unusually large front garden and intact cast iron fence and edged garden path.

Primary Source

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

Other Studies

Description

The pair of three storey Italianate residences are the remains of three erected in 1881-1882 for James Hogan as twelve roomed houses in Fitzroy Street, St Kilda. The arcaded terraces feature fluted cast iron Corinthian columns at each level and infilled incised balustrading. The transition from the Fitzroy Street facade to the simpler Park Street one is successfully resolved by the continuation of heavy rustication of the ground floor section and string courses to define the second and third floors. Arches feature chevron moulding and patterned bands decorate the front facade. 20 Fitzroy Street was the residence of the politician Sir Graham Berry from 1891-1894.

Intactness
The pair of buildings are substantially intact with original detail surviving internally and externally. Although the third terrace was demolished in 1970, it does not distract from the surviving pair because the three terraces were identical in external treatment.

History

see Description

Thematic Context

unknown

Recommendations

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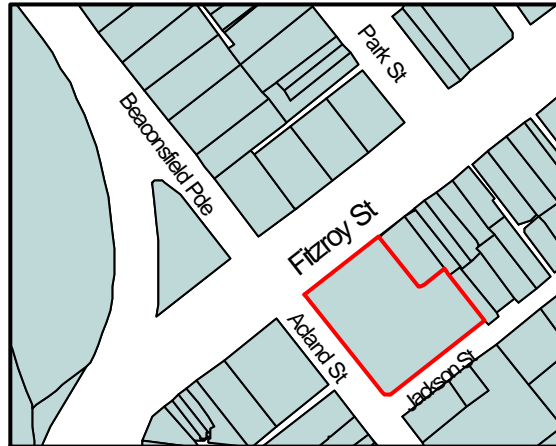Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

National Trust of Australia (Victoria) research notes
 MMBW Detail Plan City of St Kilda, 1897.

Identifier   Prince of Wales Hotel

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	29 Fitzroy St ST. KILDA	**Category**	Commercial
Constructed	1937	**Designer**	Robert H. McIntyre

Amendment   C 29

Comment

Significance

A representative example of Modernist streamlined hotel design, primarily of significance as one of an important series of residential hotels and guest houses in Fitzroy Street, and as one of the `bookends' to the cafe and retail strip on the north side of Fitzroy Street. The hotel has been a significant social landmark in its various forms since the nineteenth century and has important historical associations as the wartime headquarters for American officers and as an entertainment venue.

Primary Source

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

Other Studies

Description

Style : Functionalist
Four storey hotel
Builder: Hansen and Yuncken

The current Prince of Wales Hotel is a rebuilding of an earlier hotel that existed on this site. At the time of its completion the new building was regarded as one of the most up to date in Melbourne, with a shift away from the reliance on bar trade, which had formerly characterized the establishment, towards more diverse venues including lounges with fireplaces, private rooms for functions and a dining room. The entrance to the residential section was faced in black Carrara glass with the motif of the Prince of Wales feathers in stainless steel. The motif was continued in sand blasted glass panels elsewhere in the hotel.(1)

History

see Description

Thematic Context

unknown

Recommendations

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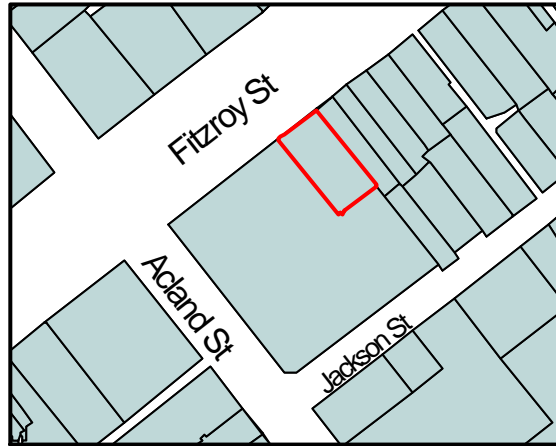Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
(1) J. Ramsay Johnson, `The Hotel Dresses Up', The Modern Store (February 1937), pp.11-14

Identifier   Edmaro

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	31 Fitzroy St ST. KILDA	**Category**	Commercial: residential
Constructed	1930s	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A small, finely crafted flat over shop building in the Georgian Revival style, notable for the symmetrical composition of the upper facade centred on a deep balcony framed by a crisply delineated Serlian motif. The balcony recess is given solidity and depth by the curved ceiling extending back from the central arch. The facade is constructed of variegated roman brick work, carefully detailed to form flat arches over the windows and chevron patterned panels below the sills. The building is largely intact though the rendered detail to the cornices, keystones and balustrading is painted an unsympathetic colour. The restrained design of the recent Di Stasio restaurant on the ground floor, undertaken by Architect, Allan Powell, contributes to the quality of the building.

Primary Source

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

Other Studies

Description

Style : Georgian Revival
Two storey restaurant, shop and 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	Gatwick Hotel
Formerly	Gatwick Hotel

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	34 Fitzroy St ST KILDA	**Category**	Residential:apartment
Constructed	1938	**Designer**	unknown
Amendment	**C 70**		
Comment	New Citation		

Significance (Mapped as a Significant heritage property.)

What is significant?

The Gatwick Private Hotel at 34 Fitzroy Street, St Kilda was constructed by 1938 and is one of a number of substantial apartment buildings or private hotels constructed in St Kilda during the inter-war period. It is a three-storey stuccoed building with three street frontages, executed in a restrained Spanish Mission manner. The building is built to the property boundaries to the three streets. The façade (south facing) has a parapet at the top with curved accents at the centre and corners. There is a diamond-shaped motif, made up of four square tiles, at either end of the parapet. The central raised area of the parapet has the inscription 'GATWICK'. Below the parapet is a band of projecting bricks (three courses, each successive course projecting more), which acts as a cornice, though it does not stretch the entire length of the façade. The long Loch Street elevation (east side) is broken up into five sections: three have similar curved parapets to the façade (with the same diamond-shaped tile motif), interspersed with two sections with overhanging eaves, making the terracotta roof tiles visible. The rear elevation (overlooking West Beach Road) has an identical parapet to that of the façade, without the central raised section. The west elevation, which abuts the neighbouring property, has three parapeted sections (front, rear and near the rear) interspersed with two broad setbacks, creating window wells, with overhanging eaves. The exterior of the building including the entrance foyer and awning and other detailing such fenestration is intact. There have been recent repairs to the cement render above many of the windows (possibly to repair the lintels).

The interior of the hotel is also highly intact. On the ground floor the reception office and a spacious (former) telephone booth feature Jacobean dark wood panelling with beveled glass lights above. The former lounge (in the south-east corner) has a large Adamesque ceiling centre in fibrous plaster. The upper two floors also feature fibrous plaster ceiling centres in the stairwells; these are Art Deco in style. The staircase has a wrought-iron balustrade with a lyre motif. The walls of the corridors and stairwell are finished with textured plaster in a swirled pattern below the picture rail. The upper two floors also have timber panelled telephone booths on the landings. The doors to the rooms are highwaisted with two small horizontal panels over two vertical ones. Most doors retain Art Deco door hardware. Reportedly most of the hotel rooms are intact.

Modern fire doors (partially glazed), which have been installed in the corridors and other post-World War II alterations are not significant.

How is it significant?
The former Gatwick Private Hotel is of local historic, social, aesthetic and architectural significance to the City of Port Philip.

Why is it significant?
The former Gatwick Private Hotel at 34 Fitzroy Street, St Kilda is considered to meet Criterion A.4 as one of a number of substantial private hotels or residential apartments constructed in Fitzroy Street during the inter-war period, which illustrate the continuing development of St Kilda as a seaside resort during that time and the transition to higher density living. It is also significant for its use as a boarding house in the post-war era, which illustrates the changing socio-economic circumstances in St Kilda during that time (AHC criterion A.4). Its significance is enhanced by its rarity value as surviving example of a residential hotel that remains in an intact condition both externally and internally (AHC criterion B.2). The former Gatwick Private Hotel is historically significant for its strong associations with the Carbone family who have owned and managed the building at least since 1977. Vittoria Carbone or 'Queen Vicky', in particular is fondly remembered for her compassionate management of the Hotel and her legacy is carried on by her daughters Rose and Yvette today (AHC criterion H.1).

The former Gatwick Private Hotel at 34 Fitzroy Street, St Kilda is architecturally significant a good and very intact representative example of the substantial residential hotels erected for professional people in St Kilda during the inter-war period. The significance is enhanced by the high degree of intactness to both the exterior and interior (AHC criterion D.2).

The Gatwick Hotel at 34 Fitzroy Street, St Kilda aesthetically significant as an intact interwar hotel that contributes to the historic character of Fitzroy Street. Although it is architecturally undistinguished its scale and siting of the building on the street frontage on two sides on a corner site gives it landmark qualities and makes it a prominent and important part of the streetscape on the north side of Fitzroy Street (AHC criterion E.1).

The Gatwick Hotel at 34 Fitzroy Street, St Kilda is socially significant as a long-standing boarding house in St Kilda. It has strong associations with people of different socioeconomic circumstances who have been an important part of St Kilda society since World War Two. While many residents are short term, some have lived at the Hotel since the 1960s and regard it as 'home'. The strength of association and attachment to the Gatwick is demonstrated by its celebration in artworks and writing produced since 2002 (AHC criterion G.1).

Levels of significance:
Primary significance – all 1938 fabric as noted above including the interiors.
Secondary significance – none specified.
No or limited significance – post-WWII additions or alterations.

Primary Source
David Helms, Heritage Assessment, Four Places in Port Phillip, 2008

Other Studies

Description

The Gatwick Hotel, at 34 Fitzroy Street, Saint Kilda, is a three-storey stuccoed building with three street frontages, executed in a restrained Spanish Mission manner. The building is built to the property boundaries to the three streets. The façade (south facing) has a parapet at the top with curved accents at the centre and corners. There is a diamond-shaped motif, made up of four square tiles, at either end of the parapet. The central raised area of the parapet has the inscription 'GATWICK'. Below the parapet is a band of projecting bricks (three courses, each successive course projecting more), which acts as a cornice, though it does not stretch the entire length of the façade.

The long Loch Street elevation (east side) is broken up into five sections: three have similar curved parapets to the façade (with the same diamond-shaped tile motif), interspersed with two sections with overhanging eaves, making the terracotta roof tiles visible. The rear elevation (overlooking West Beach Road) has an identical parapet to that of the façade, without the central raised section. The west elevation, which abuts the neighbouring property, has three parapeted sections (front, rear and near the rear) interspersed with two

broad setbacks, creating window wells, with overhanging eaves.

The façade is five bays wide. The entrance, in the central bay, is a segmentally arched opening, with a Tudor label mould, inside which are white marble steps leading up to the front door. The walls of the stairway are panelled with brown marble bordered in dark grey marble. The double doors are dark-varnished timber with four horizontal glazed panels below an Art Deco ziggurat motif at the top (comprising a square central window pane and four narrow side bars). There is a large transom with three panes above the double doors. The entrance is sheltered by a small cantilevered box awning.

Above the entrance are windows to the first and second floor corridors. They are single sash windows with leadlights in the upper sashes. The leadlights have small yellow glass lights with a heraldic motif at the centre. Identical leadlights are found to the stairwell windows on the Loch Street elevation. On either side of the central bay are two bays of windows to hotel rooms. They are paired two-over-two sashes with horizontal muntins. All of the windows on the first and second storeys have concrete flower boxes resting on small corbels (the paired windows share a single, longer box). The ground floor windows also have two-over-two sashes, but have simple rendered sills instead of flowerboxes.

The side and rear elevations have mainly the two-over-two sash windows with horizontal muntins and simple rendered sills (apart from the stairwell windows, as noted). On the Loch Street elevation, near the rear (in the second parapeted section), three differentiated ground floor windows indicate the presence of a former common room: there is a large picture window with a curved muntin between it and three transom panes. On either side of this window is a pair of the two-over-two sash windows. There are two chimneys on the Loch Street elevation, both near the edge of the roof. They are rendered with a projecting band near the top below with an upside down 'T' motif on each face. A single terracotta chimney pot survives on the rear chimney. At the very rear of this elevation, the building steps in to provide a tiny walled courtyard at ground-floor level, presumably for storage of rubbish bins. Above the bins storage are three levels of toilets, indicated by the external waste pipes and smaller, louvered windows. The rear of the building also has a raised basement, due to the slight slope of the site. There are two one-over-one sash basement windows on the Loch Street side and five on the West Beach Road side.

The exterior of the building is intact. There have been recent repairs to the cement render above many of the windows (possibly to repair the lintels).

The interior of the hotel is also highly intact. On the ground floor the reception office and a spacious (former) telephone booth feature Jacobean dark wood panelling with beveled glass lights above. The former lounge (in the south-east corner) has a large Adamesque ceiling centre in fibrous plaster. The upper two floors also feature fibrous plaster ceiling centres in the stairwells; these are Art Deco in style. The staircase has a wrought-iron balustrade with a lyre motif. The walls of the corridors and stairwell are finished with textured plaster in a swirled pattern below the picture rail. The upper two floors also have timber panelled telephone booths on the landings. The doors to the rooms are highwaisted with two small horizontal panels over two vertical ones. Most doors retain Art Deco door hardware. Reportedly most of the hotel rooms are intact. The one viewed (on the first floor) was divided into bedroom and sitting room areas by a head-height timber and glass partition. Each section of the room had its own fibrous plaster Art Deco ceiling centre. Modern fire doors (partially glazed) have been installed in the corridors.

History

The Gatwick Private Hotel was constructed by 1938. It replaced a nineteenth century house known as 'Lockings' that was occupied by members of the O'Donnell family in the early decades of the twentieth century. The O'Donnells owned both this property and the adjoining lot to the south-west. In May of 1936 the subject property was sold to Margaret Carter who later that month transferred the property to 'Maribeale Pty Ltd' of 34 Fitzroy Street, St Kilda (Land Victoria 1). Sands & McDougall Directories show that in 1936 the house on this site was still listed as being occupied by the 'Misses O'Donnell'. In 1937 the notation is 'Flats being built' and by 1938 the Gatwick Private Hotel is listed at 34 Fitzroy Street along with Mrs L.M. Beale who presumably was the manager.

As noted above, the Gatwick Private Hotel was one of the last of the substantial private hotels erected in St Kilda during the inter-war period that catered for a more up-market clientele. During World War Two it provided accommodation for the U.S. armed forces when officers from Base Section Four headquarters at Port Melbourne, under the command of Colonel Galloway were billeted at the Prince of Wales Hotel (where an officer's club was established), and at the Gatwick Hotel, which were both owned or managed at that stage by Edwin Jewell. According to Longmire (1989:122) both hotels were 'highly regarded for the facilities they provided'. The Gatwick Hotel lacked a dining room so officers and their 'female friends' dined at the Prince of Wales where 'the freezer was stacked with ice-cream and the pantry full of unprocurable goods'

(Longmire, 1989:122) After WWII, standards at the Gatwick Private Hotel and other guest houses declined.

At some time in its history the Gatwick, like many other buildings as noted above, became a short or long term rooming house for people of more limited means and it was no longer the 'gentleman's hotel' with its 'highly regarded facilities' of before the war. Title information shows that from 1944 to 1977 it was owned by Louis Whyte, an 'investor'. In 1977 it was purchased by Ronald and Vittoria Carbone as joint proprietors with Vittoria continuing as sole proprietor from 1983 after Ronald's death (Land Victoria 2). Vittoria or 'Queen Vicky' as she affectionately came to be known ran the guest house until her death in 1998 and according to her daughter, Rose, ran the Gatwick 'more like a home than a hotel' and held the view that 'everyone deserves to be treated with respect' (SKHS, 2007).

As previously noted the Gatwick Hotel was one of 12 boarding houses listed in a 1978 St Kilda accommodation guide. The rates were $20 per week 'room only' or $25 p/w 'bed and breakfast' with different rates for casuals. The bathrooms were shared, but it was noted that each room had a 'vanity basin with hot and cold water'. Linen blankets were supplied. There were no kitchens for tenants, and some rooms had a sitting room area which is furnished with a table and chairs and easy chairs. The building was described as 'old but fairly clean' and they advised that they would accept 'pensioners, people on unemployment benefits and families' (Davis, 1978:50).

Rose and her twin sister, Yvette, helped their mother with the running at the Gatwick 'from an early age'. They continue to own and manage the Gatwick today and carry on the tradition established by their mother. As noted above it is now one of the few remaining rooming houses in St Kilda. According to Rose around 85% of the residents have lived at the Gatwick for more than 5 years and the longest staying resident moved in, in the 1960s and many now regard it as 'home' (SKHS, 2007).

As one of the last boarding houses in an increasingly gentrified St Kilda the Gatwick is often (rightly or wrongly) perceived as reason for many of the anti social activities happening in and around Fitzroy Street. This has inspired a former resident to write a witty poem where all manner of social ills from local drunks to world events can be explained away by the phrase 'Blame it on the Gatwick' (SKHS, 2007). In 2002 an exhibition of historical and contemporary photographs of the Gatwick and artworks by about 30 residents was exhibited at St Kilda Town Hall (The Age).

Comparative analysis

As noted in the History, the former Gatwick Private Hotel is one of a number of substantial private hotels or residential apartments constructed in Fitzroy Street during the inter-war period, which illustrate the continuing development of St Kilda as a seaside resort during that time. Architecturally it is undistinguished, but its significance as an important component in the Fitzroy Street streetscape is a consequence of its scale, massing and siting, which is comparable with other landmarks including the former 'Ritz', 'Mansions', 'Majestic', 'Regal', 'Seaview', and 'Kingsgrove'. It is also significant for the level of intactness to both the exterior and the interior. The interior is especially notable as all of the other buildings have been significantly altered internally as part of conversion to apartments and other uses from the 1980s onwards.

The continuing use of the Gatwick as a private hotel/boarding house adds to its significance. It is one of only three original buildings along Fitzroy Street still used for their original purpose – the others are the private hotels 'Elenara' and 'Thalassa', which were constructed in 1912. The Prince of Wales Hotel retains its residential hotel component and there is a recently constructed boarding house building at the rear of the Regal apartments.

Thematic Context

Settlement: Growth and Change; Depression and recovery: the inter-war years
Ways of life: St Kilda

Recommendations

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

References

Primary sources
Land Victoria 1, Certificates of title Vol. 6047 Fol. 281/282
Land Victoria 2, Certificate of title Vol. 6733 Fol. 480

Sands & McDougall Directories, 1934-38

Secondary sources
'Apartments and boarding houses in St Kilda, January 1978', compiled by Irena Davis Accommodation Officer with St Kilda Community Group
'At the Gatwick, the school of art knocks', article in the 29 September 2002 edition of The Age, viewed online (1 July 2008) at http://www.theage.com.au/articles/2002/09/28/1032734371529.html
Longmire, Anne, St Kilda. The show goes on. The history of St Kilda Volume 3: 1930 to July 1983, Hawthorn, 1989
St Kilda Historical Society (SKHS), 'Gatwick Hotel, Fitzroy Street St Kilda' article in 'St Kilda Times', Newsletter Issue No.186, August-September 2007
Ward, Andrew, Port Phillip Heritage Review, Version 2, 2000, Vols. 1-6

Identifier   Tolarno

Formerly   Residence

Heritage Precinct Overlay None
Heritage Overlay(s) HO126

Address   42 Fitzroy St
                 ST. KILDA

Category   Commercial: residential

Constructed c. 1880,1933,c. 1960

Designer   G.G.Cronin (1933)

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

An important element of the Fitzroy Street precinct, `Tolarno' incorporates the two storey Victorian residence which bore this name in the nineteenth century. The building complex is important for its associations with Melbourne's artistic and gastronomic circles. The mixed residential, restaurant and gallery uses of the building have contributed to St Kilda's cultural life. The interior of the Tolarno Restaurant features a whimsical scheme of decoration by noted St Kilda artist Mirka Mora and is an interior of significance.

Primary Source

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

Other Studies

Description

Style : Various
Private hotel, restaurant and gallery, former residence
Original owner: S.C. Cronin (1933)

The Tolarno Gallery and Restaurant was opened here in 1966 by Georges and Mirka Mora. The business was established in the existing hotel which at that time was largely intact. Longmire cites a conversation with artist Mirka Mora who used the bridal suite and later the cellar of the building as her studios. Tolarno Galleries and the Moras played important roles in the re-emergence of St Kilda in the 1960s as a focus for artistic activities in Melbourne.(1) The building complex is centred around a two storey Victorian house that bore the name `Tolarno'. The house subsequently became a guest house with substantial additions being made to the rear in 1933. These additions included 29 bedrooms, and a new dining room and kitchen. The proprietor at the time was S.C. Cronin and the permit drawings were executed by G.G. Cronin. The front bedroom wing and present restaurant were added to the front of the Victorian house in the 1960s.

History

see Description

Thematic Context

unknown

Recommendations

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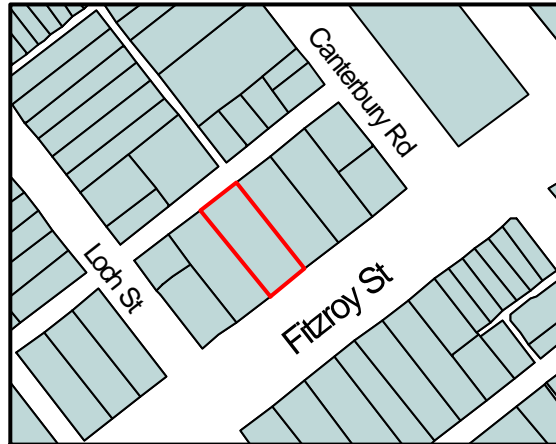Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
(1) Anne Longmire, 'St Kilda: The Show Goes On' (Hawthorn, 1989), pp.225-226. St K.C.C. building approval
No. 8348 issued 1933.

Identifier   "Kingsgrove"

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   44 Fitzroy St
                 ST. KILDA

Constructed 1926

Category   Residential:apartment

Designer   P.J. O'Connor

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

An unusually large apartment complex incorporating a central open courtyard, one of the few examples of this type of residential design in Melbourne and one of the most intact. The reduced classicism of its front and rear elevations is well-mannered but unremarkable. The building makes an important contribution in its scale and dignity to the character of Fitzroy Street. The view through its front entrance arch past its letterboxes to the central courtyard adds to the interest of the footpath environment.

Primary Source

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

Other Studies

Description

Style : Free Classical
Three storey serviced apartments

A substantial three storey complex of apartments centred around a large open courtyard, and which stretches through a whole block, with frontages to both Fitzroy Street and West Beach Road. The building was erected in 1926 and the architect was P.J. O'Connor. Externally, the building is unremarkable with its centrally placed front entrance and classically derived facades incorporating standard motifs such as bay windows and recessed balconies.

History

see Description

Thematic Context

unknown

Recommendations

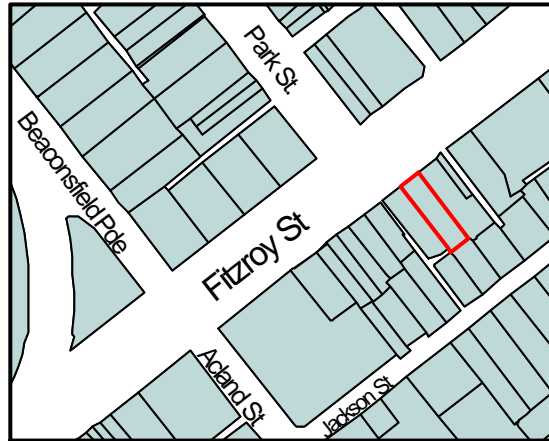A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
Terry Sawyer, `Residential Flats in Melbourne', research report, Dept of Architecture and Building, University of Melbourne, 1982.

Identifier   Boncap

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	49 Fitzroy St ST. KILDA	**Category**	Commercial: residential
Constructed	1935	**Designer**	L. Garrard Cahn

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The Fitzroy Street elevation of the `Boncap' complex demonstrates a very assured interpretation of the then current trends in European architecture being applied to residential design. The complex with its mixed residential and commercial uses is an important element of this section of Fitzroy Street. The rear wing contains a number of tiny bachelor flats. The complex is in a generally intact condition.

Primary Source

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

Other Studies

Description

Style : Functionalist
Three storey shops, flats and bachelor flats (rear)

The 'Boncap' complex comprises two parts that were erected in quick succession. The first part comprises the three storey section fronting onto Fitzroy Street. This section provided shops on the ground floor with residential accommodation on the upper floors. The drawings for this section were prepared by L. Garrard Cahn and submitted to St Kilda Council for approval in 1934. The building permit application for the rear section was submitted in the following year and provided bachelor flat accommodation. The earlier section has more architectural pretensions than the later section and with its fine cream brick façade to Fitzroy Street demonstrates a very assured interpretation of the then current European architectural styles, particularly Dutch architecture. The projecting balconies work well to shade the main living spaces and solid brick balustrades provide privacy to the occupants and with their curved ends give a strong streamlined effect to the building. The effect is further enhanced by the small rectangular windows at each of the balcony ends.

History

see Description

Thematic Context

unknown

Recommendations

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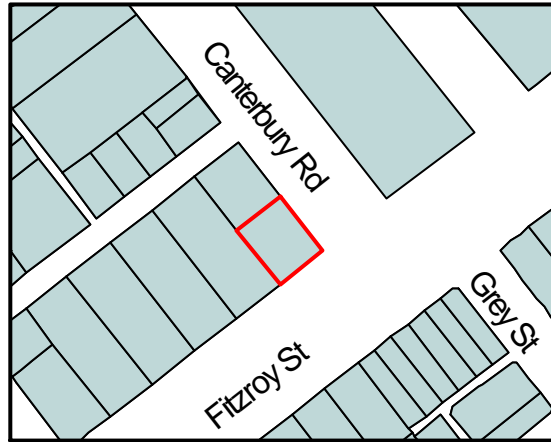Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K.C.C. building approval No.8565 issued 9.4.34, also contains drawings for bachelor flats, 1935.

Identifier   State Bank

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	54 Fitzroy St ST. KILDA
Constructed	1914

Category	Commercial: residential
Designer	Sydney Smith and Ogg

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A typical example of one of the many State banks designed during the 1910s by the architects Sidney Smith and Ogg. The banded rustication, Ionic pilasters and pediments and balconies emphasising the corner of the site are typical of the architect's style, and this small cubic building is important in defining this prominent corner with Canterbury Road and in terminating the northern streetscape of Fitzroy Street.

Primary Source

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

Other Studies

Description

Style : Free Classical
Two storey bank with dwelling
Builder: T. Cockram
Original owner: State Savings Bank

History

see Description

Thematic Context

unknown

Recommendations

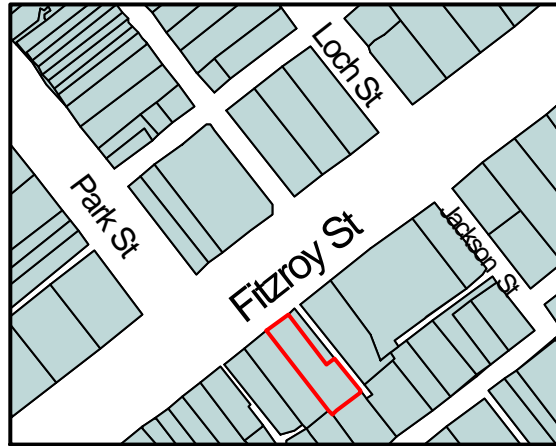A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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

References

NOTES
St K C C building approval issued Jan 1914.

Identifier   Leo's Spaghetti Bar

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address   55 Fitzroy St
                ST. KILDA

Category   Commercial

Constructed   1956

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A Melbourne institution, Leo's Spagetti Bar is one of the first of a wave of cafes established by Melbourne's post war migrants. The shopfront spells out the name of the premises in giant brickwork letters, and the use of the structure of the building to create a sign is an unusual and possibly unique feature. At night, the extensive neon signage also contributes to the restaurants lively street presence.

Primary Source

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

Other Studies

Description

Style : Vernacular Functionalist
Restaurant
Original owner: Leo Mastrototara

Leo's was opened in 1956 by Leo Mastrototara, an Italian who had lived in Australia since 1928 and who had been interned during the war. The restaurant is among the earliest Italian restaurants in Melbourne and its construction reflects the social changes that occurred in St Kilda following the influx of migrants of the post war period. Initially consisting of laminex tables and fewer than thirty chairs, Mastrototara served Italian food and the restaurant was reportedly popular with the Italian Olympic Team who visited Melbourne for the 1956 Olympics.(1) The restaurant was extended in 1972 with the addition of a licensed bistro seating 100 people.(2) The Fitzroy Street elevation of the premises is interesting for the giant size letters incorporated in brickwork into the shopfront spelling out the name of the restaurant.

History

see Description

Thematic Context

unknown

Recommendations

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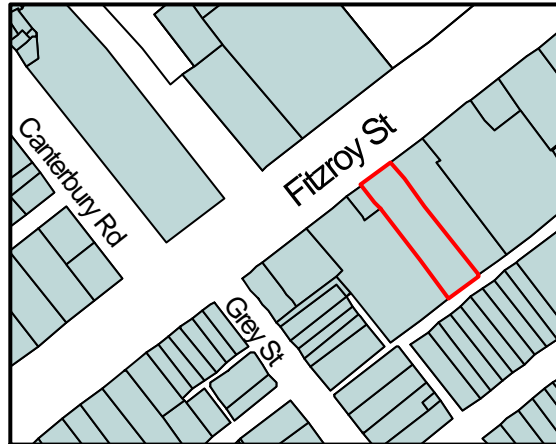Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
(1) A. Longmire,' St Kilda, the Show Goes On' (Hawthorn 1989) p.174
(2) Ibid., p.231.

City of Port Phillip Heritage Review

Identifier   Banff

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 145 Fitzroy St ST. KILDA	**Category** Commercial: residential
Constructed 1940	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

`Banff' is one of St Kilda's largest and most strongly designed Functionalist style blocks of flats. Built in 1940, it marks the end of an era of experimentation and advancement in flat design through the inter-war period. Its advanced design offered its 27 tenants a large courtyard garden area, a cafe/restaurant at its street front, and extensive basement car parking. The concept of incorporating a cosmopolitan European style cafe into a residential block had only begun to be revived in the mid to late 1930s, and the introduction of underground parking was possibly a first for Melbourne. (The quaintly old fashioned Banff Garage sign over the car park entry suggests a certain unsureness in how to handle this new concept.) The bold brick geometry of the building's facade has been severely diminished by having been painted only a few years ago. `Banff' is an important component of Fitzroy Street's high density residential zone and has the potential to play an increasingly important role in the street life of the area.

Primary Source

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

Other Studies

Description

Style : Functionalist
Three storey walk-up flats and restaurant

History

see Description

Thematic Context

unknown

Recommendations

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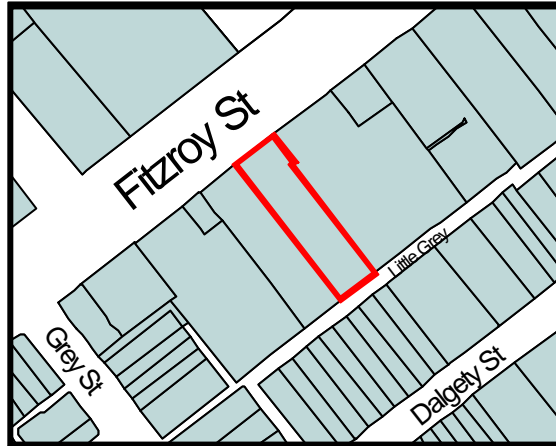Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K.C.C. building approval Nos. 10509, issued 25.4.40 for twenty-seven flats & cafe and U1190, 27.8.51 for alterations

Identifier   The Regal Hotel

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	149 Fitzroy St ST. KILDA	**Category**	Commercial
Constructed	1922	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

With its continuing residential usage, the Regal Private Hotel complex is an important element of the Fitzroy Street precinct. The building is a prominent example of a conversion of an earlier Victorian residence.   J.R. Daley, who owned and constructed the additions to the original house, was an important land holder and developer in St Kilda during the early part of this century. He also owned the Majestic and the Waldorf Hotels which he combined into a large integrated complex which included the Regal. It contributes to the character of this area of large scale residential buildings.

Primary Source

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

Other Studies

Description

Style : Free Classical
Three storey private hotel, former residence
Builder: J R Daley
Original owner: J R Daley

The nucleus of the present Regal Private Hotel complex is a two storey Victorian residence. It appears that additions were made to the front and rear of this original building in 1922 for the then owner J.R. Daley; no major alterations have been made to the premises since that time.   The three storey wing facing Fitzroy Street has no architectural pretensions and is little more than a scaled down version of the adjacent Majestic Hotel the only difference being that this facade is clad in a watered down version of the then popular neo-classic style. The Victorian residence behind survives in a recognizable form and in many respects is quite intact. The rear wing is utilitarian in design.

History

see Description

Thematic Context

unknown

Recommendations

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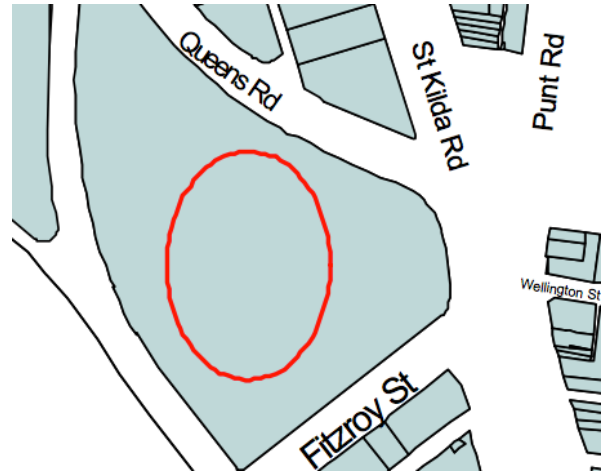Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K.C.C. building approval No. 4794 issued 12.4.22.

City of Port Phillip Heritage Review

Place name:	St Kilda Cricket Ground	Citation No:	
Other names:	Junction Oval	**1482**	

Address:	150-180 Fitzroy Street, St Kilda	Heritage Precinct:	Albert Park
Category:	Recreation: Cricket Ground	Heritage Overlay:	HO463
Style:	Federation/Edwardian, Interwar	Graded as:	Significant
Constructed:	c.1856 to c.1930	Victorian Heritage Register:	Yes, H2234
Designer:	Unknown		
Amendment:	C29, C160		
Comment:	Revised citation		

Significance

The St Kilda Cricket Ground is included on the Victorian Heritage Register (H2234) as a place of State significance. Please refer to the VHR citation for the statement of significance. The local statement of significance is as follows:

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

7. Government services: 7.3 St Kilda

8. Ways of life: 8.3 St Kilda

History

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

References

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

Description

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

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

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

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

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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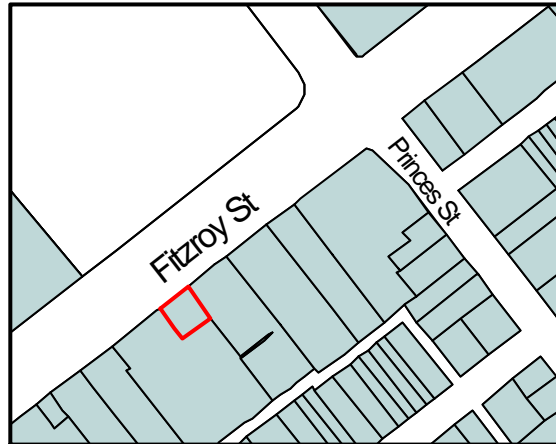
Other studies

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

Other images

-

City of Port Phillip Heritage Review

Identifier   The Majestic Hotel

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	153 Fitzroy St ST. KILDA	**Category** Residential:apartment
Constructed	1912-1935	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Majestic Hotel is one of the most prominent landmark buildings in St Kilda. Originally built as flats and later converted to a private hotel, the building is a cogent indicator of the city's historical development. With the neighbouring and adjacent group of hotels, former hotels and apartment buildings, the Majestic is part of an important group of residential buildings along the city's main thoroughfare from St Kilda Road to the Beach. The building's height and balconied facade make the Majestic a prominent element of this group. One of the oldest surviving large scale apartment buildings in Melbourne, the Majestic, with its central light court, demonstrates an early design concept in the evolution of this residential building type.

Primary Source

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

Other Studies

Description

Five storey former serviced apartments
Style: Freestyle

The Majestic Private Hotel was built as a block of flats in 1912. It offered accommodation in two-room suites, with shared bathroom facilities on each floor and a communal dining room on the fifth . The suites opened onto steel framed galleries around a central light well. A single caged lift served the five levels. To the North on each floor, larger apartments opened onto balconies overlooking Fitzroy Street. Servants' quarters were located at the South East corner of each floor.

The entire development was undertaken by J R Daley, who financed, designed, built and managed the flats. He reportedly disliked architects and never employed them, which may account for the seemingly outmoded planning and format of the accommodation. Daley also owned substantial amounts of property throughout St

Kilda and the Majestic remained in the hands of his family until the 1980s.

The Majestic was later converted into a Private Hotel and a new facade and portico were added in 1935, in the art deco style that still characterizes the building today. Further alterations, such as connecting passages to the Waldorf and Regal Hotels on either side, the provision of bathroom and kitchen facilities to each unit (1962?) and the glazing of the balconies, marked the various phases of the building's evolution from a hotel to a low tariff boarding house and eventually to low rental flats. The Majestic was closed in November 1989.

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 Waldorf

Formerly unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	155 Fitzroy St ST. KILDA	**Category**	Commercial
Constructed	1912	**Designer**	unknown

Amendment **C 29**

Comment

Significance

The Waldorf is an early example of Guest House accommodation design and its internal planning demonstrates a skilful handling of design requirements at the time. The external appearance of the building takes on the form of a single residence, responding to the residential character of Fitzroy street at the time of its construction. As part of the Majestic and Regal complex, it contributes to the area's collection of large scale residential buildings.

Primary Source

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

Other Studies

Description

Style : Queen Anne
Two storey former guest house

The Waldorf was constructed in 1912 as a Private Hotel. The two storey brick structure is designed in the popular Edwardian style of the time with exposed red face brickwork and a terra-cotta tile roof. In contrast to the later and neighbouring guest houses and boarding houses , the Waldorf takes on the character of a large single residence rather than a hotel, perhaps due to the dominantly residential nature of Fitzroy Street at the time prior to its transformation as a popular tourist and holiday venue. The building is well planned with premier accommodation being located on the street frontage and secondary accommodation located in a rear wing separated from the front section by a dining room and light court. Few alterations have taken place to the building since its construction, however its recent vacant state has resulted in most of the internal features and external glazing being vandalized or removed.

History

see Description

Thematic Context

unknown

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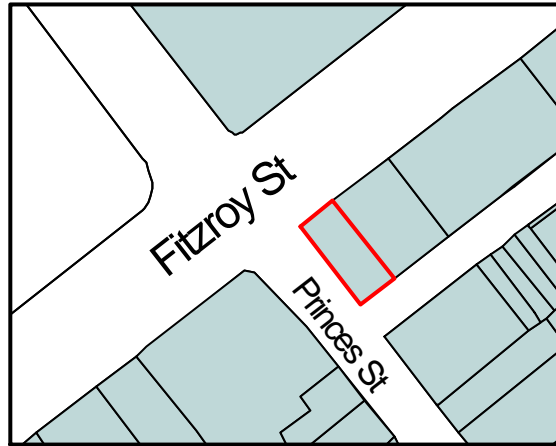
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
Meredith Gould, unpublished report prepared for St Kilda City Council, May 1987.

Identifier   Ritz Hotel

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address   169 Fitzroy St
ST. KILDA

Category   Commercial

Constructed   1920s

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This Intact Three Storey former hotel, prominently located on the corner of Grey and Fitzroy Streets, has served as an entertainment and night club venue for many years. Its curved corner, the bay windows and arched openings create a composition that addresses its corner location and contributes strongly to the physical character of Fitzroy Street.

Primary Source

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

Other Studies

Description

Style : Classical Freestyle
Three storey hotel

History

see Description

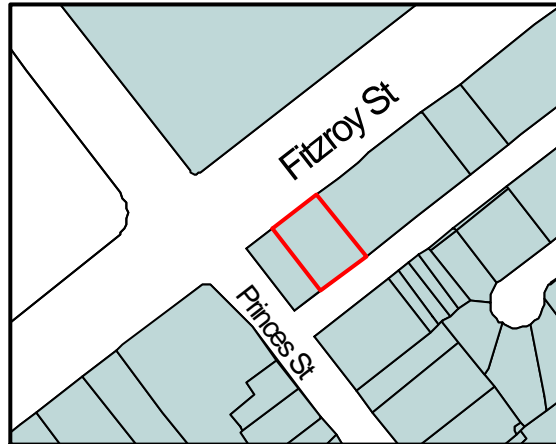**Thematic Context**

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 Park Lane (Ritz Mansions)

Formerly unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO129

Address 171 Fitzroy St ST. KILDA	**Category** Commercial: residential
Constructed 1920s	**Designer** unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This grand urban apartment block of the 1920s is one of the very few buildings of its type in Melbourne that approaches a truly cosmopolitan character in its scale and setting. The massive street facade is dominated by tall oriel bay windows and stacked, distinctively balustraded balconies and sunshades. The centrally located front entrance is marked at street level by a cantilevered canopy and on the parapet above by a stepped pediment. The building is an important element of Fitzroy's mixed residential and retail character.

Primary Source

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

Other Studies

Description

Style : Classical Freestyle
Five storey flats, offices and shops

History

see Description

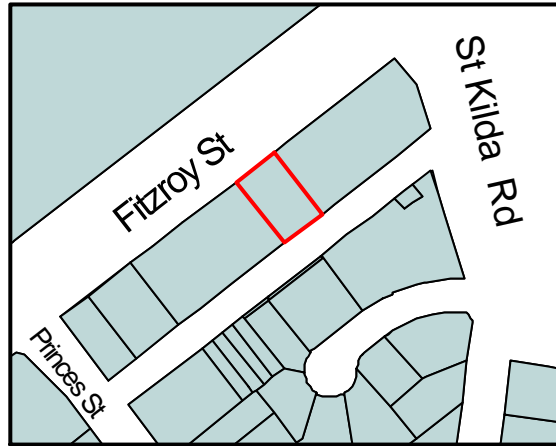**Thematic Context**

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 "Lynbrae"

Formerly unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 193 Fitzroy St ST. KILDA	**Category** Residential:apartment
Constructed 1940	**Designer** unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A well designed and substantial complex of apartments in the functionalist style comprising a pair of wings separated by a dramatically planned pedestrian space. The staircases to the front apartments on each wing are expressed on the elevation as solid vertical brick masses and contrast with the horizontality of the flanking apartments. Cantilevered balconies further enhance the contrast between these elements. The cantilevered landing of the staircases to the rear apartments provide a dramatic spatial effect to the narrow space between the wings. This effect is further enhanced by the thin horizontal plane of metal at third floor roof level. This element bridges the two wings, providing the only connection between the buildings. The complex is an important element in the residential character of Fitzroy Street. Few, if any, alterations have been made to the exterior of the buildings since their completion.

Primary Source

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

Other Studies

Description

Style : Functionalist
Three storey multi-block walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

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

References

unknown

Identifier   Duplex

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) 416

Address	22-22a Foam St ST KILDA	**Category**	Residential:attached
Constructed	1930s	**Designer**	unknown

Amendment   **C 54**

Comment   Updated citation

Significance   (Mapped as a Significant heritage place.)

What is Significant?
The building at 22 and 22a Foam Street is a semi-detached single-storey inter-war rendered brick duplex, each half articulated separately: one (22) as a conventional double fronted villa with exposed hip roof and external porch, the other (22a) as a quirky element with a curving corner wall, parapet and recessed porch. The former portion was erected c.1937 and the latter portion evidently completed the following year.

How is it Significant?
The duplex is of aesthetic significance to the City of Port Phillip.

Why is it Significant?
Aesthetically, the duplex is significant for its unconventional and hybrid appearance, comprising two attached dwellings that are quite disparate in their form, composition and fenestration but are linked by a common vocabulary of materials (roughcast render, terracotta tiles) and detailing (Tuscan columns, dark brick trim). The southern half (No 22A) is the more distinctive of the two dwellings, of particular note for its unusual curving wall (presumably influenced by the acute traingular shape of the corner site) and parapet. In the broader Foam Street streetscape, the building forms a unique and distinctive element on this irregular corner site overlooking the canal, its setting enhanced by an equally unusual stone fence with rubble piers and cast iron gates retaining original timber escutcheons.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Robert Peck von Hartel Trethowan, St Kilda 20th century Architectural Study Vol. 3, 1992   Andrew Ward, City of Port Phillip Heritage Review, 1998

Description

The building at 22 and 22a Foam Street, occupying an odd-shaped triangular corner site, is a semi-detached single-storey inter-war rendered brick duplex with a hipped roof of glazed terracotta tiles. Each half of the building is quite different in articulation; the northern dwelling (No 22) is more conventional, having its hipped roof exposed and a double-fronted asymmetrical façade, with a projecting bay to the left side and a semi-enclosed porch alongside. The porch has a pair of Tuscan columns in antis, and the flanking bays have tripartite steel-framed sash windows and corners enlivened by brown Roman brick quoining. The southern half (No 22a) has a distinctive curving front wall that goes around the corner (following the acute triangular shape of the site) and rising up to form a capped parapet. The curved wall has a single multi-paned timber-framed double hung sash window at on the corner and, on Foam Street, a recessed porch with depressed archway and in antis Tuscan columns, its surround embellished with banding in brown Roman bricks.The street frontage has a low rock wall and, to each dwelling, a gateway comprising a pair of tapering rubble pillars and woven wire gates with curved wrought-iron ridging, and small wooden escutcheons bearing the respective house numbers.

History

This duplex was evidently erected in two stages; the first portion, comprising the house at No 22, was evidently erected during 1937, as it first appears in the Sands & McDougall Directory in 1938, with one Albert W Bricker listed as occupant. The same source listed a 'house being built' alongside; this was identified in subsequent directories as No 22A, occupied by Frederick P Harris, identified in electoral rolls as a joiner. The earlier house was listed as 'vacant' in 1939, and thence by Harold Francis (1941), William B Hodgson (1943-46) and Stanley Hodgson (1947-55). The house at No 22a, meanwhile, remained occupied by its original resident, Frederick Harris, until his death in 1956.

Thematic Context

Single-storeyed semi-detached that were houses erected during the inter-war period were generally articulated in two ways. Typically, they were expressed as a symmetrical pair, with each half forming a mirror-reversal of the other in its composition, fenestration and detailing. This can be seen in such examples as 11-11a Hammerdale Avenue and 2-8 Jervois Street, all in East St Kilda, or 156-158 Brighton Road, Ripponlea. An alternative approach was for the pair of attached houses to be 'disguised' as a single detached house. The latter technique developed in Victorian period, and became increasingly common during the Edwardian era (eg 6-8 Robertson Avenue, St Kilda, of c.1910). The articulation might be as a house with a symmetrical frontage (eg a large gabled roof, evoking a bungalow, as at 17-19 Havelock Street, St Kilda) or an asymmetrical double-frontage façade, evoking a single Tudor Revival or Moderne villa (eg the paired houses in McRae Street, Elwood)

The duplex in Foam Street, by contrast, is a rare example of a single-storey duplex that makes no attempt at cohesion in its composition, form and fenestration, although the actual materials and detailing are common. While it has no directly comparable examples, it can broadly be compared a house (not a duplex) at 2 Albion Street, St Kilda, which has similar Tuscan columns in antis to a recessed porch, and a hybrid roofline that combines projecting eaves and parapets.
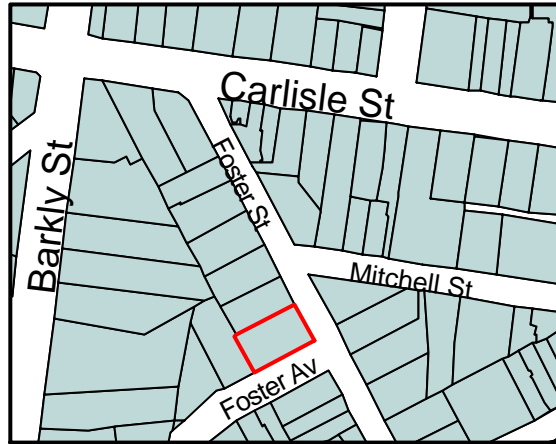
Recommendations

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

References

Sands & McDougall Directory. Various.

Identifier   "Darjeeling"

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	15 Foster St ST. KILDA	**Category**	Residential:apartment
Constructed	1924	**Designer**	H.V. Gillespie

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Darjeeling is the best and most intact surviving example of the work of architect H V Gillespie in the St Kilda area, and a fine example of his work generally. Gillespie's designs are highly individual, and his work stands out amongst that of his more conventional contemporaries for its fragmented appearance and bold assembly of disparate architectural motifs, characteristics which are well demonstrated at Darjeeling. The significance of the building is further enhanced by its very intact state, its original front fence and its overgrown gardens. It is also a rare example of a development containing one single bedroom flat located above another, and the planning of these flats is distinctive both in layout and in the generous provision of space.

Primary Source

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

Other Studies

Description

Style : Free
Two storey walk-up flats

15 Foster Street was designed by the architect H V Gillespie. Gillespie practiced from an office in Chancery Lane, Melbourne, but undertook a number of projects in St Kilda, including a service station and motor garage on the Esplanade and Acland Street (later altered), shops at the corner of Barkly and Blessington Street (later heavily altered), the San Remo flats at 354 Beaconsfield Parade, and extensive alterations to the factory at 37 Greeves Street.

Gillespie's buildings can be identified both through his use of certain motifs and through the use of certain compositional principles. The prime characteristic is an almost careless fragmentation of the forms of his buildings; an impression of `loose fit' between the parts of the composition which are then resolved by a

casual use of props, chains, columns and bands of feature brickwork to tie the whole design together. At Darjeeling, Gillespie's favoured prow windows (a projecting window with a triangular plan form supported on expressed beams and propped from below) jockeys for attention on a facade that also features corner buttresses, small prow windows with roofs `supported' by chains, small square porthole windows, a large arched opening to an upstairs balcony, a concrete canopy on brackets over the ground floor entrance and a skillion roof supported on thin struts which sweeps down from the main line of the roof to protect the exposed stair leading to the upper apartment. To this cacophony of elements he adds a stepped balustrade to the side of the stair and feature bands of red brick relieving the unpainted roughcast render. The overall effect is eccentric and highly characterful, and the ad hoc feel of the design seems especially appropriate in a suburb like St Kilda.

In terms of planning, the building is a rare example of one flat above another with the upper flat served by an open stair. It was much more typical of this period to provide two flats per level, with the building taking up the bulk of the site, but here in contrast much of the site is left for gardens. This oddity is compounded by the provision of unusually large balcony areas, while the flats themselves contain only one large bedroom with an adjoining generously scaled sleepout, a big kitchen giving onto a bathroom and lounge/living room. The scale of the rooms and their arrangement is notable in a plan area that might normally be expected to accommodate at least two bedrooms rather than one.

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. 5626

City of Port Phillip Heritage Review

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

Address: **1 Fulton Street & 24 Westbury Street, St Kilda East**

Category: **Residential: flats**

Style: **Interwar Freestyle**

Constructed: **1928-1941**

Designer: **Unknown**

Amendment: **C29, C142**

Comment: **Revised citation**

Heritage Precinct: St Kilda East

Heritage Overlay: HO6

Graded as: Significant

Victorian Heritage Register: No

Significance

'Carolina Court', which comprises the 1928 and 1933 flats with later additions, at 1 Fulton Street & 24 Westbury Street, St Kilda East is a Significant place within the HO6 St Kilda East precinct.

The significant features are the 1928 flats at the corner of Westbury Street, which have a stepped symmetrical façade with a central entry with a flat awning supported on curved brackets above which is a panel with 'Carolina Court' in raised letters. The walls are brick (now painted) with a clinker brick dado and details. Windows are double hung sash. The projecting balconies have iron balustrades with a saltaire cross. The original stepped cornice and parapet has been incorporated into the second floor addition, which has a flat roof with very deep eaves. Also significant are the 1933 flats immediately to the east that have similar symmetrical form and detailing. A feature is the projecting entry and stairwell and the presumed 1941 addition, which incorporates a leadlight window with 'Carolina Court'.

The single storey house facing Westbury Street is not significant.

Thematic context

-

History

'Carolina Court' flats was built in stages for the owner/builder (and designer) Horace A. Shave commencing in 1928 when the first block, comprising four flats over two storeys, was built at the corner of Westbury Street. Building plans show this originally had a flat roof with parapet and external stairs providing access to the roof top laundry.

In 1933 the second block containing four flats facing Fulton Street was constructed immediately to the east of the first block. Mr. Shave was again the builder and designer (it appears he lived in the house facing Westbury Street). According to a newspaper article, the flat roof of the combined buildings, which was over 120 feet long, was being set out as a roof garden with facilities for dancing. The new flats incorporated 'many ideas in modern flat construction' from America including twin wall beds, and built in wardrobes and dressing tables. There were also built in seats and a table in the kitchen (*The Herald,* 27 December 1933, p.18 'Roof garden and dancing for St Kilda block').

A permit for unspecified alterations was issued in 1938, and then in 1941 a permit was issued for 'add – 3 storey'. A further permit for 'F.C. add' was granted in 1948.

References

St Kilda Council building permits nos. 7355, issued 22 November 1928; 8385 issued 19 November 1933; 9975 issued 7 June 1938; 10761 issued 11 March 1941; U552, issued 7 July 1948

Description

'Carolina Court' comprises the 1928 and 1933 flats with later additions. The 1928 flats at the corner of Westbury Street have a stepped symmetrical façade with a central entry with a flat awning supported on curved brackets above which is a panel with 'Carolina Court' in raised letters. The walls are brick (now painted) with a clinker brick dado and details. Windows are double hung sash. The projecting balconies have iron balustrades with a saltaire cross. The original stepped cornice and parapet has been incorporated into the second floor addition, which has a flat roof with very deep eaves.

The 1933 flats immediately to the east have similar symmetrical form and detailing. A feature is the projecting entry and stairwell and the presumed 1941 addition incorporates a leadlight window with 'Carolina Court'.

Also located on this property is a single storey house facing Westbury Street. Possibly from the Victorian era, it has been significantly altered and only the hipped roof form remains.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Add to the HO6 St Kilda East precinct as a Significant place, as part of the Fulton & Westbury streets extension

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name: **El Sonia**
Other names: Flats

Address:	6 Fulton Street, St Kilda East	Heritage Precinct:	St Kilda East
Category:	Residential: Flats	Heritage Overlay:	HO6
Style:	Interwar: Georgian Revival, Moderne	Graded as:	Significant
Constructed:	c.1935	Victorian Heritage Register:	No
Designer:	Unknown		
Amendment:	C29, C142		
Comment:	Revised citation		

Significance

What is significant?

'El Sonia', the flats constructed in 1938 for Sonia Kaminsky, at 6 Fulton Street, St Kilda East is significant. 'El Sonia' is a neatly conceived complex of four apartments with a hipped tile roof and walls of clinker brick to the ground floor and render above. The flats are a mixture of two styles with the fine Art Deco stairwell and flanking cantilevered balconies with curved corners and horizontal banding contrasting with the Georgian Revival character of the main elevations. The stepped stairwell features a vertical panel with Art Deco motifs and a tall panel of glass bricks, while 'El Sonia' is metal script below an inset decorative panel. The Moderne influence is also seen in the stepped chimneys. The Georgian Revival influence on the other hand is demonstrated by the almost symmetrical layout and details such the decorative quoinwork to the first floor wall corners and the arched ground floor windows (some with integral window boxes below) and doors. At the north end the building incorporates two garages with the original timber doors below a corner balcony. The complex is very intact and retains the original low brick fence along both street frontages, the entry stairs and letterboxes to the main entry, and stairs leading to the arched side entry gate off Fulton Street.

Non-original alterations and additions are not significant.

How is it significant?

'El Sonia' at 6 Fulton Street, St Kilda East is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a well detailed example of interwar flats, which combines elements of the Moderne and Georgian Revival styles. The significance of the flats is enhanced by its intactness, which includes the original front fences, stairs and gates. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Flat development in St Kilda

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

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

The building of flats accelerated during the 1920s:

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

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164 blocks, the numbers boosted by large complexes such as 43-flat 'Ardoch Mansions' complex in Dandenong

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

'El Sonia', 6 Fulton Street

In the nineteenth century Fulton Street was lined with mansions and villas on large allotments. Palm Court was created in 1936 following the subdivision of one of these allotments and this property, at the east corner of Fulton Street was sold in April 1936 to Sonia Kaminsky (LV). In 1938 builder R.A. Watson constructed 'El Sonia' for Mrs Kaminsky (BP).

References

Land Victoria (LV) Certificate of title Vol. 4297 Fol. 301, LP 14087

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

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

St Kilda Building Permit (BP) No. 10058 issued 30 August 1938

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

Description

'El Sonia' is a neatly conceived complex of four apartments with a hipped tile roof and walls of clinker brick to the ground floor and render above. The flats are a mixture of two styles with the fine Art Deco stairwell and flanking cantilevered balconies with curved corners and horizontal banding contrasting with the Georgian Revival character of the main elevations. The stepped stairwell features a vertical panel with Art Deco motifs and a tall panel of glass bricks, while 'El Sonia' is metal script below an inset decorative panel. The Moderne influence is also seen in the stepped chimneys. The Georgian Revival influence on the other hand is demonstrated by the almost symmetrical layout and details such the decorative quoinwork to the first floor wall corners and the arched ground floor windows (some with integral window boxes below) and doors. At the north end the building incorporates two garages with the original timber doors below a corner balcony. The complex is very intact and retains the original low brick fence along both street frontages, the entry stairs and letterboxes to the main entry, and stairs leading to the arched side entry gate off Fulton Street.

Comparative analysis

From the mid-1920s onwards Old English, Spanish Mission and Georgian Revival became the most fashionable styles for residential architecture in Victoria. As Lewis (1992:1) notes:

The period after the Depression saw a shift towards the new and exciting modern idioms emanating from Europe and America. Nevertheless period character was not put totally aside. Old English architecture lingered on throughout the 1930s and the Mission and Georgian idioms provided a formal framework through which modernism could be absorbed and modified.

'El Sonia' is an example of a late interwar block of apartments that combines elements the Georgian Revival and Moderne styles. This combination can also be seen at 'Olgmend Court' at 147-49 Alma Road (also within the HO6 St Kilda East precinct). Like 'Olgmend Court', 'El Sonia' is highly intact including original fences, stairs and garages.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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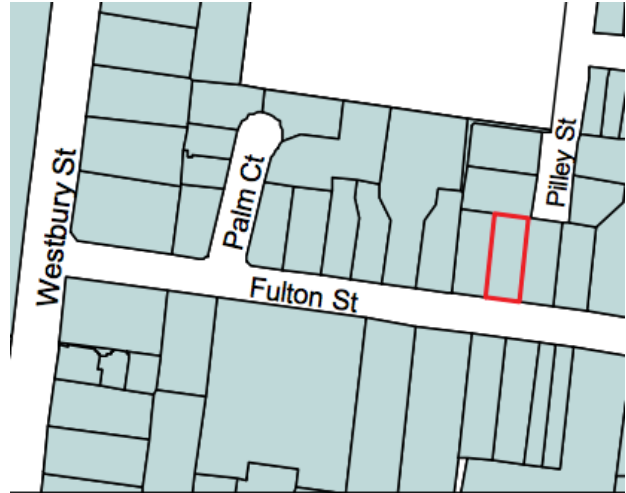
Other images

City of Port Phillip Heritage Review

Place name:	**Croyland**	Citation No:
Other names:	Flats, duplex	**1493**

Address:	20 Fulton Street, St Kilda East	Heritage Precinct:	St Kilda East
Category:	Residential: Duplex	Heritage Overlay:	HO6
Style:	Interwar: Moderne	Graded as:	Significant
Constructed:	c.1935	Victorian Heritage Register:	No
Designer:	Unknown		
Amendment:	C29, C112		
Comment:	Revised citation		

Significance

'Croyland', a two storey interwar duplex at 20 Fulton Street, St Kilda is a Significant place within the HO6 St Kilda East precinct.

The significant features include the elevated siting, the definite delineation of the base and upper storey of the building with contrasting clinker brick and render finishes, the fine detailing of some of its window openings, and the general intactness of its finishes.

Thematic context

-

History

No information

References

-

Description

An intact two storey duplex with contrasting clinker brick and render walls to the ground and first floors and a gabled tile roof. An external stair leads to the first floor entry, which has a flat projecting awning. Windows are timber framed and are framed by clinker brick details. Overall, the building has a high degree of external intactness.

Comparative analysis

No information.

Assessment

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

Recommendations

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

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name:	**Cranford**	Citation No:
Other names:	**Katoomba, Barrington Flats**	**2120**

Address:	**22 Fulton Street, St Kilda East**	Heritage Precinc:	St Kilda East
Category:	**Residential: House**	Heritage Overlay:	HO6
Style:	**Victorian: Italianate**	Graded as:	Significant
Constructed:	**1882, 1936**	Victorian Heritage Register:	No
Designer:	**Unknown**		
Amendment:	**C29, C112, C142**		
Comment:	**Revised citation**		

Significance

What is significant?

The house formerly known as 'Cranford', constructed for Oliver Levey in 1882 and substantially altered in 1936 when it was renamed 'Katoomba', at 22 Fulton Street, St Kilda East is significant. This is an unusual and imposing single storeyed late Victorian Italianate villa with a distinctive semi-circular porch having slender Ionic Order columns mounted on balustrade pillars and having a shallow conical roof with slender ball finial. This element may be a late addition. There are projecting wings on either side, the eastern wing having a faceted bay and the western wing being possibly of a later date, the absence of vermiculated quoins and incised work being suggestive of an addition. The window reveals have cement colonettes and there are aedicules to the window heads.

Alterations and additions made after World War II are not significant.

How is it significant?

The house at 22 Fulton Street, St Kilda East is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

It is aesthetically significant for the arrangement of the elements, generally in the Italianate manner but with an unusual and presumed inter-war conical porch giving it distinction at the municipal level. (Criterion E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

5. Settlement: growth and change: 5.1 The late nineteenth century boom, 5.4 Depression and recovery: the inter-war years

History

At Crown land sales, the partnership of Fulton, Mackinnon and Sargood bought numerous allotments including allotment 155A which comprised five acres on Dandenong Road between the railway reserve and Hotham Street. By 1873, Fulton Street had been formed and there were three houses on each of its north and south sides. Lot 12 on the north side was undeveloped and was owned at the time by a person named White. The land had a frontage of 110 feet and an NAV of 20 pounds and was purchased by Oliver Levey c.1880. Levey, described as an agent in 1882 and a publisher in 1883, built a brick house for his residence on the east side of the block in 1882. The house had nine rooms and an NAV of 120 pounds.

By the turn of the century, the house, which was owned and occupied by Mary Bage, was named 'Cranford' and had been extended to 13 rooms. The Bage family owned several properties in the area at the time. By 1930, the house had been acquired by William John McCarthy of Hawthorn. In 1935-37, ownership changed three times from John James Cotter to Ward Investments Pty. Ltd. and then to Louis William Sigel of the "Hotel Mentone". The Rate Books at the time are unclear however during these years the property was redeveloped. Pilley Street at the rear of the site was extended. In order for this to occur, MMBW plans indicate that the rear of the house would have had to be demolished. Substantial additions were carried out in 1936, which presumably gave the building its present appearance. It was named "Katoomba" and was comprised of four flats, three with four rooms and one with three rooms. The NAVs ranged from 60 to 70 pounds.

The Commercial Bank at Balaclava took over ownership of the flats in 1939. In that year, they were occupied by Horace Roberts (estate agent), William Stone (commercial traveller) and Angus Burrows (chemist). Flat three was vacant. Thomas William Cooper of Toorak was the owner in 1950. Flats 1 and 2 were still occupied by the Roberts and Stone families, the hairdresser David Charlesworth rented flat 3 and Ellen Dove rented flat 4.

By 1973, it seems the flats had been converted to a single residence occupied by A.L. Spooner.

References

J.E.S. Vardy, "Plan of the Borough of St. Kilda", Hamel and Ferguson, 1873, North/3.

MMBW litho plan no.46, undated

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

St. Kilda Rate Books: 1879-83, 1889-90, 1899-1900, 1920-21, 1930-40, 1950-51

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

Description

An unusual and imposing single storeyed late Victorian Italianate villa with a distinctive semi-circular porch having slender Ionic Order columns mounted on balustrade pillars and having a shallow conical roof with

slender ball finial. This element may be a late addition. There are projecting wings on either side, the eastern wing having a faceted bay and the western wing being possibly of a later date, the absence of vermiculated quoins and incised work being suggestive of an addition. The window reveals have cement colonettes and there are aedicules to the window heads.

Condition: Sound Integrity: High

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain within the HO6 St Kilda East precinct as a Significant place.
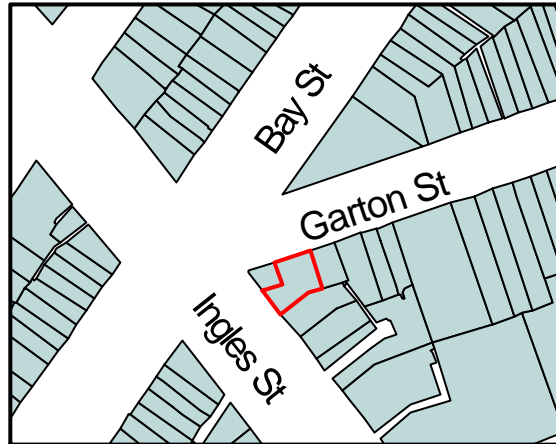
Primary source

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

Other studies

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

Identifier   Residences

Formerly   Shop

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	4 Garton St PORT MELBOURNE	**Category**	Commercial: residential
Constructed	1886	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former shop at the corner of Ingles and Garton Street is of local significance. The substantially intact interior has a notably restrained Renaissance Revival design, particularly to the pilastered and parapeted corner block. The building is representative of typical small combined shops and residences located in residential areas, and is a prominent streetscape element in conjunction with 92 Ingles Street (q.v.).

Primary Source

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

Other Studies

Description

PRINCIPAL THEME:Commerce/Trade
SUB-THEME: Shops
                Residential
ORIGINAL OWNER: Partick McCarthy
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Former shop
ORIGINAL RESIDENTIAL Residence attached to commercial premises
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION
This two storey building is of rendered masonry construction and is designed as two distinct units, one a

parapeted corner block, and the other a more simply designed wing to the rear along Garton Street. The corner block has flat Tuscan pilasters to each storey supporting an entablature and cornice at first floor roof level. The splayed corner contains two-leaf, three-panelled doors with a rectangular fanlight above. The existing ground floor multi-light sash windows appear to be replacements of the original shop windows. The upper floor windows have moulded architraves and sills, whereas those on the ground floor are unembellished.

The rear wing has a plain rendered wall facing Garton Street with a flat string course at first floor level. The wall is not parapeted; instead the roof has bracketed eaves and a hipped roof visible from the street. The ground floor windows and door are round-headed, with plain openings. The first floor windows are similar to those on the corner block.

COMPARATIVE ANALYSIS

The restrained and conservative Classical design of this former shop is almost Regency in style and is characteristic of suburban shop design of the pre-Boom period years up to the mid-1880s. Comparable shops in South Melbourne, for example, include, 266 Park Street, South Melbourne (1883), and 174 Cecil Street, South Melbourne (1881), which retains the original round-headed timber shop windows. Compared with these examples, the unusual height of the parapet and the double-storey trabeation make the front part of this building particularly imposing.

History

This building was constructed as a shop for its first owner, Patrick McCarthy in 1886, and was described as a 15 roomed brick shop valued at 80 pounds when first rated in 1886-87. (1) In 1890-1891 it accommodated several members of the McCormack family, Patrick, a gentleman, Mary, a dressmaker, and Lizzie, whose occupation is not known. The ten roomed brick building was still owned by Partrick McCarthy at this date and was valued at £100 pounds. (2)

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

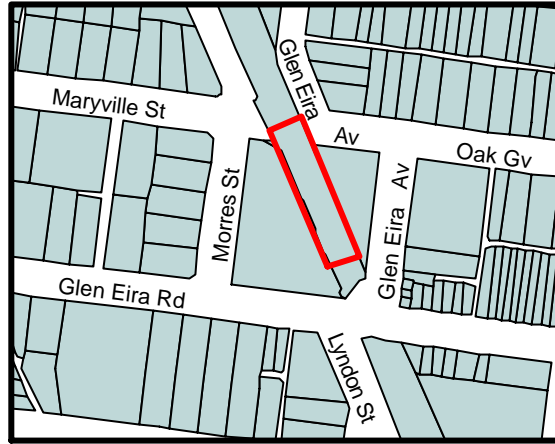A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1886-87, no. 1275
2. Port Melbourne rate book, 1890-91, no. 1344.

Identifier   Ripponlea Railway Station

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO137

Address	off Glen Eira Rd, (Sandringham Railway Line) RIPPONLEA	**Category** Public
Constructed c.1913		**Designer** Victorian Railways Architect (John Hardy?)

Amendment   C 29

Comment

Significance

CULTURAL SIGNIFICANCE
Ripponlea railway station is an important, intact Edwardian era timber railway station. Later changes have been minimal and the ticket offices retain their early fittings. Edwardian timber stations are rare in Melbourne and this building is the best of this actual design. Mentone railway station is the only other significant Melbourne station of this type. The station is part of the Los Angeles Court/Glen Eira Road conservation area. Almost all of the surrounding area was built during the same period.
EXTENT OF SIGNIFICANCE
Up and Down station buildings, platform retaining walls to each side and connecting timber footbridge.
SURROUNDING ELEMENTS OF SIGNIFICANCE
Approach to Up side station is through the Burnett Grey Gardens. Planting along west side of Up platform along Monkstadt Avenue. Reserve and shops to the eastern side. Part of a conservation area.
OTHER EVALUATIONS
A. Ward and A. Donnelly in association with the Australian Railway Historical Society(1) 'Victoria's Railway Stations. An Architectural Survey', unpublished, 1982.

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: Federation Arts and Crafts
Railway station and associated structures

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

DATE OF CONSTRUCTION
Not known, probably 1913 (first drawn 1911)
ORIGINAL OWNER
Victorian Railways.
ARCHITECT
Victorian Railways Architect (John Hardy?)(1)
BUILDER/ ARTISANS
Not known.
LATER OCCUPANTS
In continuing use.
LATER ADDITIONS/ ALTERATIONS
Toilet fixtures replaced. Signal box and lamp room/ store/yard demolished.
DESCRIPTION
Both station buildings are timber framed, single storied structures with cantilevered platform verandahs.
Cladding is weatherboard with roughcast render above door head height and 'half-timbered' gables. Main
roofs are diagonal asbestos cement shingles with corrugated iron sheet verandahs faced with small pitch
sheet valences. Lining internally is tongue and groove timber board walls with pressed metal sheet ceilings.
CONDITION
Building is in reasonable condition. Some roof shingles are loose and the northern end of the Up building has
settled. Window glass has been smashed and not replaced.
ORIGINAL USE
Railway station.
PRESENT USE
Railway station
PRESENT OWNER
V Line

INTACTNESS (February, 1984)
The buildings have a high degree of intactness. Recent toilet fixtures are the most significant changes. The
signal box and corrugated iron clad lamp room/store/yard building located near Glen Eira Road have been
removed (for details of latter see Appendix - drawing no. 1).

OTHER
Ward and Donnelly(2) have identified Edwardian timber stations under the overall heading Gisborne Group.
Within that group are sub-groups covering design variations; Macedon [7 stations], Ripponlea[4], Donald[4],
Mansfield [5] and Yarra Glen [3]. Ripponlea Station is the only 'very important' station in the sub-group and
with Mentone, the only station in Melbourne regarded as very important in the Gisborne group.

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

History

The original drawings for the station are initialled and dated 1911 and further stamped 1913. There are no
Contract Book records of the date of construction, cost and/or builder. The area around Glen Eira Road, east
of the railway, was mostly developed from around the First World War and this was the reason for
construction of a station. The Quat Quatta/Erindale Estates were subdivided in 1911. The railway though was
opened in 1859.
(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

BIBLIOGRAPHY
1. Original drawings held by Victorian Railways (V Line) -

*no. 1 'New Station Buildings at Glen Eira Road' . Plans, elevations and so on.
  Scale 8 ft to 1 in. Dated 21/12/1911.
  *no. 2 Sections, details and so on. Scale 2 ft to 1 in. Dated 21/12/1911.
  Both no. 436, bin 11341. (See Appendix) .

2. A. Ward and A. Donnelly, in association with the Australian Railway Historical Society,
   'Victoria's Railway Stations, An Architectural Survey', unpublished,1982.(See Appendix for
   relevant extracts).

Identifier   Residence

Formerly   Tringingham

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	2 Glen Eira Rd RIPPONLEA	**Category** Residential:detached
Constructed	1890-1891	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This single storey villa is a distinctive building in this part of Glen Eira Road. Generally it is typical architecturally, features being the tiled chimneys and eaves and the relatively uncommon Greek key pattern cast iron frieze. Originally the building was face brickwork apparently, now painted.

Around 1900 this house was called Tringingharn (M.M.B.W. plan).

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
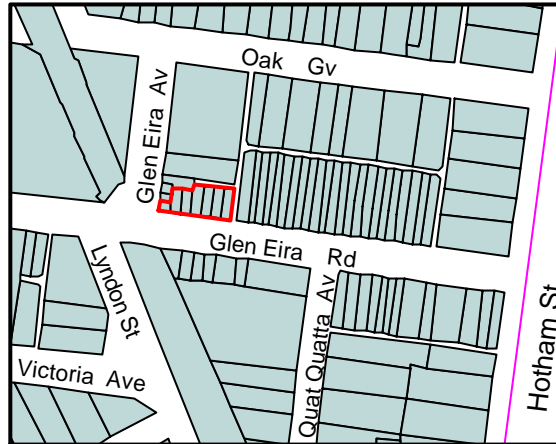
References

BIBLIOGRAPHY

M.M.B.W. Detail Plan no. 1451 - Appendix.

City of St. Kilda Rate Books, 1890/91 no. 3920, George Connibere owner, Charles Hicks importer occupant, N.A.V. 90 - Appendix.

Identifier   Shops & Dwellings
Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 15-27 Glen Eira Rd, and 6 Glen Eira Avenue RIPPONLEA	**Category** Commercial
Constructed 1912	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The corner turret, parapet and size of this building make it a local landmark and a key element in the Los Angeles/Glen Eira Road conservation area. The verandah and the shopfront of no. 15 Glen Eira Road and no. 6 Glen Eira Road are intact, though the former is painted. The shops generally are surprisingly intact. The upper floor facades have generally been painted, though two remain in their original state.
(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 : Federation Freestyle
Two storey shops and dwellings
Builder: Dunlop and Hunt
Original owner: Lane and Morgan
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

See also Los Angeles Court / Glen Eira Road conservation area.
Builders Dunlop and Hunt constructed this building in the latter half of 1912 for Lane and Morgan. A railway station was first constructed here around this time and no doubt was the reason for the erection of this building.
(David Bick, St. Kilda Conservation Study, 1985)

History

see Description

Thematic Context

unknown

Recommendations

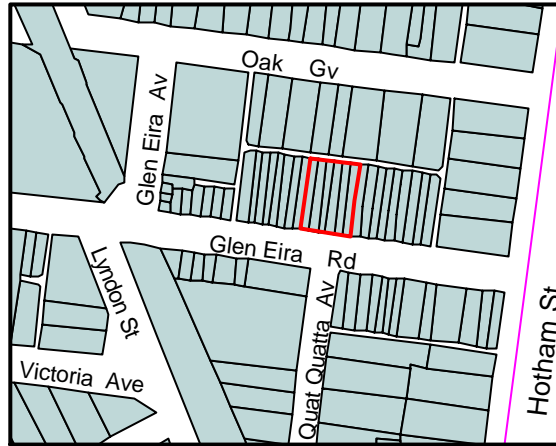A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

City of St. Kilda building permit records, no. 1600, granted 28/5/1912.

City of Port Phillip Heritage Review

Identifier   Shops and Dwellings

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	45-55 Glen Eira Rd RIPPONLEA	**Category**	Commercial
Constructed	1914	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The façade design of these six shops is a key link between the significant buildings at the eastern end of the shops and the building at the corner of Glen Eira Avenue (q.v.). The façade design, with its parapets centred on the chimneys, is of architectural interest.
(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 : Federation Freestyle
Two storey shops and dwellings
Builder: J.R.Daley
Original owner: J.R.Daley
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

See also Los Angeles Court / Glen Eira Road conservation area
J.R. Daley was the owner/builder of these six shops. Construction took place in the latter half of 1914 and the estimated cost was £3,000. Daley built a number of other shops in this shopping centre.
(David Bick, St. Kilda Conservation Study, 1985)

History

see Description

Thematic Context

unknown

Recommendations

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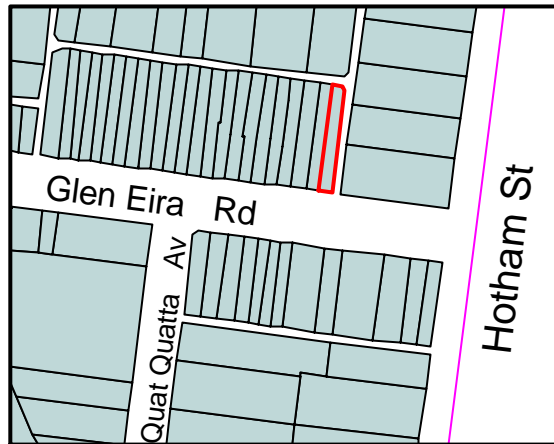Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

BIBLIOGRAPHY
City of St Kilda building permit records, no. 2383, granted 9/7/1914.

Identifier   Brinsmead's Pharmacy

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO136

Address   73 Glen Eira Rd
RIPPONLEA

Category   Commercial

Constructed   1918

Designer   Sydney Smith and Ogg

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
Brinsmead's Pharmacy is one of Victoria's finest chemist shops on account of its shopfront and fittings. Manufactured by Duff, the fittings feature leadlight round and elliptical domes and are some of the finest examples of this work in the State. Leadlight was a common feature of buildings built early this century, but rarely used with such skill. The fabric of the shop section and the remainder of the building is intact. Shopfront pier cases with incised lettering advertising dental services remain. The pharmacy is a key element in the Glen Eira Road shopping and the conservation area.
EXTENT OF SIGNIFICANCE
Of primary significance are the shopfront, the shop area with its fittings and the preparation room immediately behind, together with the gable roofed front section and the south (street) and east facades, including number 71. The remainder of the building is of secondary significance due to the intactness of the fabric.
SURROUNDING ELEMENTS OF SIGNIFICANCE
Numbers 71 and 73 end a long line of two storey shops, all of the same period and complementary in design. This building is 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 : Federation Arts and Crafts
Two storey shops and dwellings

Builder: Queever.
Shopfitters: Thos. Duff
Original owner: Frederick Damyon
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

(71 part of the same building)
DATE OF CONSTRUCTION
1918 - later half(1).
ORIGINAL OWNER
Frederick Damyon, pharmacist(1),(2).
ARCHITECT
Sydney Smith and Ogg (1)
BUILDER/ ARTISANS
Queever builder. Shopfront and fittings by Thos. Duff and Bros. (name-plate on shopfront)
LATER OCCUPANTS
Late 1920's Joseph Lakeland. Early 1930's Samuel Park. 1938 - Campbell Fraser Johnson (owner from
1955/56)(2),(3)
LATER ADDITIONS/ ALTERATIONS
None of any consequence. Redecoration. Facade painted apparently, with painted signs of unknown origins.
DESCRIPTION
Brinsmead's Pharmacy is in a two storey brick building housing two shops. The ground floor is red face
brickwork, whilst the first floor and gables are roughcast rendered. The roof is clad in terracotta tiles. Features
of the building are the crow stepped gables to each side wall, round gable window, the facade first floor
window surrounds, the decorative pattern between them and the facade gable. Internally there is no direct
access between shop and residence.
The shopfront features two recessed timber doors with leadlight domes over them. Framing is in light metal
sections, with a leadlight top window and paired light brackets over the central window. The shop internally is
lined with glass cabinets, light timber framed in oak and mirror backed. Behind the counter a timber drawer
unit with leadlight screen above follows the curve of the elliptical dome over this area.
CONDITION
Shop and remainder of the building are in good condition.
ORIGINAL USE
Pharmacy.
INTACTNESS (February, 1984)
The shopfront and shop area are intact. The street facade above the verandah has been painted, as has part
of the east wall. Part of an early sign remains on the east wall and there are the remains of old signs above
the first floor façade windows.
Internally the rooms have been repainted, but the fabric remains intact.
(David Bick, St. Kilda Conservation Study, 1985)

History

Frederick Damyon's Brinsmead's Pharmacy has its origins in the chemist shop opened around 1913 by
James Brinsmead in Glen Eira Road, two doors from the railway line (3). Damyon acquired the business and
had the present building constructed in 1918 (1), (2).
Sydney Smith and Ogg were the Architects for the building, but Thomas Duff and Brothers made and
presumably designed the shopfront and fittings internally. From the late 1920's Damyon leased the shop to a
series of other chemists, whilst also maintaining other shops in St. Kilda and Woodend (2),(3). The present
owner, Mr. C F Johnson, leased the building in 1938, acquiring it in 1955/56(2),(3). Brinsmead ' s 1913 shop
became Appel's Pharmacy, now located nearby on the corner of Hotham Street(3).

OTHER EVALUATIONS
National Trust of Australia (Victoria) - Recorded.

(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

References

BIBLIOGRAPHY

1 . City of St. Kilda building permit records, no. 3640, includes copy of original drawings - Appendix.

2. City of St. Kilda Rate Books.

National Trust of Australia (Victoria) file no. 3670 - research notes in Appendix.

3. Sands and McDougall Melbourne 'Directories', various years.
Royal Victorian Institute of Architects Journal, Melbourne, March 1930, advertisement page XXXIX- - Appendix.

James Smith (ed), 'The Cyclopedia of Victoria', Cyclopedia Company, Melbourne, 1903, Vol. 1, p. 549, biography of Thos. Duff and Bros. - Appendix.

Identifier   Burnett Grey Gardens

Formerly   unknown
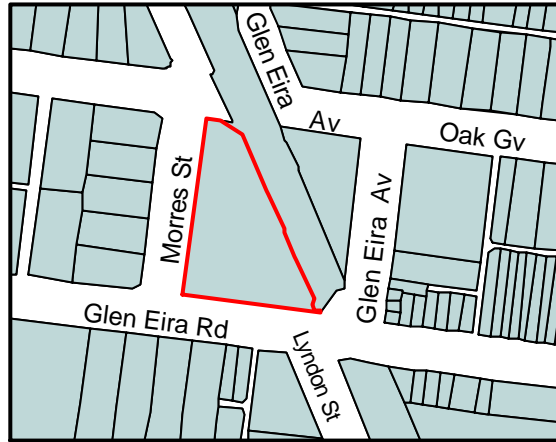
Heritage Precinct Overlay None
Heritage Overlay(s) HO137

Address	Glen Eira Rd ST. KILDA	**Category**	Garden
Constructed	unknown	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Public Park

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

City of Port Phillip Heritage Review

Place name: **Maisonettes**
Other names: **Alcazar**

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

Heritage Precinct: Elwood, St Kilda, Balaclava, Ripponlea

Heritage Overlay: HO372

Graded as: Significant

Victorian Heritage Register: No

Significance

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

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

References

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

Description

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

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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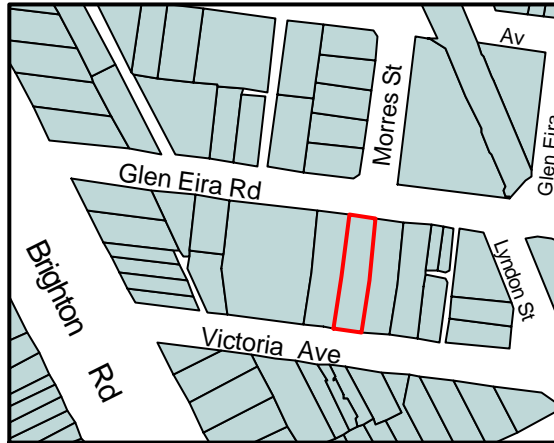
Other studies

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

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

Identifier   Residence (Gleneira)

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO373

Address	12 Glen Eira Rd RIPPONLEA	**Category**	Residential:detached
Constructed	1890-1891	**Designer**	unknown

Amendment   **C 32**

Comment   Landscape assessment

Significance   (Mapped as a Significant heritage property.)

Part of a conservation area, this house is something of a local landmark, whilst its detailing is of note. With numbers 2 and 10 (extensively altered) and nearby Quat Quatta in Quat Quatta Avenue it forms a small group of late 19th century buildings in an area otherwise built in the early 20th century. The detailing of the verandah, its end wall and the bay window iron railing are all distinctive. Generally the building is typical in design for this period.

Landscape:
The black locust trees (Robinia pseudoacacia) at the front and rear western boundary of 12 Glen Eira Road, Ripponlea, is significant as a remnant nineteenth century planting which reflects the former type of exotic trees planted in the early development of the locality and municipality, once widespread but no longer practiced. The trees are an integral part of a varied and distinctive cultural landscape and are significant for their association with the activities of an historically significant place which played a role in the development of the municipality, as well as for the combination of their maturity and extent as compared to other early properties in the City and as an uncommon landscape type in the City and a specimen also uncommon for its maturity. The trees are also significant for their association with the early development of the Glen Eira/Ripponlea district.

Primary Source

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

Other Studies

Description

See also Los Angeles Court / Glen Eira Road conservation area.

The garden contains three mature and very large black locust trees (Robinia pseudoacacia). Tree #1 is at the rear western boundary of 12 Glen Eira Road, measuring 18 metres in height and a canopy spread of 11

metres. Tree #2, also at the rear western boundary of 12 Glen Eira Road, measures 17 metres in height and a canopy spread of 11 metres. The trees are estimated by an ArborCo Pty Ltd arborist to be 60-70 years old, so planted c1929-39 (ArborCo Pty Ltd, 1999).

Tree #3, at the front of the villa, was noted in the ArborCo Pty Ltd report (ArborCo Pty Ltd, 1999) but not measured. It is lower in height than Tree #1 and #2 but probably dates from the same time of planting. Black locust trees were more commonly planted in the late 19th century than post 1920s. It is estimated that these three trees were planted soon after the construction of the main building, c1890-91.

History

The house 'Gleneira' is a two storey late 19th century brick house, constructed in 1890-91 by an unknown designer. There is an exotic garden with some mature trees. The property has been identified in the Port Phillip Heritage Review (A Ward, 1998, dbase no. 328) and D Bick's St Kilda Conservation Study Area 2 (vol. 1, 1984).

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

M.M.B.W. Detail Plan no. 1451 - Appendix
City of St. Kilda Rate Books, various years; 1890/91 no.3925, Charles McEvoy o/o, 8 R. Brick; N.A.V.
    110 - Appendix.

City of Port Phillip Heritage Review

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

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

Heritage Precinct: St Kilda, Elwood, Balaclava, Ripponlea

Heritage Overlay: HO7

Graded as: Significant

Victorian Heritage Register: No

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

No information

References

-

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

Place name:	**Milverton**
Other names:	**Flats**

Address:	**22 Glen Eira Road, Ripponlea**
Category:	**Residential: House**
Style:	**Interwar: Old English & Spanish Mission**
Constructed:	**c.1930s**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

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

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

No information.

References

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Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

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City of Port Phillip Heritage Review

| Place name: | **Shops & residences** |
| Other names: | - |

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

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

No information.

References

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Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

-

City of Port Phillip Heritage Review

Place name:	**Shops & residences**	Citation No:
Other names:	-	**1501**

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

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

No information.

References

-

Description

Style: Federation Freestyle. Two storey shops and dwellings.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

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

Other images

-

City of Port Phillip Heritage Review

Place name:	**Shop & residence**	
Other names:	-	**1502**

Address:	**60 Glen Eira Road, Ripponlea**
Category:	**Commercial: Shops**
Style:	**Federation: Arts & Crafts**
Constructed:	**1918**
Designer:	**Arthur Plaisted**
Amendment:	**C29, C160**
Comment:	**Revised citation**

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

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

References

St Kilda Council building permit no. 3670

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

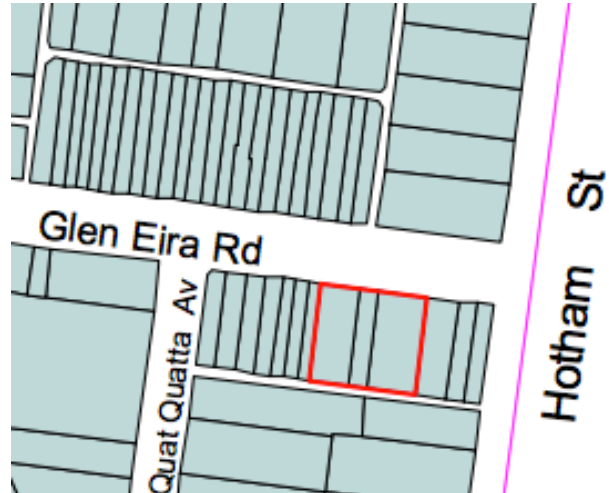Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other images

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City of Port Phillip Heritage Review

Place name:	**Glen Eira Road Bank Group**	Citation No:
Other names:	**State Savings Bank, E.S&A Bank, Bank of Australasia**	**333**

Address:	**74, 76 & 78 Glen Eira Road, Ripponlea**
Category:	**Commercial: Bank**
Style:	**Interwar: Classical Revival, Greek Revival, Georgian Revival**
Constructed:	**1922-1930**
Designer:	**Sydney Smith & Ogg (1922), Twentyman & Askew (1927-28), A & K Henderson (1930)**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: St Kilda, Elwood, Balaclava, Ripponlea

Heritage Overlay: HO7

Graded as: Significant

Victorian Heritage Register: No

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

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

References

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

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

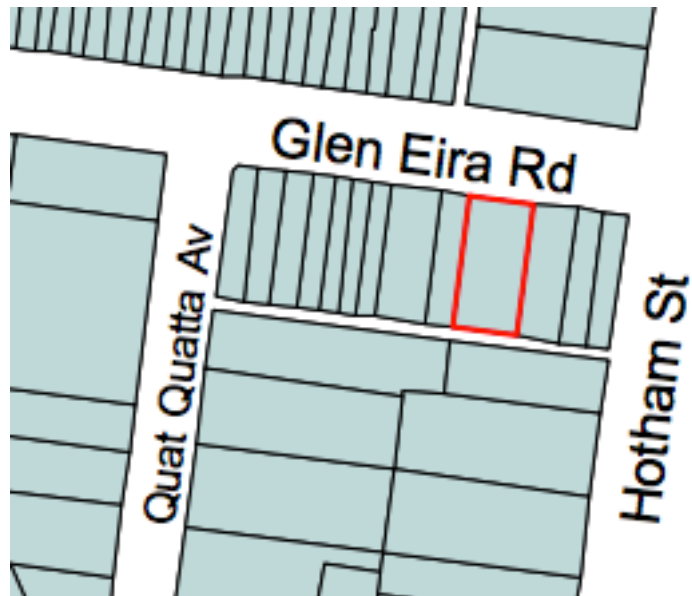Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other images

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

Address:	**78 Glen Eira Road, Ripponlea**	Heritage Precinct: St Kilda, Elwood, Balaclava, Ripponlea
Category:	**Commercial: Bank**	Heritage Overlay: HO7
Style:	**Interwar: Free Classical**	Graded as: Significant
		Victorian Heritage Register: No
Constructed:	**1922**	
Designer:	**Sydney Smith & Ogg**	
Amendment:	**C29, C160**	
Comment:	**Revised citation**	

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

-

References

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

Description

Free Classical two storey bank with dwelling.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

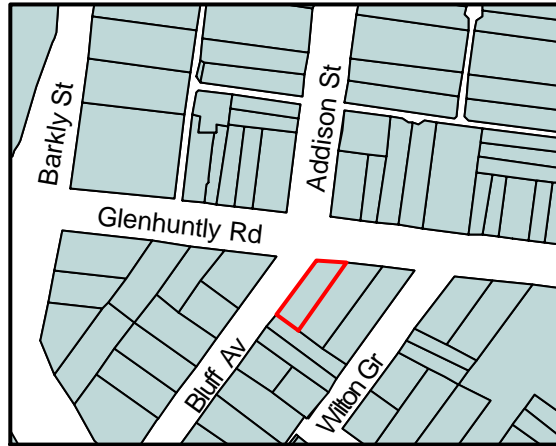Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other images

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Identifier   "Chenier"

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address   8 Glenhuntly Rd
ELWOOD

Category   Residential:apartment

Constructed   1934

Designer   J.H. Esmond Dorney

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

A well styled two storey block of flats designed, as a remodelling of an earlier building, by the architect J H Esmond Dorney. It is the most prominent of a number of flats in Elwood designed by Dorney in the mid 1930s in a style influenced by the American Prairie School. Most of it is intact, in particular its stylish leadlighting, although the building has been painted an inappropriate grey and mauve in the recent past.

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, former residence
Original owner:Mrs M.L. Dorney

History

see Description

Thematic Context

unknown

Recommendations

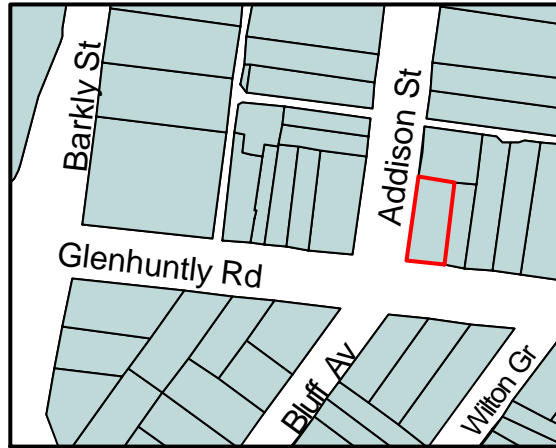A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 8667. Nos 39 and 4-4A Shelley St appear to have been designed by Dorney around the same time. Refer also entry for 51 Ormond Esplanade.

Identifier   "The Wandsworth"

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address	13 Glenhuntly Rd ELWOOD
Constructed	c. 1920

Category Residential:apartment

Designer See notes

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A large well styled Arts and Crafts block of flats intact apart from painting to roughcast and shingled sections. Notable also for its intact brick fence with highly unusual roughcast pier cappings.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

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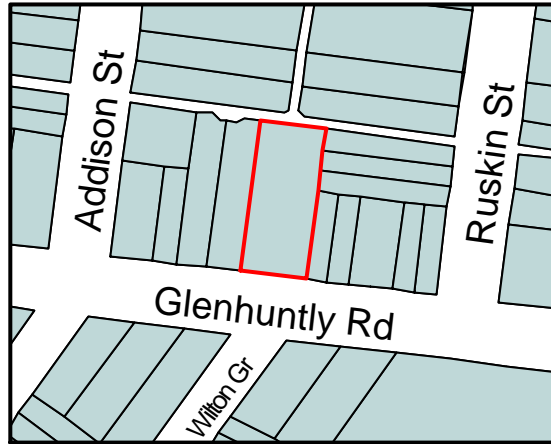Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
Distinctive pier cappings suggest same architect/builder as 40-42 Glenhuntly Road.

City of Port Phillip Heritage Review

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address	21 Glenhuntly Rd ELWOOD	**Category**	Residential:apartment
Constructed	1950's?	**Designer**	unknown

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

A large three storey block of flats in cream brick built in a complex configuration of facades, bays and balconies, featuring a variety of interesting window treatments, and styled with a hint of classical detailing. An impressive early example of the cream brick classicism that became popular in the post-war period.

Primary Source

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

Other Studies

Description

Style : Georgian Revival
Three storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

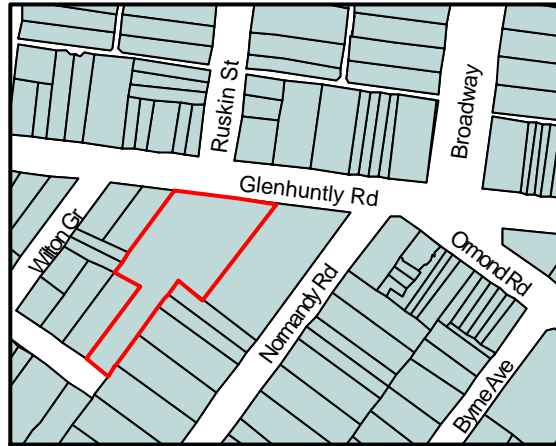A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Identifier   St Columba's Roman Catholic School

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO219

Address   22-24 Glenhuntly Rd
ELWOOD

Category   School

Constructed 1977-1937

Designer   Kempson and Conolly (see notes)

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A very prominent, impressive and well-kept collection of school buildings of various periods. With St Columba's Church, it forms a precinct that has had a major presence in the heart of Elwood for many years.

Primary Source

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

Other Studies

Description

Style : Various
One and two storey school
Original owner: Roman Catholic Church

The smaller schoolhouse at the front may have been the one designed by Kempson and Conolly in 1917 (see Notes). The larger building to the rear appears to have been built in the 1930s and the additions beside the small schoolhouse were probably built at the same time. The later buildings have cleverly continued the red brick and render banding theme of the earlier one, producing a visual unity amidst divergent styles.

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

Kempson and Conolly, architects, designed a small school for the site in 1917 (St K C C permit No 3125). Ref also permit Nos 3425 (1917), 5150 (1923), 9739 (1937).

Identifier   St Columba's Roman Catholic Church

Formerly   unknown
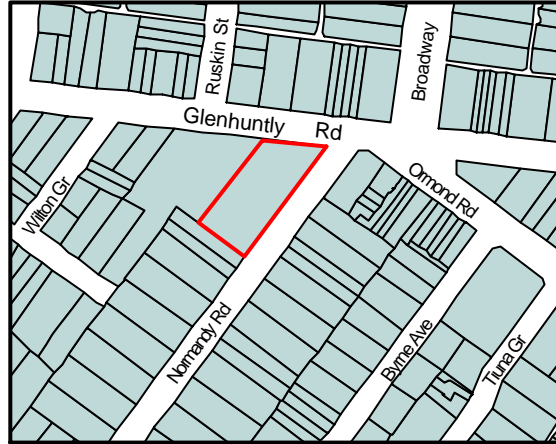
Heritage Precinct Overlay None
Heritage Overlay(s) HO219

Address	26 Glenhuntly Rd ELWOOD	**Category** Church
Constructed 1929		**Designer** A.A. Fritsch

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
St. Columba's Roman Catholic Church is a landmark in Elwood, part of a precinct of local significance and of some architectural interest. The tower can be seen from many parts of Elwood and both the tower and building proper dominate the Elwood junction of the Broadway with Ormond and Glenhuntly Roads.   A number of Roman Catholic churches of similar scale and varied detailing were erected around this time and this building is one of the best. The design of the belfry and cupola is unusual. The barrel vaulted ceiling, a common feature of these churches and one used by Fritsch decades earlier at Sacred Heart in Malvern, is the main feature of the interior. The stained glass is also of note, as well as the choir gallery balustrade and the walls behind the altar.
EXTENT OF SIGNIFICANCE
Entire church building.
SURROUNDING ELEMENTS OF SIGNIFICANCE
Part of a precinct of local significance, the Elwood junction 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 : Romanesque Church
Builder: Reynolds Brothers
Original owner: Roman Catholic Church

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

ORIGINAL OWNER
Roman Catholic Church
ARCHITECT
A.A. Fritsch, F.R.V.I.A(1)
BUILDER/ ARTISANS
Reynolds Brothers(l)
LATER OCCUPANTS
Not applicable.
LATER ADDITIONS/ ALTERATIONS
Later changes have been minimal.
DESCRIPTION
St. Columba's is an essentially symmetrical building in plan constructed with red face brickwork externally and stucco dressings.   The roof is clad in slate. The tower, capped by a metal clad cupola, is positioned in the north east corner of the building. The windows are roundheaded and have stained glass of some note. There is a choir gallery over the narthex with an elaborately panelled balustrade. A frieze supported by figures runs along the bottom edge of the barrel vault. Transverse bands divide the vault, which is further decorated with foliated and other panels. The walls behind the main altar are faced in a low, blind arcade.
CONDITION
This church is in good condition.
ORIGINAL USE
Church.
PRESENT USE
Continuing use.
PRESENT OWNER
Roman Catholic Church.
INTACTNESS (April, 1984)
The fabric of this church is essentially intact.
(David Bick, St. Kilda Conservation Study, 1985)

History

The Reverend M.F. McKenna was the incumbent when St. Columba's was constructed in 1929(1). Augustus Andrew Fritsch (1866-1933) was the Architect, drawing the building in November, 1928(1). A school was already on the site and it was enlarged with the hall in 1937(1).

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
RNE status: Reported (14621).
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

BIBLIOGRAPHY

1. City of St. Kilda building permit records, no. 7416 granted 8/2/1929, includes working drawing of church. Nos. 3425 (1917), 5150 (1923) and 9739 (1937) refer to other buildings on the site. No. 7416 - Appendix.
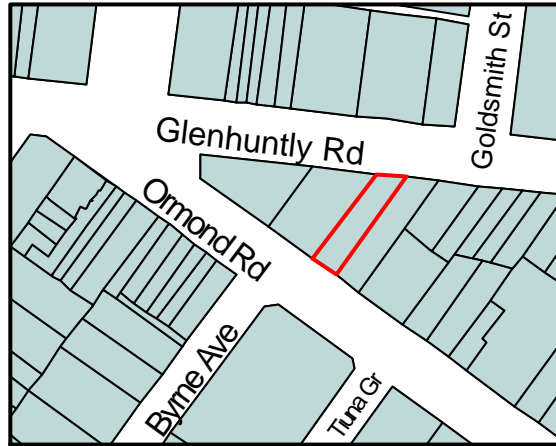
   La Trobe Library, State Library of Victoria, small picture file, photograph.

   James Smith (ed.), 'The Cyclopedia of Victoria', The Cyclopedia Company,

   Melbourne, 1903, vol. 1, p. 384, biography of A.A. Fritsch - Appendix.

Identifier   "Ormond Mansions"

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address	40-42 Glenhuntly Rd ELWOOD	**Category**	Residential:apartment
Constructed	1919	**Designer**	See notes

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A typical c1920 two storey block of flats with an unusual double frontage; the rear fronting of the block onto Ormond Road. Shops were later built on its Ormond Road frontage (Nos 15-21) which gives the building an extra layer of interest. Apart from having its roughcast surfaces painted and its balcony balustrades boarded over, it is quite intact, including the unusual pier cappings on its front stairs.

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

Nil

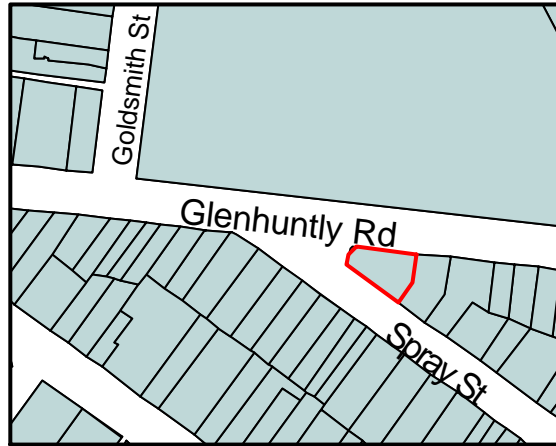**References**

NOTES
Forms part of complex at 15-21 Ormond Rd. Some stylistic similarities suggest same architect/builder as 13 Glenhuntly Rd.

City of Port Phillip Heritage Review

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO354

Address 60-66 Glenhuntly Rd ELWOOD	**Category** Residential:apartment
Constructed 1920's	**Designer** R Levy?

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

An unusual multi-unit flat type, 60-66 Glenhuntly Rd is a rambling building containing four separate residences and featuring a wealth of very unusual design details. It is among the best of a number of residences around St Kilda that appear to be the work of the same, very individual architect, possibly R Levy.

Primary Source

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

Other Studies

Description

Style : Californian
One and two storey multi-unit residence

History

see Description

Thematic Context
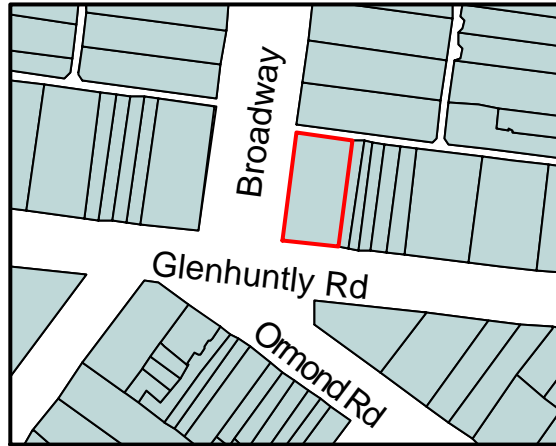
unknown

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

NOTES
Probably the same architect as 90 Glenhuntly Rd, 4 Foam St, 311 Orrong Rd, and possibly of 136 Glenhuntly Rd, 225 Alma Rd, and 86 & 88 Mitford St.

Identifier   Elwood Post Office

Formerly   unknown

Heritage Precinct Overlay HO8
Heritage Overlay(s)

Address	75 Glenhuntly Rd ELWOOD	**Category**	Public
Constructed	1925	**Designer**	unknown

Amendment   C 29

Comment

Significance

The Elwood Post Office is one of the key corner buildings of the Elwood Junction conservation area, which demonstrates the nature of architectural design during the 1920's. Essentially a standard design, this single storied building contrasts with the two storey building stock around it. Stylistically its Classically based detailing relates it to the State Bank opposite, both of which contrast with the other buildings around the intersection. (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

One storey post office
Original owner: P.M.G. department
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

Elwood Post office was constructed around 1925, partly as a result of lobbying by the St. Kilda Council late in 1923. Its design is very similar to the Balaclava Post Office in Westbury Street. The fabric of the Elwood Post Office is generally intact.
(David Bick, St. Kilda Conservation Study, 1985)

History

see Description

Thematic Context

unknown

Recommendations

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

References

BIBLIOGRAPHY
John Butler Cooper, 'The History of St Kilda' from its first settlement to a City and after 1840-1930, City of St Kilda, Melbourne, 1931, Vol. 2, pp. 114-5, illustrations facing p. 116.

Identifier	Duplex Shops and Dwellings
Formerly	unknown
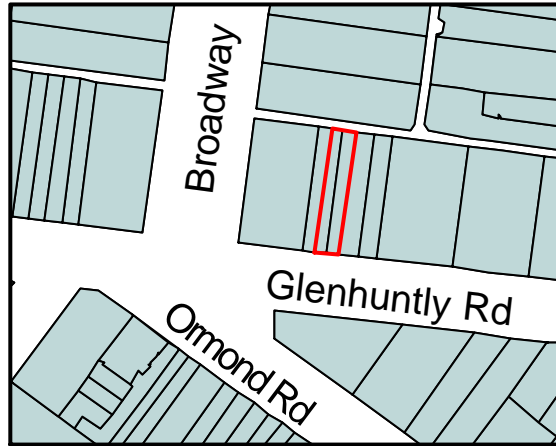
Heritage Precinct Overlay None
Heritage Overlay(s)

Address	85-87 Glenhuntly Rd ELWOOD	**Category**	Commercial: residential
Constructed	1940s	**Designer**	unknown

Amendment   C 29

Comment

Significance

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

Primary Source

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

Other Studies

Description

Style : Vernacular
One storey duplex shops and dwellings

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommendation nil

References

unknown

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO138

Address	136 Glenhuntly Rd ELWOOD	**Category**	Residential:detached
Constructed	1920's	**Designer**	R. Levy? (see notes)

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

One of the most eccentric little houses in St Kilda featuring a number of unusual building elements, including rubblework chimneys and piers, and a well-kept garden.

Primary Source

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

Other Studies

Description

Style : Californian
One storey residence

History

see Description

Thematic Context

unknown

Recommendations

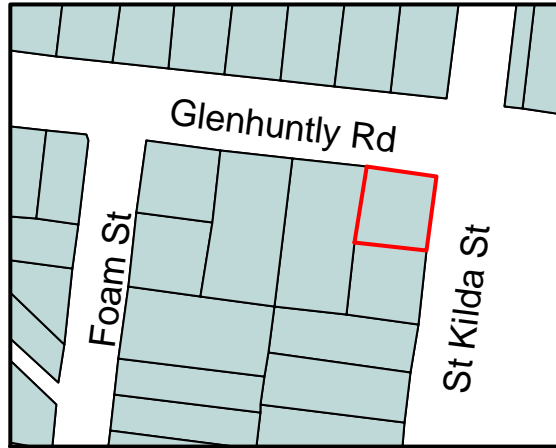A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
Possibly by the same architect as 90 and 60-66 Glenhuntly Rd, who is possibly R Levy.

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s)

Address	150 Glenhuntly Rd ELWOOD	**Category** Residential:detached
Constructed	1927	**Designer** See notes

Amendment   C 29

Comment

Significance

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

Primary Source

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

Other Studies

Description

Style : Arts and Crafts, Mediterranean
One storey residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

NOTES
St K C C permit No 6621 issued Nov 1926. Possibly the same architect/builder as 172 Ormond Rd.
Compare also Morres St, Maryville St and Monkstadt Ave houses. H. Johnson, the builder, may be the
architect.

Identifier   "Maytime"

Formerly   unknown
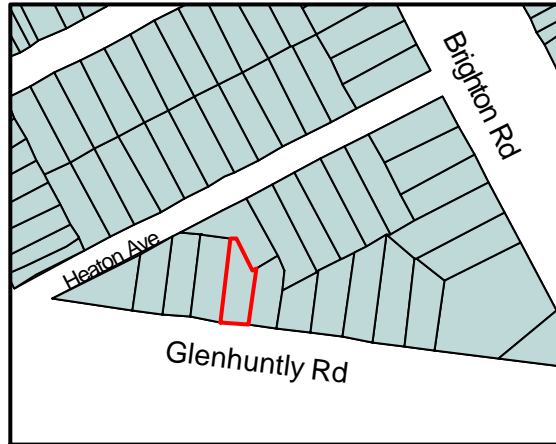
Heritage Precinct Overlay None
Heritage Overlay(s) HO318

Address	161 Glenhuntly Rd ELWOOD	**Category**	Residential:detached
Constructed	c.1920	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A small, finely crafted bungalow with a number of unusual design features, several in uncommon materials.

Primary Source

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

Other Studies

Description

Style : Californian
One storey residence

History

see Description

Thematic Context

unknown

Recommendations

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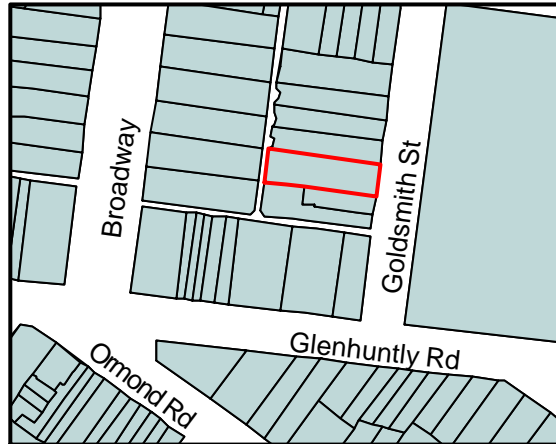Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
There is some chance that the building approval for No 163 next door is in fact for this address.

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s)

Address	68 Goldsmith St ELWOOD	**Category** Residential:apartment
Constructed	1941	**Designer** J. S. Seccul

Amendment   C 29

Comment

Significance

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

Primary Source

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

Other Studies

Description

Style : Vernacular, Functionalist
Two storey walk-up flats
Builder: J.S. Seccul
Original owner:J.S. Seccul

History

see Description

Thematic Context
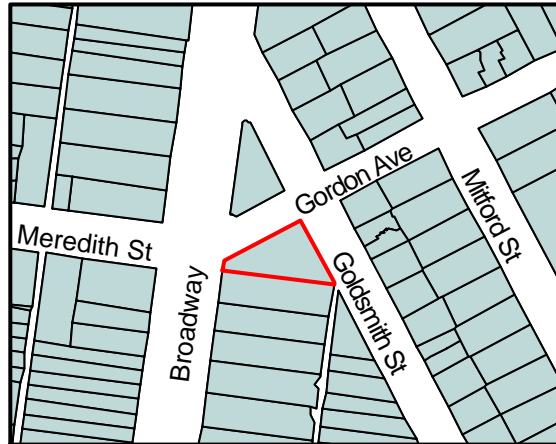
unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

Same design as `Romadon' 358 Barkly St (with shortened rear wing) and `Rappelle' 89 Addison St.

Identifier "Narooma"

Formerly unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	25-27 Gordon Ave
	ELWOOD
Constructed	1927

Category	Residential:apartment
Designer	Dunstan, Reynolds and Partners

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A wide two storey block of flats in a Mediterranean style, characterised by its rhythmic series of arches to the deep porches and verandahs of both floors. It is delightfully sited behind an excellent stand of plane trees which filters dappled light over its pale roughcast walls. The significance of the block is greatly heightened by its location: its facade forms the major backdrop to the E.C. Mitty Reserve, making it the dominant building of the Broadway intersection/park precinct. A pre-existing single storey villa is an integral part of the complex. The low orange brick fence is not.

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
Original owner: E.H. Rampling

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

St K C C permit No 6856 issued Apr 1927.

Identifier   Cassidy Family Hotel

Formerly   Graham's Family Hotel

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	97 Graham St PORT MELBOURNE	**Category**	Commercial
Constructed	1872	**Designer**	Frederick Williams

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Cassidy Family Hotel is of local significance. Substantially intact externally, this nineteenth century hotel is historically significant, being one of the few hotels to remain in the immediate area out of the large number of hotels which were constructed in the foreshore area in the nineteenth century.   Its architectural character is representative of nineteenth century hotels.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Hotels
ORIGINAL OWNER: Alfred J. Johnson
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   70-90% original
different from adjacent)
BUILDING TYPE: Hotel
ORIGINAL RESIDENTIAL na
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Rendered brick

PHYSICAL/STYLISTIC DESCRIPTION
This two-storey rendered brick hotel is located on a corner site with two principal elevations and a splayed corner. The ground floor walls have rusticated voussoirs above the segmental-arched windows and doors

and block rustication formed in the render, above a later tiled dado and basalt plinth. A plain rectangular string course runs at first floor level. The upper floor walls are plain rendered with corner quoining, vermiculated to the Graham Street elevation only. The straight-headed upper floor window openings have moulded render architraves and sills. The two windows to the west of the Graham Street elevation are double width. While the openings appear to be original, the window frames are not. Above the dentilled cornice at the splayed corner is an arched pediment flanked by piers and scrolled brackets.

COMPARATIVE ANALYSIS
The Renaissance Revival style of this hotel was frequently used for hotels in the 1870s and '80s. The two storey corner building form was typical. The treatment used on this building of rusticated ground floor, plain upper floor and balustraded parapet was similarly used in the earlier former St Osyth Hotel, 135 Stokes Street (1872) (q.v.), the Hotel Rex, Bay Street (q.v.), and the Railway Club Hotel (1875-6), Raglan Street (q.v.). On a considerably grander scale, similar treatment can be seen on the three-storey Maori Chief Hotel, Moray Street, South Melbourne (1875).

History

This hotel was constructed in 1872 for its first owner, stevedore, Alfred J. Johnson. The architect for the building was Frederick Williams.(1) Before the construction of the hotel, the land was valued at £6.(2) When first rated in 1872-3, the brick hotel of ten rooms was valued at £100.(3) The hotel was leased from 1874 by publican Andrew Curran, who eventually purchased the property in the mid 1880s from the executors of Johnson's estate. The hotel was still in the hands of the Curran family at the turn of the century. (4) Architect Thomas Taylor carried out decorative works to the interior in 1877.(5)

Thematic Context

By the 1860s, most areas of Port Melbourne were well-stocked with hotels, many of which catered to the passing shipping trade. Though the municipality's earliest hotels had been of timber, for the most part these were replaced by brick and/or stone in the 1860s and 1870s.

A number of new hotels were also established during this period, including Graham's Family Hotel.

Recommendations

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

References

1. ' Argus', 17 August 1872, p. 3.
2. Port Melbourne rate book, 1871-2, no. 1453.
3. Port Melbourne rate book, 1871-2, no. 1492.
4. Port Melbourne rate book, various years.
5. 'Argus', 7 September 1877, p. 2.

Identifier	"Palmville"
Formerly	unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO140

Address	240 Graham St PORT MELBOURNE	**Category**	Residential:detached
Constructed	1899	**Designer**	unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

"Palmville" at 240 Graham Street, Port Melbourne, was built in 1899 for the fish salesman, Albert Dusting. It is aesthetically important as a substantially intact and ostentatious Federation period villa on Graham Street (Criterion E).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A conservative Federation period single fronted symmetrical "black" brick villa with hipped corrugated iron clad roof, extended side walls to the cast iron posted verandah, bayed windows either side of the central entry and symmetrical chimneys. There are tiled panels in the eaves frieze.   Condition: Sound.   Integrity: High.

History

Surveys and land sale proposals at Sandridge were made and withdrawn for ten years before the first sale of land was affected in 1850. By 1855 however, a township had taken shape, largely defined by the railway line (1854) and the lagoon.

In 1855, the land comprising Section 9 had been sold. Lot 9 of Section 9 was purchased from the Crown by M. O'Sullivan. It had a frontage to the north side of Graham Street between Stokes and Nott Streets of 125 feet.

By the turn of the century, Section 9 had been subdivided and a portion with a frontage of 40 feet had been purchased by Albert Dusting of 158 Stokes Street. Dusting, a fish salesman, built on the site this brick house for his residence in 1899. It had six rooms and a NAV of 42 pounds.

Dusting's occupation was described as (auctioneer) in 1910. At that time, six people lived at no.240 and (stables) had been added to the property's description.

In 1920, Dusting continued as owner/occupant and the house continued to be described as (brick, six rooms). In that year, Dusting's property holdings also included houses at nos.234 and 236 Graham Street described as (brick) with 4 and 3 rooms respectively.

In 1997, the house was known as (Palmville).

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

Port Melbourne Rate Books: 1899-1900, 1905-6, 1910-11, 1920-21.
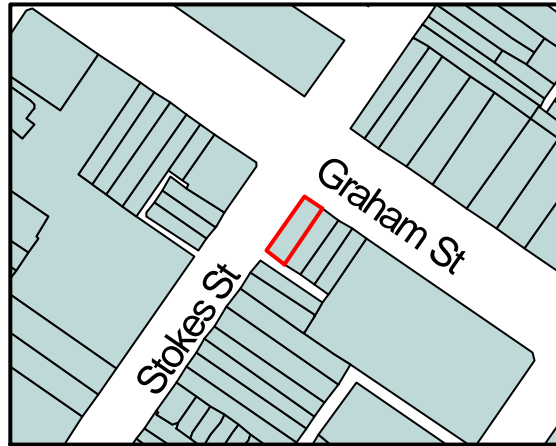 VPRS 586, PROV.
MMBW litho plan no.18, dated 7.7.1894.
Plan of the Township of Sandridge 1855, Department of Lands and
   Survey. PROV.
Parish Plan South Melbourne (Port Melbourne), Department of
   Lands and Survey (photo-litho), 1932. PMHS.

City of Port Phillip Heritage Review

Identifier Residence

Formerly Shop

Heritage Precinct Overlay None
Heritage Overlay(s) HO141

Address	249 Graham St
	PORT MELBOURNE
Constructed	1890

Category	Commercial: residential
Designer	unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

This former shop is of local significance. The relatively elaborate design of the facades, particularly to the slightly Mannerist parapets, is unusual in Port Melbourne. The exterior remains substantially intact, apart from the building-up of the shop windows and the corner entrance. Along with the former hotel on the opposite corner (135 Stokes Street, q.v.), the building is a prominent element in the streetscape forming a gateway to Stokes Street.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Commerce/Trade
SUB-THEME: Former shop
ORIGINAL OWNER: James Millar
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to   90%+ original
adjacent, contributes to overall
character of the precinct)
BUILDING TYPE: Former shop
ORIGINAL RESIDENTIAL Residence attached to commercial premises
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Rendered brick

PHYSICAL/STYLISTIC DESCRIPTION

This former shop is of two storeys and has a splayed corner originally containing the shop entrance. A separate entrance to the residence is located centrally on the Stokes Street elevation. The rendered brick walls have a relatively elaborate Classical Revival treatment. Tuscan pilasters to the ground floor support an intermediate entablature and cornice, and are located at the corners, each side of the original shop window openings to both elevations and each side of the arched doorway on the Stokes Street elevation. The original ground floor windows are framed with moulded render architraves. The shop windows have been built up with smaller windows inserted. At first floor level, the windows are arched with moulded archivolts on a string course enriched with acanthus leaf mouldings. The window sills are moulded and supported on brackets. The pilasters each side of the splayed corner are carried up at the first floor as narrow piers of rusticated square blocks containing vermiculation. The parapet above the upper cornice is elaborated by raised panels between square pedestals located centrally on each elevation and above the splayed corner. The pedestals originally supported urns on all elevations, but these remain only on the Graham Street elevation.

A rendered brick extension has been constructed to the rear, along Stokes Street.

COMPARATIVE ANALYSIS

The slightly Mannerist detailing of the parapets to this building is unusual in Port Melbourne, but has equivalents in commercial buildings of the early 1890s in other parts of Melbourne, for example the three-storey shops and residences at 374-6 Victoria Street, North Melbourne (1892). In other respects the comparatively conservative design of the facades is typical of commercial architecture of the 1880s. Relatively few such buildings, however, retain intact ground floor elements such as pilasters framing the original shop windows.

History

This building appears to have been constructed for its first owner, grocer James Millar, in 1890. In the 1890 - 1 rate book, the building was described as an eight roomed brick shop and was valued at £60. (1) Millar also had two iron stores on the site.

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. Port Melbourne rate book 1890 - 91, nos 350 - 1

City of Port Phillip Heritage Review

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	344 Graham St PORT MELBOURNE	**Category** Residential:detached
Constructed	c.1871	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

344 Graham Street, apparently constructed in c. 1871, is of local significance. Its first owner was the locally prominent stevedore and Mayor of Port Melbourne James Close. The house is among the earliest and largest residence to be constructed west of the railway line. The picturesque combination of vernacular Italianate and Tudor styles is representative of the period, and is the only such example in Port Melbourne.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick freestanding house, two storey
ORIGINAL OWNER: James Close
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Nineteenth century brick freestanding house, two storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian Italianate
PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION
344 Graham Street, located on a prominent corner site, is a large two-storey rendered masonry residence.
The asymmetric front elevation has a simple treatment combining elements of the vernacular Italianate and

Tudor styles, contrasting with the more flamboyant Italianate style of later houses. The low-pitched roof is gabled to the front projecting wing, and hipped to the other elevations. The rendered chimneys have moulded cornices. The gable has decorative bargeboards with alternating circles and short straight elements. The roof has been reclad with modern concrete tiles. The plain rendered walls are stop-chamfered at the corners and have a rectangular string course at first floor level. The tripartite ground floor window and paired first floor window to the projecting bay have Tudor label moulds, and there is a circular moulded roundel in the gable above the upper window. To the side of the gabled wing is a timber balcony with cast iron friezes and balustrading, the remainder is brick.

Part of the front boundary to Graham Street is fenced with a modern reproduction cast iron palisade fence with square cast iron gate piers and cast iron gate.

COMPARATIVE ANALYSIS

The asymmetric Italianate form and low-pitched front gable of 344 Graham Street and the Tudor details such as the label moulds and carved bargeboards derive from the published designs in nineteenth century pattern books such as Loudon's "Cottage, Farm and Villa Architecture". The only example in Port Melbourne of a house of this style, it can be compared with houses of similar style and derivation in the eastern and south-eastern suburbs. The style, however, always remained a minority one in the face of the prevailing Classical Revival idioms.

History

This residence was constructed in 1888 by James Close, the owner of Port Melbourne stevedore company, J. Close and Co. (1) The building was first rated in 1888-89, when it was described as a nine-roomed brick house, and was valued at £100. (2)

Thematic Context

This substantial brick residence was one of the first to be constructed in an area where the building stock in the immediate vicinity consisted mainly of timber cottages.

In addition to his ownership of a local shipping company, the first owner of the building, James Close, was mayor of Port Melbourne in 1887-88. (3).

# 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, 1890.
2. Port Melbourne rate book, 1888-9, no. 2278.
3. N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p. 273

Identifier   Clare Castle Hotel
Formerly   unknown
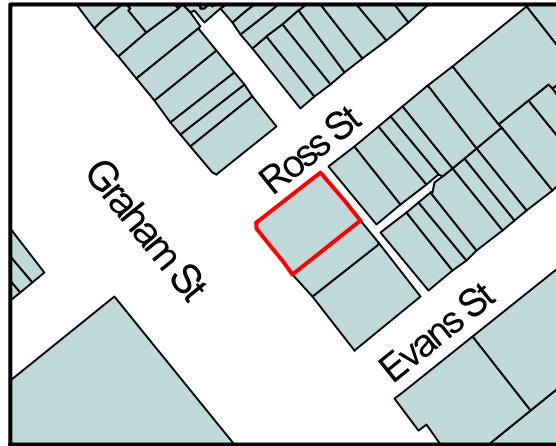
Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 352-358 Graham St PORT MELBOURNE	**Category** Commercial
Constructed 1875	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The Clare Castle Hotel is of local significance. One of the largest nineteenth century hotels in Port Melbourne following the c. 1891 alterations, the size of the building and the elaborate Renaissance Revival design of the largely intact facades demonstrates the social importance and level of patronage of the hotel trade in Port Melbourne and the commercial rivalry between hotels during the 1880s boom. The hotel is unusual in that it included shops following the c. 1891 remodelling. The hotel is an important streetscape element, which along with the Hibernian Hotel (q.v.) on the opposite corner, forms a gateway to Ross Street.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Hotels
ORIGINAL OWNER: Mary Costello (licensee)
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to   90%+ original
adjacent, contributes to overall
character of the precinct)
BUILDING TYPE: Hotel
ORIGINAL RESIDENTIAL na
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION

The Clare Castle Hotel, as apparently enlarged and altered in c. 1891, is one of the largest hotels remaining in Port Melbourne. The two-storey rendered masonry facades to Graham and Ross Streets have an elaborate Renaissance Revival treatment. The principal cornice has alternating brackets and moulded roundels above a thin string course, and has no parapet above. All of the first floor windows have flat moulded hoods, except for the window to the splayed corner which has a triangular moulded decorative device above. The first floor windows have moulded architraves formed by raised lines, with a guilloche-moulded string course running between the windows. Moulded string courses run at sill and first floor level. The ground floor doors and windows are both round-headed and rectangular, with archivolts to the arched openings and scrolled broken pediments supported on brackets to the rectangular openings. The lower part of the walls is covered with tiling which appears to date from the c. 1930s, and the ground floor doors and windows have been altered within the original openings. A verandah extends over the footpath in front of the former shop at the east end of the Graham Street facade, and has cast iron posts with Corinthian capitals, matching those on 350 Graham Street adjacent (q.v.). It lacks the original frieze panels, fascia board and gutter.

COMPARATIVE ANALYSIS

The incorporation of shops within a hotel structure is rare in Port Melbourne, but less unusual in other Melbourne suburbs. Other examples of variations on this theme include the former Barnard's Family Hotel (32 Peel Street, Collingwood), which is part of a purpose-built hotel/shops row, and the Vine Hotel (254 Bridge Road, Richmond), which was originally built as a hotel, but which appears to have undergone alterations in the 1860s with the addition of a number of adjacent shops. Though the accommodation of a hotel within a full terrace of shops is a characteristic of this later, mid-Victorian period, it is also interesting to note that other early hotels, such as the former Devonshire Arms (Fitzroy Street, Fitzroy, 1843-7), and the former Queens Arms (330-334 Dorcas Street, South Melbourne, 1855) were originally built to house butcher and grocer shops respectively.(7)

In terms of architectural character, the Clare Castle Hotel follows the typical corner form and Renaissance Revival style of nineteenth century hotels. Its distinctive features are the ground and first floor window surrounds, particularly the somewhat mannered scrolled pediments to the ground floor, and the elaborate bracketed cornice, similar to that of the former Sir John Franklin Hotel, 75 Victoria Parade, Collingwood (c. 1885).

History

The Clare Castle Hotel was constructed in 1875. Its first licensee was Mary Costello. (1) The building was upgraded in the late 1880s, an advertisement dated October 1891 proclaimed 'this Hotel has recently undergone extensive alterations, and has been greatly enlarged and renovated, and it is now one of the largest and finest hotels south of Melbourne, no expense having been spared to render it a credit to the district.'(2) It appears that these additions may have been made to the building in 1888-9, when H. Lording called tenders for 'brick additions to the Castle Hotel'.(3)

The MMBW 160':1" plan, which appears to have been updated to sometime in the early twentieth century, shows the hotel consisting of the original corner building, with two buildings to the south (352 and 354 Graham Street) which seem now to have been incorporated into the overall hotel structure, but which were originally separately rated shops, constructed in 1887. Like the hotel, these shops were also owned by Montgomery's Brewery Co, and, when first rated in 1887-8, were described as five-roomed brick shops. (4) 352 Graham Street was occupied by Elizabeth Insall, a confectioner, while 354 Graham Street was occupied by Mary Ames, a hairdresser. It is possible that the 1888-9 works involved the refacing of the original hotel building to incorporate these shops, but that as separately tenanted premises they continued to be listed separately.

Of the hotel service itself, the advertisement made the following comments:

'The Proprietor trusts, by supplying nothing but the best brands of liquors, combined with excellent accommodation, attention and civility, to merit a share of public patronage. A first class Alcock's Billiard Table has been added for the convenience of patrons.'(5)

It is interesting that the Hibernian Hotel opposite (q.v.) was also reported to have undergone extensive improvements at around the same time, and had also added a billiard table; no doubt the competition between these two establishments had been fierce. Along with the Hibernian, for a few years before World War I, the Clare Castle was a meeting place for the 'Snakes', one of the Port Melbourne gangs.(6)

Thematic Context

The Clare Castle was one of many hotels constructed in Port Melbourne in the 1870s. The suburb was already well-endowed with hotels, but the maritime and working-class nature of the locality meant it was able

to support large numbers of such establishments. There were far fewer hotels west of the railway line, and the Clare Castle, and its companion, the Hibernian, were major additions to this hitherto under serviced area.

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', 1875-1876.
2. 'Port Melbourne Standard'. 10 October 1891.
3. 'Australasian Builder and Contractor's News'. 26 May 1888. Miles Lewis Index of Australian Architecture.
4. Port Melbourne rate book, 1887-8.
5. 'Port Melbourne Standard.' 10 October 1891.
6. Vigilante of Port Melbourne.
7. B. Raworth and Allom Lovell & Associates. Inner Metropolitan Hotel Study. Appendix A.

Identifier   Hibernian Hotel
Formerly   unknown
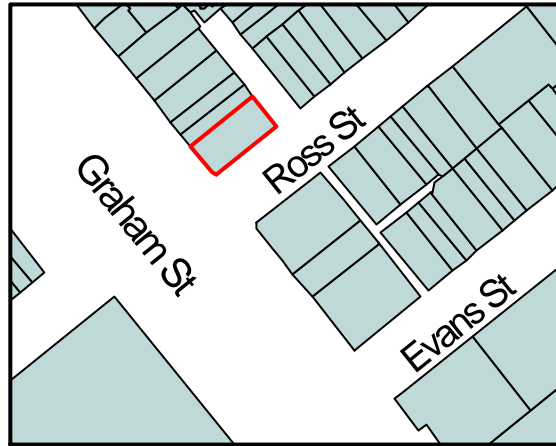
Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address   360-362 Graham St
PORT MELBOURNE

Category   Commercial

Constructed   c.1869

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The Hibernian Hotel is of local significance. It is one of a small number of hotels in Port Melbourne dating from the 1860s which, although apparently extended later in the nineteenth century, appears to retain most of the original conservative facade design, and was not later remodelled. The lettering below the cornice commemorates the proprietorship of the hotel for some thirty years from 1874 of Charles Edward Potter. The hotel is an important streetscape element, along with the Clare Castle Hotel (q.v.) on the opposite corner, forming a gateway to Ross Street.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Hotels
ORIGINAL OWNER: John McGrath (licensee)
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to   90%+ original
adjacent, contributes to overall
character of the precinct)
BUILDING TYPE: Hotel
ORIGINAL RESIDENTIAL na
USE TYPE:
ARCHITECTURAL STYLE: Victorian Regency
PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION

The Hibernian Hotel is a two storey building with a splayed corner to Graham and Ross streets. To the rear is a balconied wing facing a yard behind the wing running along Ross Street. The hotel is designed in a conservative and restrained mid-Victorian style, and has plain rendered walls with a rectangular string course at first floor level and a simple moulded cornice and string course below the parapet. The parapet has regularly spaced pedestals which probably originally carried urns. The rectangular first floor windows have moulded architraves and bracketed sills. The ground floor door and window openings, and possibly the wall surface, have been altered, losing their original decorative detail. Door openings which are likely to have been located in the splayed corner and at the centre of the Ross Street elevation have been altered or built up. Below the cornice are the words "POTTER'S HIBERNIAN HOTEL" in raised block lettering.

COMPARATIVE ANALYSIS

The very simple early-Victorian style of the Hibernian Hotel is typical of hotels dating from the 1860s. Although many early hotels were remodelled later in the nineteenth century, many survive in other suburbs which retain the original facades, such as the Steam Packet Hotel, Cole Street, Williamstown (1861). The facade lettering is characteristic of the lettering style commonly used on mid-nineteenth century commercial buildings, seen also on other hotels such as the former Prince Arthur Hotel, 214 Nott Street (q.v.) and the Victoria Hotel, 312-4 Victoria Street, North Melbourne (1863-4).

History

There has been a hotel on this site since at least 1869, when John McGrath was listed as the licensee. On 21 December 1871, a fire broke out in the building. The 'Argus' reported that firemen were 'unable to do anything to arrest progress . . . beyond saving a wooden building which was close to the hotel.(1). The owner of the hotel, Spiro Williams, estimated the loss at £700. (2) It is not clear whether or not the damage necessitated the reconstruction of the hotel, but by 1873 a new licensee, George Gibson, was installed at the Hibernian. (3) The following year, the hotel was taken over by Charles Edward Potter, who was the proprietor for some thirty years. Unspecified additions were made to the building in late 1878 under the supervision of local architect Frederick Williams. (4) In 1888, the hotel was 'greatly enlarged' (5) through the addition of '15 rooms and stabling'. Tenders for these works were advertised by architect J B Grut in September 1888. (6) Following the additions, the hotel was noted as having 26 rooms and was valued at £190, a considerable sum for this date. (7).

Along with the Clare Castle Hotel, for a few years before World War I, the Hibernian was a meeting place for the 'Snakes', one of the Port Melbourne gangs. (8).

Thematic Context

The Hibernian was one of many hotels constructed in Port Melbourne in the 1870s. The suburb was already well-endowed with hotels, but the maritime and working-class nature of the locality meant it was able to support large numbers of such establishments. There were far fewer hotels west of the railway line, and the Hibernian, and its companion, the Clare Castle, were major additions to this previously under serviced area.

# 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. 'Argus'. 22 December 1871.
2. ibid.
3. R.K. Cole collection.
4. 'Argus'. 9 October 1878, p. 3. Miles Lewis Index of Australian Architecture.
5. Noted in advertisement appearing in 'Port Melbourne Standard'. 10 October 1891.
6. 'Australasian Builder and Contractor's News'. Mile Lewis Index of Australian Architecture.
7. Port Melbourne rate book, 1890-91, no. 2523.
8. Vigilante of Port Melbourne.

Identifier   Port Melbourne State School no.2932

Formerly   unknown
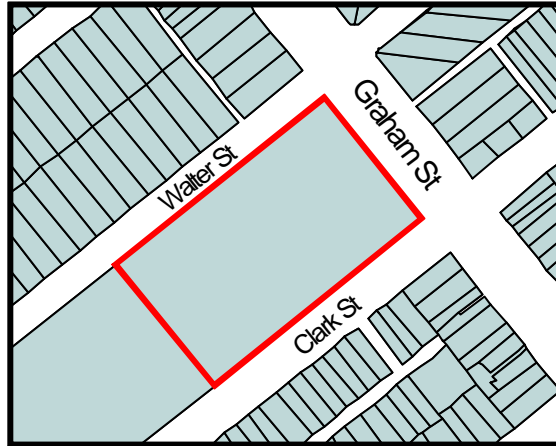
Heritage Precinct Overlay None
Heritage Overlay(s) HO142

Address   415 Graham St
PORT MELBOURNE

Category   School

Constructed   1888-89

Designer   Hugh Philip

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

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

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

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

Description

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

History

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

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

Thematic Context

6. Educating. 6.2. Establishing schools.

Recommendations

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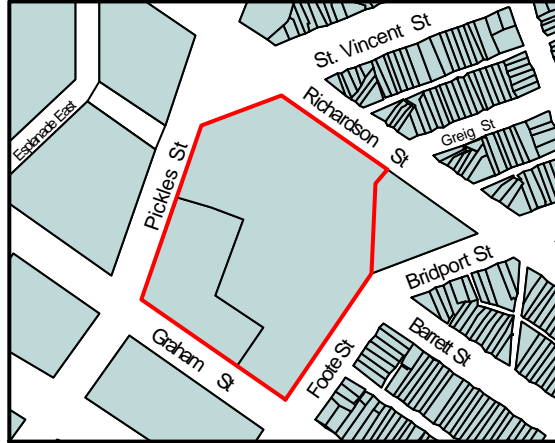
References

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

Identifier Former Gas Works

Formerly unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO139

Address	Graham St SOUTH MELBOURNE	**Category**	Industrial
Constructed	1873	**Designer**	unknown

Amendment **C 29**

Comment

Significance

The former gasworks site is of significance as the remains of one of South Melbourne's and Melbourne's most prominent industries that directly served the general populous. It is also one of the few industries to have developed in South Melbourne away from the area directly south of the Yarra. The current landscaping works to the east of the site are jeopardising the clear interpretation of its industrial character.

Primary Source

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

Other Studies

Description

Original Use: South Melbourne Gas Works
Date of Construction: 1873(1)

By June 1859 the Melbourne Gas and Coke Company had gaslights burning in Clarendon Street(2), however in May 1861 the Emerald Hill Council, dissatisfied with the service, gave notice to the Company to terminate its supply(3) and later that year a site was granted at Yarra Bank for a public wharf and a local gas works(4). Nothing eventuated from this initiative and it was not until 1871 that the first steps were taken towards the formation of a South Melbourne Gas Company.(5) At a meeting held in September at the Myrtle Hotel in Coventry Street, twelve people were elected from both Emerald Hill (South Melbourne) and Sandridge (Port Melbourne) to form a provisional committee. By 1872 a lease on a six acre site astride the municipal boundary had been secured(6)

Construction of the works began immediately under the guidance of Henry Courtis(7) all parts of the plant being designed for easy extension or duplication. The Retort House, the most prominent building on the site, was a substantial and solid structure with a chimney stack almost ninety feet high(8). On 22 March 1873 the

Company supplied its first gas to Emerald Hill and Sandridge(9) and later that year it received approval to supply gas anywhere within an eight mile radius of Princes Bridge(10).

In 1878 the amalgamation of the three principal gas companies serving Melbourne (City of Melbourne, Collingwood-Fitzroy and South Melbourne) resulted in the formation of the Metropolitan Gas Company(11). This led, amongst other things, to greater efficiency to consumers and it was the South Melbourne works that were regarded as the leading of the Company's three stations.(12) Supplementing the works and on the west side of Graham Street were the workshops for making and repairing gas meters. Land on this site was purchased from the Australian Glass Company who, up until 1885, operated their extensive manufacturing establishment from the site(13)

As a result of the depression years gas consumption dropped, forcing the works to close at the end of the winter 1931 until March 1935(14) and in 1957 production of gas at the South Melbourne works ceased permanently(15). The plant was closed down however the meter shop kept operating to supply the demand of industrial meter repair. This building has subsequently closed and its projected use is as a museum relating to the gas works.

The buildings that remain, particularly to the east side of Graham Street, are sparse in comparison to the large number of buildings on the site by the mid twentieth century. They are however, in addition to the tall walls surrounding the site, sufficient to reflect and interpret its industrial history. Further research is required on the detailed history of the function of each 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

1   R. Proudly, `History of the Gas Industry in Victoria' Draft, p. 63.
2   ibid, p. 61.
3   C. Daley,' History of South Melbourne', p. 99.
4   Proudly, loc. cit
5   ibid.
6   ibid., p. 378.
7   ibid.
8   ibid.
9   ibid, p.63.
10 ibid., p. 64.
11 Daley, op. cit, p.159.
12 ibid.
13 Proudly, op. cit, p. 1.
14 ibid.
15 Personal communication Ray Proudly, Gas and Fuel Corporation Historian.

Identifier   Former St Kilda Coffee Palace

Formerly   Hampton House
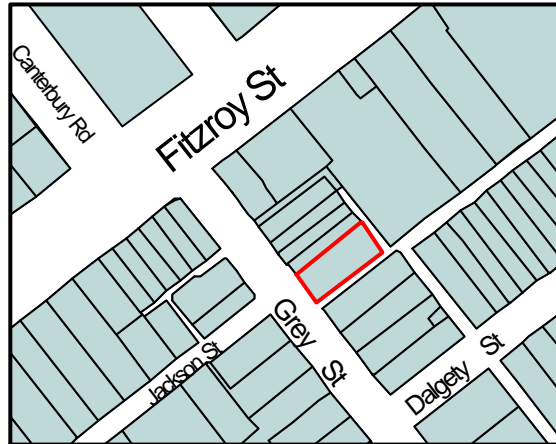
Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address   Grey St
ST. KILDA

Category   Residential:detached

Constructed 1883

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The St Kilda Coffee Palace forms a key element in an important conservation area and has historical significance as a reminder of the rise of the temperance movement in Victoria.

Primary Source

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

Other Studies

Description

The St Kilda Coffee Palace was established in Grey Street by J.B. Crews in 1883, but only remained in use as such, until 1888. Crews also established similar buildings in Prahran and South Yarra. By 1900, the St Kilda Coffee Palace was in use as a boarding house, known as Hampton House. The classical facade of the three storey building is symmetrical in composition with each floor receiving different treatment. The main entrance, at ground level, is surrounded by a large arch with voussoirs and heavily rusticated piers and rectangular windows have segmental arch hoods. Vermiculated quoining replaces the rustication at first floor level and window hoods are both triangular and arched in form. The top floor features simple arched windows, Corinthian pilasters and a balustraded parapet over. The rear elevation reveals a large barrel vaulted roof or corrugated iron.

Intactness
The St Kilda Coffee Palace is substantially intact, although the main entrance has been altered.

History

see Description

Thematic Context

unknown

Recommendations

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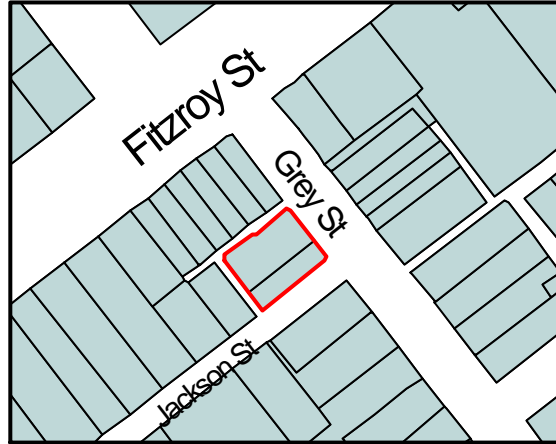National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Davison, G. (ed.)' Melbourne on Foot', p. 131

Identifier   Former Bank of Australasia

Formerly   unknown

Address	17-19 Grey St ST. KILDA	**Category**	Commercial
Constructed	1889-1890	**Designer**	Reed, Henderson and Smart

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Bank of Australasia building and shop at nos. 17-19 Grey Street St. Kilda were built in 1889-1890 to the design of architects Reed Henderson and Smart. They are historically and aesthetically important. They are historically important (Criterion A) for their capacity to symbolise the role and economic strength of the Bank just prior to the Depression of the early 1890's, the former Bank of Australasia being one of the few banks not to close during this period. The buildings are aesthetically important (Criterion E) for their late Victorian Classical Revival treatment that hints with its use of red bricks at the emerging Queen Anne style that was to remain popular throughout the decade. The buildings are unusual (Criterion B) for this reason in the Municipality and are locally important to the extent that they mark the commencement of the Fitzroy Street commercial centre as one approaches it along Grey Street.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A substantial two storeyed Queen Anne influenced Italianate commercial building with corner splay having an arched porch to the former bank. The section nearest to Fitzroy Street was built as a shop whilst the corner bank has its arched residential entry in Grey Street. The elevational treatment is pilastrated with prominent string course, cornice and surmounting balustrading, ball finials and corner pediment in cement, contrasting with the red body bricks.
Condition: Sound
Integrity: High

History

The south corner of Fitzroy and Grey Streets was substantially developed with shops and offices in 1885 when the Bank of Australasia bought its site in Grey Street from Martha Cordner. The block on the corner of Jackson Street had a frontage of 50 feet and an NAV of 100 pounds. On the 18th. August 1888 and again on the 13th. April 1889, the architectural firm of Reed, Henderson and Smart called for tenders for the erection of a Bank of Australasia in St.Kilda. In 1889, the Bank built a shop with a four roomed residence at no.17 presumably to the design of Reed, Henderson and Smart, which it let to John Thomas, a tailor and it was in the process of building a bank premises with an eight roomed residence at no.19. The buildings were both brick. The Bank was finished the following year and was managed by J.L.Irvine who occupied the residence. The NAVs of the buildings were 85 and 220 pounds respectively.

At the turn of the century, the Bank continued to operate from its premises at no.19 and to own the shop at no.17. At the time, the shop was occupied by Elijah Thomas who was a tailor. The Bank of Australasia had been established in 1835, merging with the Union Bank in 1951 to form the ANZ Bank Limited.

Thematic Context

4. Building settlements, towns and cities. 4.6. Remembering significant phases in the development of towns and suburbs.

Recommendations

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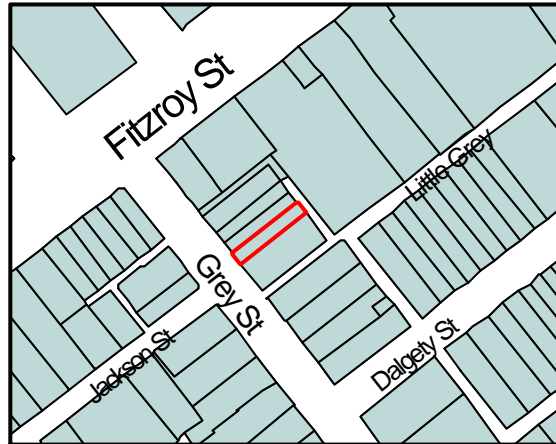
References

St. Kilda Rate Books: 1885-91, 1899-1900.
MMBW litho plan no.35, undated.
Miles Lewis Index, St. Kilda-Banks.

Identifier   Casa Milano

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	20 Grey St
	ST. KILDA
Constructed	1930's

Category	Commercial: residential
Designer	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Contributory heritage property.)

An interesting example of flats over shops, as a probable conversion of an earlier Victorian building, and for the application of the functionalist style to a facade of this type. Notable aspects of the facade are the plain surface with a central, planted sunroom bay, the curved corners of which are reflected in the design of the intact shopfront below. The shopfront is integral to the style and character of the building.

Primary Source

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

Other Studies

Description

Style : Functionalist
Three storey shop and walk-up flats

Casa Milano represents an extreme but successful attempt at modernisation of a two storey Victorian shop. The building immediately adjacent on the north side replicates Casa Milano's original appearance and serves as a guide to the extensive renovations that took place to generate the present structure, including the construction of an additional floor. Although somewhat naive, the two storey projecting bay window and austere facade make a strong and contrasting statement in a cohesive row of buildings that descend Grey Street and terminate in the George Hotel.

History

see Description

Thematic Context

unknown

Recommendations

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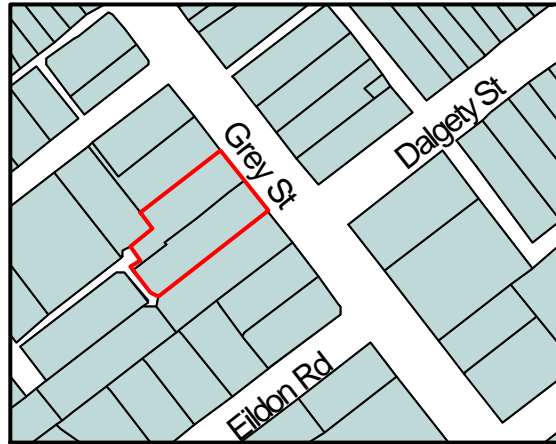recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier Houses

Formerly unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	31-33 Grey St ST. KILDA	**Category**	Residential:attached
Constructed	1909-10	**Designer**	unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The pair of dwellings at nos 31-33 Grey Street, St. Kilda, were built for Anne Eliza Godfrey as an investment in 1909-10. They have aesthetic significance (Criterion E) arising from their highly individual Arts and Crafts treatment, demonstrating that movement's evolution from the English Queen Anne style. The curved window bay may have precedents in the work of C.F.A. Voysey whilst the contrived picturesque treatment has its origins in the highly influential English domestic architectural developments of the late nineteenth and early twentieth centuries.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A remarkable Arts and Crafts influenced two storeyed attached pair of dwellings having two storeyed verandahs abutting projecting wings distinguished by highly individual treatments. The southern wing has a curved two storeyed window bay with surmounting crow-stepped gable end showing Rococo influence whilst the northern wing has a single storeyed bay and strapwork to an extraordinary crow-stepped gable end. The verandahs have bayed wrought iron balustrades with Arts and Crafts influenced ornamentation and a similar and therefore unusual treatment to the lower verandah friezes. The eaves are bracketed and the terra cotta tiled roofs have tall chimney pots being motifs characteristic of the Arts and Crafts movement.
Condition: Sound
Integrity: High.

History

When J.E.S.Vardy surveyed St. Kilda in 1873, Samuel Jackson owned lots 37 to 41 facing Grey Street and encompassing the area from no. 35 Grey Street to Fitzroy Street. Between Jackson Street and Eildon Road

on lots 38 and 39 Jackson owned a pair of brick houses which he disposed of some time before 1891 to George Godfrey. Godfrey leased these houses to various tenants until 1909 when the properties passed to Annie Eliza Godfrey. In that year, the Rate Book entry for each house was brick with 14 rooms "in course of erection", the implication being that the previous houses were demolished and new houses were being built. However, contrary to the usual practice of listing unfinished places as "vacant", the occupants were listed, George Godfrey, a solicitor, at no.33 and Samuel Ewing, a medical doctor at no.31, suggestive of the old houses being incorporated in the new. The houses were finished in 1910, each having an NAV of 150 pounds. No.31 by then was owned by Ethel Florence Ewing who continued as owner/occupant in 1920. In that year, Annie Godfrey was owner/occupant of no.33.

Thematic Context

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

Recommendations

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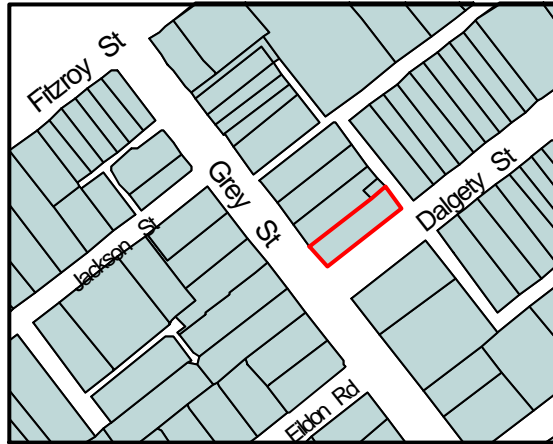Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

St. Kilda Rate Books: 1890-91, 1899-1900, 1907-1911, 1920-21.
J.E.S.Vardy, "Plan of the Borough of St. Kilda", Hamel and Ferguson, 1873, West/4.
MMBW litho plan no.35, undated.

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO143

Address 34 Grey St ST. KILDA	**Category** Residential:detached
Constructed 1883	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The balcony of this residence has been enclosed but the remainder of the building and its garden is substantially intact.

Primary Source

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

Other Studies

Description

This exuberant two storey residence was erected on the corner of Grey and Dalgety Streets, St. Kilda in 1883 for the merchant, Charles G. Arnell. Typical of the residences erected during Melbourne's boom years, its wide main facade is highly decorated and symmetrically conceived. Polygonal bays flank the large arched entrance and rows of vermiculated blockwork alternate with plain blocks to emphasise the mass of walls. Intricate cast iron work is displayed on the verandahs and groups of three cast iron columns support the central bay which is surmounted by a pediment. Another pediment crowns the parapet which is elaborately decorated with large cuboid urns, scrolls, and other mouldings. Decoration is reduced on the side elevation where two windows only are emphasised with heavily decorated surrounds.

Intactness
This residence is substantially intact.

History

see Description

Thematic Context

unknown

Recommendations

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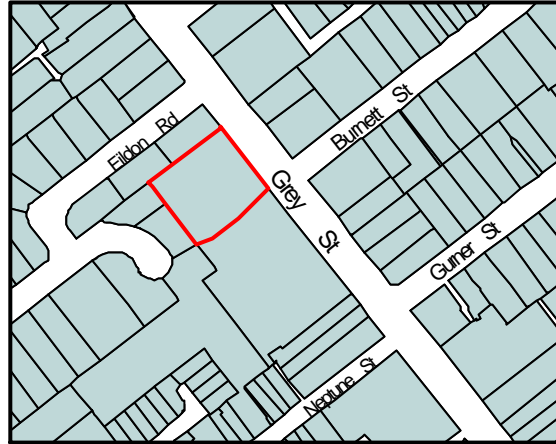recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Davison, G (ed) 'Melbourne on Foot', Melbourne, 1980, p. 131.

Identifier   "Eildon"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO144

Address   51 Grey St
ST. KILDA

Category   Residential:detached

Constructed 1871

Designer unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Eildon remains as a large intact mansion with cement render walls remaining unpainted and in good condition. The stables remain and form part of the complex at Eildon. The residence has some historical associations as the city mansion of John Lang Currie, wealthy Western District pastoralist.

Primary Source

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

Other Studies

Description

Eildon was erected in 1871 in Grey Street, St Kilda for the Western District pastoralist J.L. Currie who owned the stations "Larra" and "Titanga". After his death his widow continued to live at Eildon until the first decade this century. By 1930 Eildon was in use as a guesthouse, as were many of St Kilda's large mansions. Eildon's main facade, oriented towards the sea, is symmetrical with a two storey loggia flanked by two projecting rectangular bays. The square Corinthian columns, paired and single, which support the balcony, became pilasters of the same order at first floor level. The entire parapet is balustraded and many of the large spherical elements remain intact. Heavy quoining emphasises the corners of Eildon.

Intactness
The original grounds of Eildon have been significantly subdivided and a large block of flats faces the main facade. However the building appears to be substantially intact and the stables still exist.

History

see Description

Thematic Context

unknown

Recommendations

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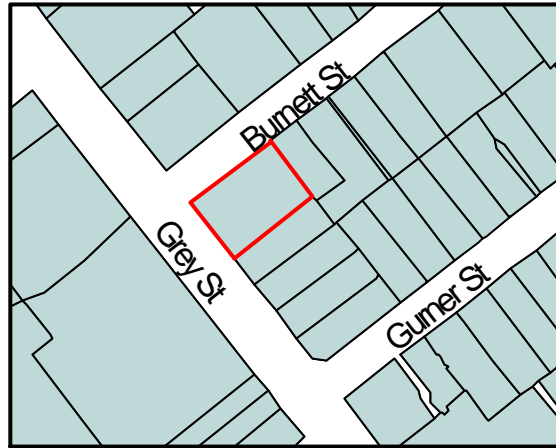recommended inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Davison, G. (ed).'Melbourne on Foot', p. 133 Melbourne, 1980.

City of Port Phillip Heritage Review

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	60 Grey St ST. KILDA	**Category**	Residential:apartment
Constructed	1921	**Designer**	R. Clifford Jasper

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A powerful design statement located on a prominent corner at the crest of the Grey Street hill. The powerful form of the complex is achieved by the vertical accentuation of its projecting bays, which thrust through the eaves line of the building as towers. Its three storeyed rendered facades are articulated by sets of crisply rectilinear windows and the unusual oval forms of the balcony openings. The back-to-back configuration of the plan form and the use of scissor type access stairs contribute to its significance. The complex is largely intact, including its low piered fence (which reflects in miniature the design of the building), and its original render finishes.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Three storey walk-up flats

Plans for this three storey block of flats were submitted to the St Kilda Council in February 1921 by R. Clifford Jasper, a local architect practising from 38 Charnwood Road. The complex comprises 12 two bedroom apartments in two `back-to-back' groups of six.  Entrance courtyards on the north and south sides of the block provide access to a complex system of open stairs which commence with a particularly tight set of winders. Each apartment is attractively planned with two open balconies or `porticos'. The openings to these balconies are arched with a balancing arc incorporated into the masonry balustrades, a motif that is repeated in a number of contemporary apartment complexes in the area. The success of the design rests in the powerful symmetrical free standing form of the building with its solid projecting bays balanced by the voids of the recessed balconies. Each element is capped by deep projecting eaves at varying levels with the projecting

bays stemming from a red face brick plinth. This effect, accentuated by the building's prominent corner location is balanced by an astute attention to detail with the strong mullions to the windows and balcony glazing and the simple projection above each of the window openings. The plain rendered facades are unpainted and the perimeter masonry fences are contemporary with the building.

History

see Description

Thematic Context

unknown

Recommendations

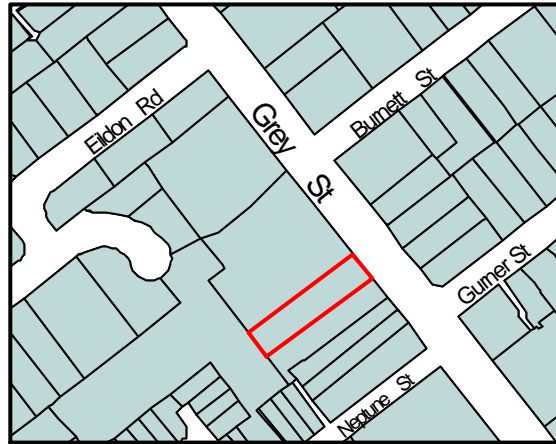A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K.C.C. building approval No. 4604 issued 11.2.1921.

City of Port Phillip Heritage Review

Identifier   Former Residence

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 71 Grey St ST. KILDA	**Category** Residential:detached
Constructed 1873	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This residence is an intact example of a large early Victorian residence, a reminder of the former grandeur of St Kilda.

Primary Source

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

Other Studies

Description

The two storey residence at 71 Grey Street, St Kilda was erected in 1873, and the building is now attached to Presentation Convent. This early Victorian mansion features arcaded verandahs at both levels, formed from segmental arches and supported on narrow columns. The simple balustrading is composed of plain vertical elements supporting a rail. The separate parapets of the balcony and main building are plain and below, a cornice projects around the facades. The cast iron picket fence and bluestone base remains.

Intactness
The residence is substantially intact and the cast iron fence along Grey Street remains.

History

see Description

Thematic Context

unknown

Recommendations

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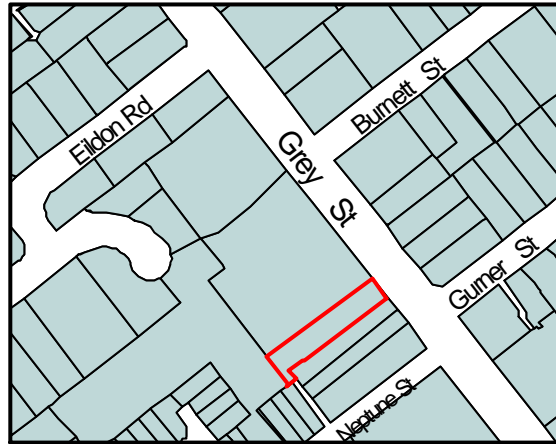National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Davison, G (ed) ,' Melbourne on Foot', Melbourne, 1980, p. 134.

Identifier   Former Residence

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	73-75 Grey St ST. KILDA	**Category**	Residential:detached
Constructed	1871	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The residence at 73-75 Grey Street is an intact example of an early Victorian mansion erected in St Kilda.

Primary Source

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

Other Studies

Description

The two storey mansion at 73-75 Grey Street, St Kilda was erected in 1871 for the merchant Gavin Shaw, as a twelve room brick residence. The early Victorian building is plain in form and features finely carved timber verandah brackets, heavy window hoods supported on consoles and massive chimneys above the exposed slate hip roof.

Intactness
The exterior of the residence is substantially intact, although a high timber fence has replaced the original.

History

see Description

Thematic Context

unknown

Recommendations

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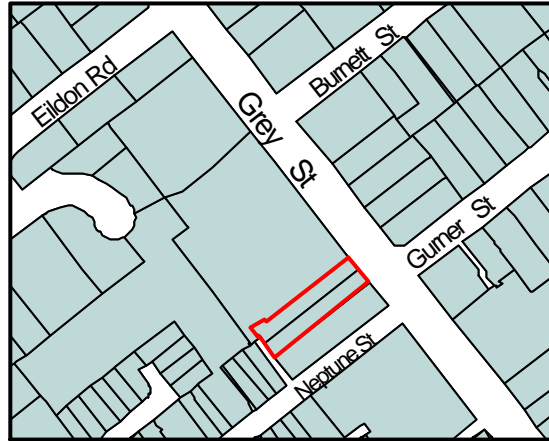Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Rate Books, City of St Kilda, 1871-1874.
Vardy, J.E.S. Plan of the Borough of St Kilda, 1873

City of Port Phillip Heritage Review

Identifier   Residences

Formerly   unknown

Heritage Precinct Overlay None

Heritage Overlay(s) HO145

Address	77-79 Grey St ST. KILDA	**Category** Residential:row
Constructed	1892	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The two storey residences at 77-79 Grey Street are intact terraces which are unusual in their adoption of decorative elements more common in the Edwardian period.

Primary Source

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

Other Studies

Description

The adjoining two storey residences at 77-79 Grey Street, St Kilda were erected in 1892 for the merchant Gavan Shaw, who resided in the adjoining mansion (now 73-75 Grey Street). The overall front facade is symmetrical and Edwardian in character. A central red brick bay with arched openings protrudes and the steep sided parapet gable over dominates the composition. Heavy pilasters and string courses divide this gable into panels which individually display incised sunray decoration, festoons, chequerboard tiling and plain red brickwork. Spherical elements terminate the pilasters above the steep gable. Flanking balconies display cast iron valencing of Greek frieze pattern and a steep slate roof features red brick chimneys. The red brick and cast iron fence, is still intact.

Intactness
The two residences including their front fences, are substantially intact.

History

see Description

Thematic Context

unknown

Recommendations

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

References

Sands and McDougall Directories, various dates
Davison, G (ed), 'Melbourne on Foot', Melbourne, 1980
Rate Books, City of St Kilda, 1892: owner, G. Shaw, 9 room brick, unfinished, N.A.V. 90 pounds (for each dwelling); 1893, G. Shaw (owner), 77 Grey Street, 9 room brick, William Smythe, surgeon (occupier), 79 Grey Street, 9 room brick, Sydney Jones, sharebroker, (Occupier), value each 110 pounds.

Identifier   Sacred Heart Church

Formerly   unknown
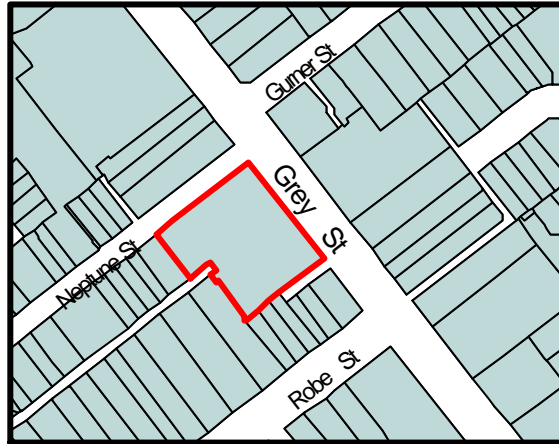
Heritage Precinct Overlay None
Heritage Overlay(s) HO146

Address   83-87 Grey St
                  ST. KILDA

Category Church

Constructed 1884

Designer Reed, Henderson and Smart

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Sacred Heart Church is an early, and possibly the first, example of the Italian Renaissance being adopted for a church building in Victoria. Together with the hall and presbytery, it forms an intact ecclesiastical complex.
(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 :Italian Renaissance
Church
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

The Sacred Heart Church was erected in Grey Street in 1884 and designed by Reed, Henderson and Smart. Possibly the first Victorian church built in the Italian Renaissance style, the massive, brown brick building was completed by architect, W.P. Connolly in 1927, who replaced the hipped roof companile on the western side with another crowned with a copper dome. The symmetrical front facade features an entrance portico flanked by arch headed windows, deep buttresses and niches. A central pediment over contains a niche, and blind oculi continue round the sides of the building. Internally, a wagon headed ceiling over the nave forms a clerestory above the semi-circular arcading of the side aisles.

The foundation stone for the Sacred Heart hall was laid in 1901 and it appears that the present presbytery, situated between the hall and church, was erected in the following years. The red brick hall reflects the church building by employing a similar facade composition and repeating elements such as the pediment over

containing a niche, deep buttresses, blind oculi and arch headed windows. The two storey, red brick presbytery features heavy timber fretwork and turned timber columns on its verandahs and terracotta ridging and finials on its slate roof. Arch headed windows are heavily outlined and the ironwork of the balcony is coarse rather than fine. The front fence is of red brick and features panels of ironwork.

Intactness
The three buildings 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 inclusions:
Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

'Historic Environment', vol. 1, no.1, 1980 pp. 40-41.
Cooper, J.B. 'The History of St Kilda', Vol. 1, p. 352, Melbourne, 1931.
Sands and McDougall Directories, various dates.

NOTES
Separate HBC nominations have previously been made for the Presbytery (604518D-) and the Hall (6045196-). The church has also been reported to the RNE under file No 14666.
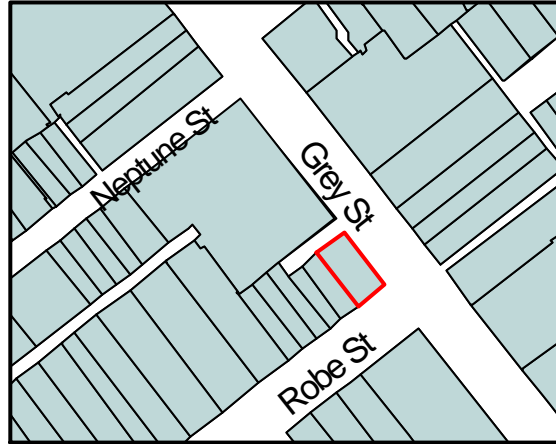(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

City of St. Kilda building permit records, no. 4582, granted 20/8/1921

City of Port Phillip Heritage Review

Identifier   "The Langham"

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	95 Grey St ST. KILDA	**Category**	Residential:apartment
Constructed	1919	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

An interestingly composed block of apartments . Its castellated, attenuated corner tower punctuates the horizontal sweep of the large, curved balconies which visually turn the corner between Grey and Robe Streets. The facetted surface modelling of the tower, with its planted on face-of-wall sash windows and render swags contrasts dramatically with deeply recessed, tall, arched bays above the dual Grey Street entrances. This play adds to the visual distinctiveness of the building. The building is largely intact, though the balcony railings have been sheeted over.

Primary Source

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

Other Studies

Description

Style : Free
Three storey walk-up flats
Builder: R.E. Williams

History

see Description

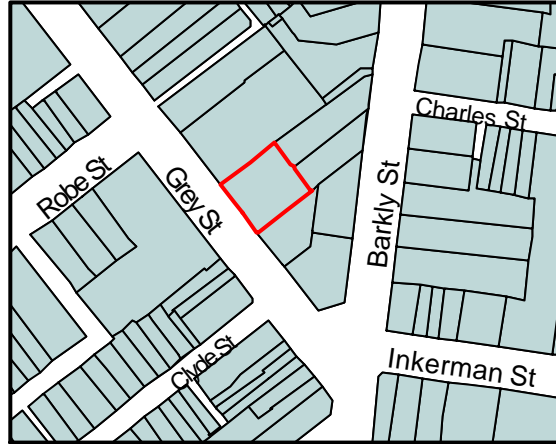**Thematic Context**

unknown

Recommendations

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

References

unknown

City of Port Phillip Heritage Review

Identifier   "Bungalow Court"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s)

Address	96 Grey St ST. KILDA
Constructed	1920

Category	Residential:apartment
Designer	Richardson and Wood

Amendment   C 29

Comment

Significance

An example of the rare Bungalow Court flat type by the notable architects Richardson and Wood. The architects have attempted to individualise each of the four units, using slight variations to porches and feature windows, reflecting the concern in the development of the Bungalow Court type to create a unflatlike living environment. The complex has suffered from some unsympathetic alterations including the conversion of the original garden into car parking, the glazing-in of verandahs and porches and the painting over of its natural Arts and Crafts finishes.

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
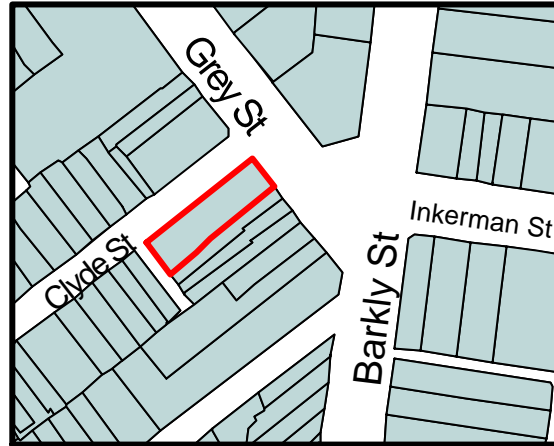
Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

NOTES
St K.C.C. building approval records, 1920.

Identifier   Waverley

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	115-119 Grey St
	ST. KILDA
Constructed	1920

Category	Commercial: residential
Designer	J. Plottel

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The two storey complex comprises a front block on Grey Street with shops on the ground floor and apartments above, and a wing of flats extending along Clyde Street. It is significant as an early experiment in combining flats with shops, and as a representative work of the important architect Joseph Plottel.

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, shops

Plottel is best known for his designs for the Footscray Town Hall.

History

see Description

Thematic Context

unknown

Recommendations

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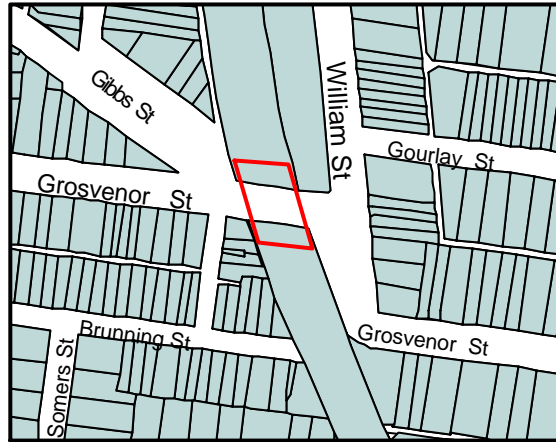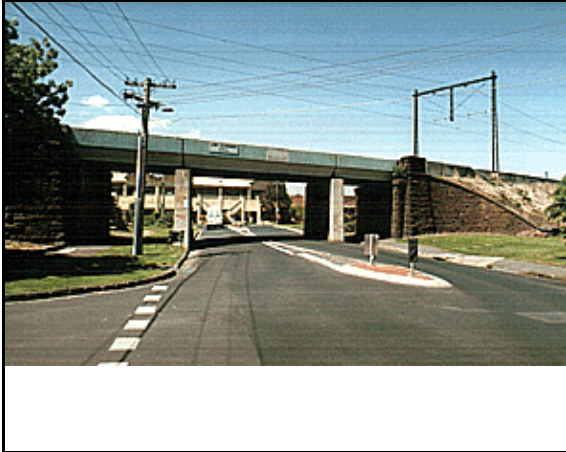recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

T. Sawyer, `Residential Flats in Melbourne', Melbourne University Faculty of Architecture Research Report 1982

Identifier   Railway Bridge

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO147

Address	Grosvenor St BALACLAVA	**Category**	Public
Constructed	1858-59	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The railway bridge across Grosvenor Street, Balaclava, was designed and built for the St. Kilda and Brighton Railway Co., presumably to the design of the company engineer in 1858-59. It was subsequently duplicated by the Victorian Railways in 1882, the engineer for existing lines at the time being William Henry Greene. It is historically, aesthetically and technically important. It is historically important (Criterion A) as a rare (Criterion B) surviving structure of its type built by a private railway company during the first decade of railways in Victoria. In this respect it compares closely with the nearby bridges at Carlisle and Nightingale Streets, Balaclava. It is aesthetically important (Criterion E) for its graceful curved retaining walls associated with the abutments and for the similarity between this bridge and those of the Hobson's Bay Co. on the St. Kilda line of 1857 and the Government's bridges on the Williamstown Pier line opened earlier in 1859.

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 skewed concrete girder bridge with axe finished bluestone abutments and piers having tooled margins and dressed copings, the associated retaining walls being curved and terminated by low piers. The piers are in pairs, the eastern piers being the earliest along with the eastern portions of the abutments which are more roughly worked than the later Government sections of work.
Condition: Medium
Integrity: Medium, girders replaced, balustrade removed.

History

Construction of the railway line between the terminus at St. Kilda and Bay Street, Brighton was authorised on

24th. November, 1857. The work was undertaken for the St. Kilda and Brighton Railway Co. by the contractor William Randle who was awarded the contract in August, 1858. The first train ran on 3rd. December, 1859 and there were 11 bridges on the single line of railway included in the work. The Grosvenor Street Bridge was one of these bridges. The Melbourne and Hobson's Bay United Railway Co. purchased the line on 1st. September, 1865 and it was during this company's period of ownership that iron girders were used to replace several of the timber bridges on the line of which this bridge may have been one. The company's assets were sold to the Government on 1st. July, 1878. On 25th. November, 1882 a contract was let to Sharp and Campbell for the construction of a "second line of way" between Windsor and Elsternwick and it was at this time that the width of the bridge was increased to accommodate a double line of track. The earlier metal girders have since been replaced with concrete girders.

Thematic Context

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

Recommendations

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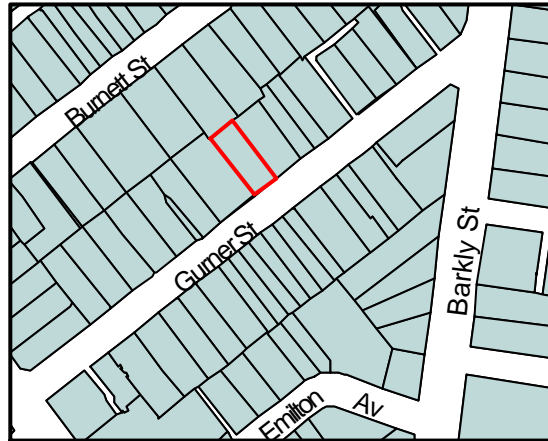Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Harrigan, L.J., "Victorian Railways to '62" VR Public Relations and Betterment Board, 1962.
Victorian Railways: "Report of the Board of Land and Works for the y.e. 31st. Dec., 1883.

City of Port Phillip Heritage Review

Identifier   "Kyarra"

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 18 Gurner St ST. KILDA	**Category** Residential:apartment
Constructed c.1915	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

An attractive and well preserved late Federation villa in the Arts and Crafts style. The simplified treatment of the bow window of the front gabled bay, with punched window openings in a curve of roughcast render, reflects an arts and crafts concern for developing a more formal simplicity. This contrasts markedly with the complexity of the west elevation with its stepped form, chimneys, dormer windows and contrasting roof lines. The present paint scheme and front fence may both be contemporary with the building's construction and are contributory to the intact condition of the building.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey flats, former residence

History

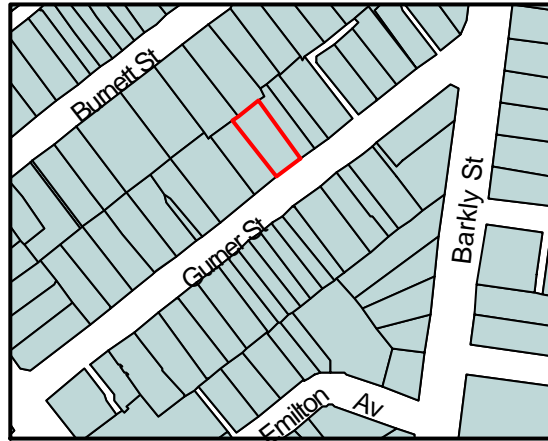see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

unknown

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

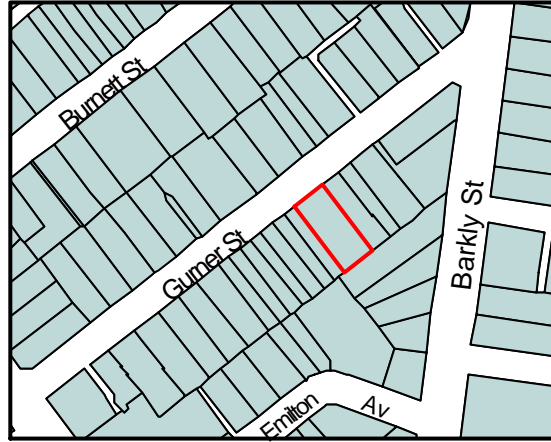A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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
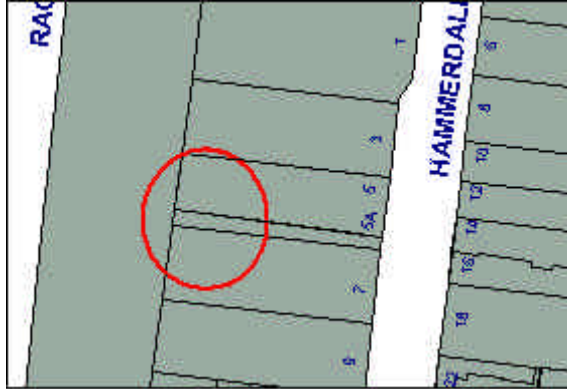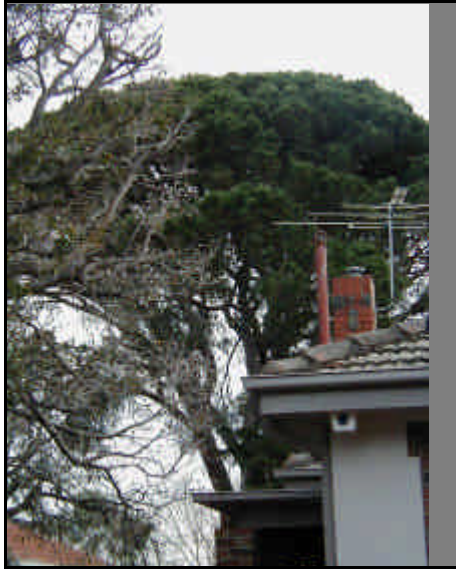
References

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 Aliance, East St Kilda Heritage Study, 2004

Other Studies

Observation

Description

A significant landscape element of Hammerdale Avenue is the large mature stone pine (Pinu 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
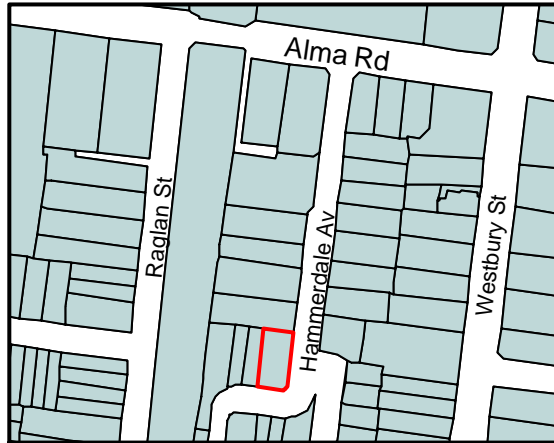
Recommendations

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

Constructed   c.1925

Category   Residential:attached

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 Jervois 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 axiality 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 Aliance, East St Kilda Heritage Study, 2004

Description

Style : Spanish Mission
Duplex

History

see Description

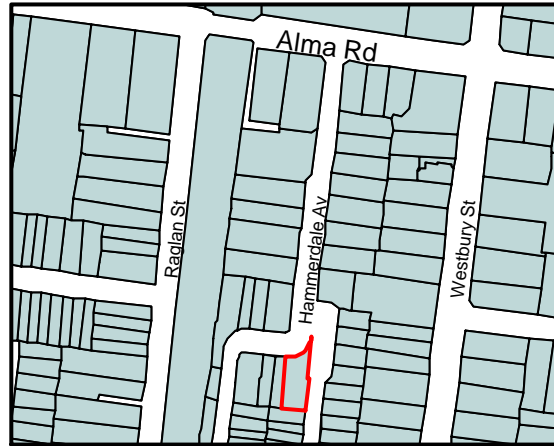### Thematic Context

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 wtihin 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 melalukea on it 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 Aliance, 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

City of Port Phillip Heritage Review

Identifier   Duplex

Formerly   unknown
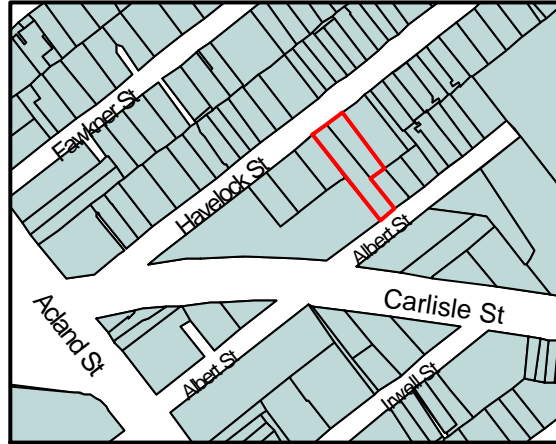
Heritage Precinct Overlay HO5
Heritage Overlay(s)

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

City of Port Phillip Heritage Review

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

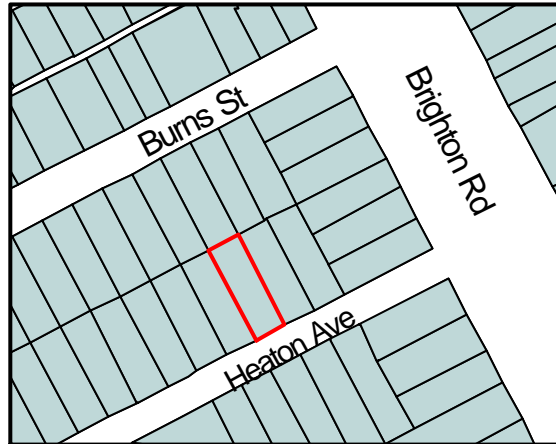A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme, including tree controls

References

NOTES
St K C C permit No 7225.

City of Port Phillip Heritage Review

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

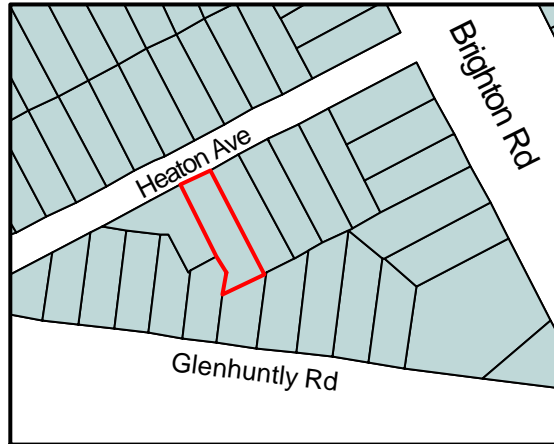**Thematic Context**

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

City of Port Phillip Heritage Review

Identifier   Attic Villa

Formerly   unknown
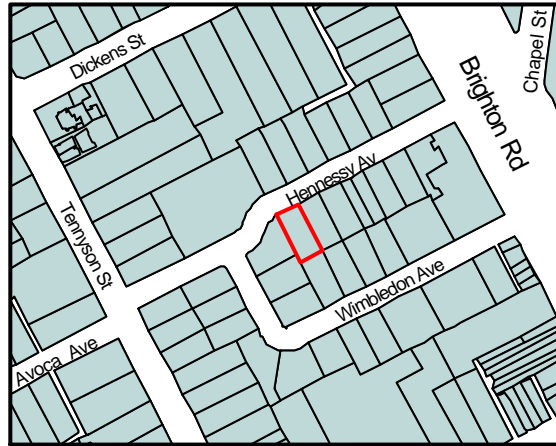
Heritage Precinct Overlay HO7
Heritage Overlay(s)

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

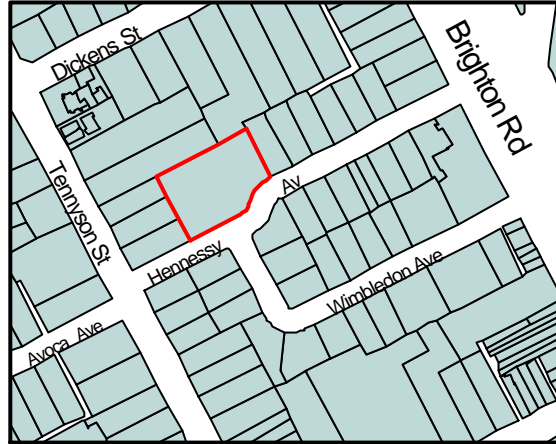A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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.)

Rothmere, 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 Rothmere 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.

City of Port Phillip Heritage Review

Place name:	**House**
Other names:	**Ulverston**
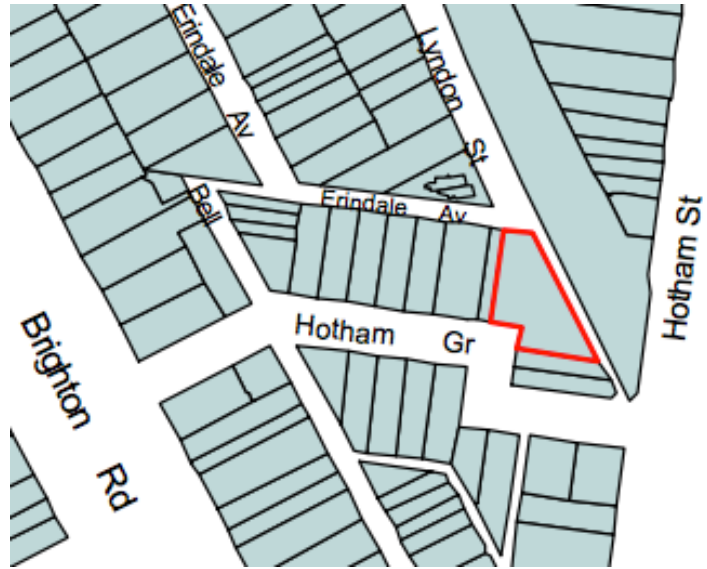
Address:	**23 Hotham Grove, Ripponlea**
Category:	**Residential: House**
Style:	**Victorian: Italianate**
Constructed:	**1887**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO149

Graded as: Significant

Victorian Heritage Register: No

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

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

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

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

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

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

References

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

MMBW litho plan no.48, undated.

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

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

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

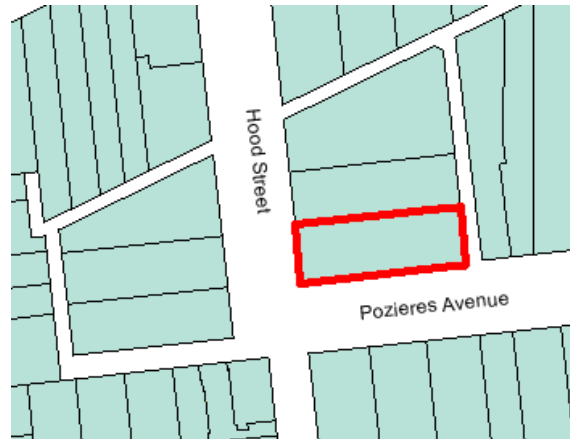Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other studies

-

Other images

-

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 aT-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

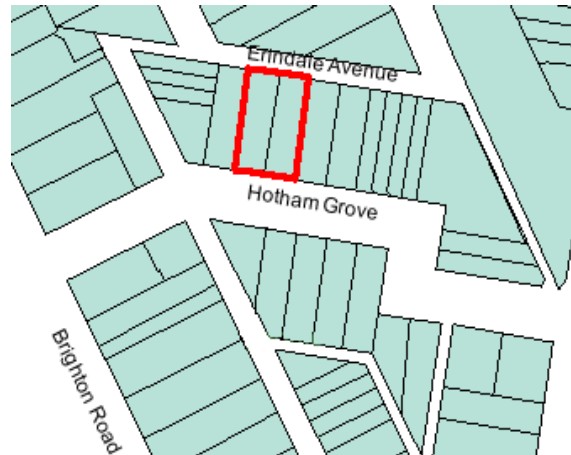## References

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 identica 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 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
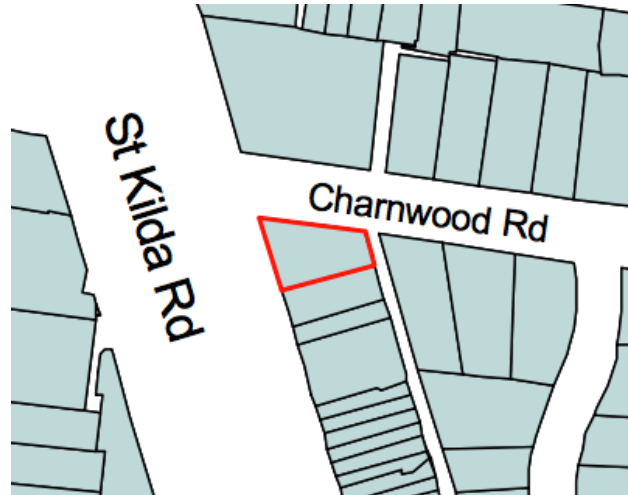
Lodged Plan No 1622, dated 31 August 1887.

City of St Kilda Rate Book. South Ward.

Sands & McDougall Directory. Various

City of Port Phillip Heritage Review

Place name:	Shops & residences	Citation No:
Other names:	-	**2105**

Address:	70-76 St Kilda Road, St Kilda	Heritage Precinct:	St Kilda East
Category:	Commercial: Shop & residence	Heritage Overlay:	HO6
Style:	Victorian: Italianate	Graded as:	Significant
Constructed:	1890	Victorian Heritage Register:	No
Designer:	Unknown		
Amendment:	C29, C142		
Comment:	Revised citation		

Significance

What is significant?

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

Non-original alterations and additions are not significant.

How is it significant?

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

Why is it significant?

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

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

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

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

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

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

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

Shops & residences, 70-76 St Kilda Road

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

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

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

References

MMBW litho plan no.45, undated

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

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

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

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

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

Description

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

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

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in HO6 as a Significant place.

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

Primary source

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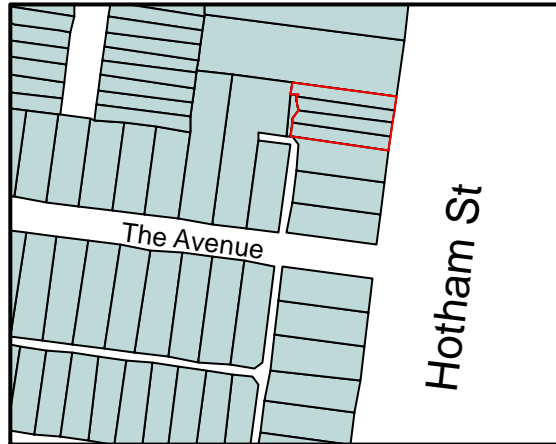
Other studies

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

Other images

-

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
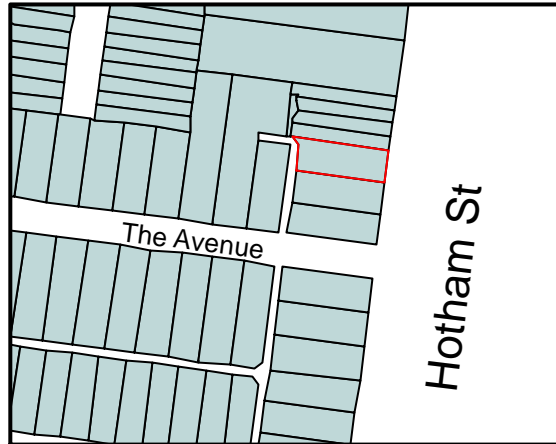
St.Kilda rate books: 1887-90, 1895-96, 1900-01.
Sands and McDougall directories: 1890, 1900, 1910, 1920, 1930.
Parish plan, St.Kilda and Elwood. SLV Maps 820 bje.
J.E.S.Vardy, Plan of the Borough of St.Kilda, Hamel and Ferguson, Melbourne, 1873, South Ward, no.7.
MMBW litho plan no.47, dated c.1935.

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 Farrs' 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 Goold (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.
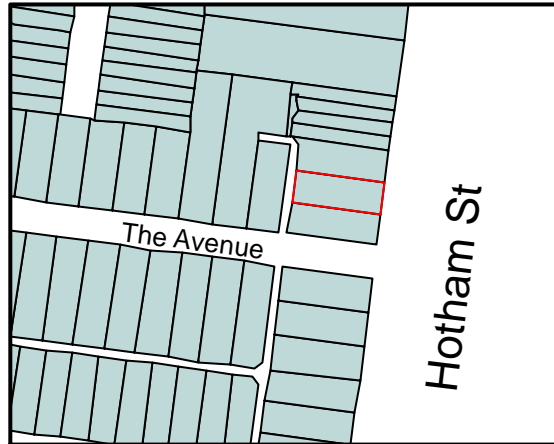Sands and McDougall directories: 1890, 1900, 1910, 1920, 1930.
Parish plan, St.Kilda and Elwood. SLV Maps 820 bje.
J.E.S.Vardy, Plan of the Borough of St.Kilda, Hamel and Ferguson, Melbourne, 1873, South Ward, no.7.
MMBW litho plan no.47, dated c.1935.

City of Port Phillip Heritage Review

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 Farrs 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
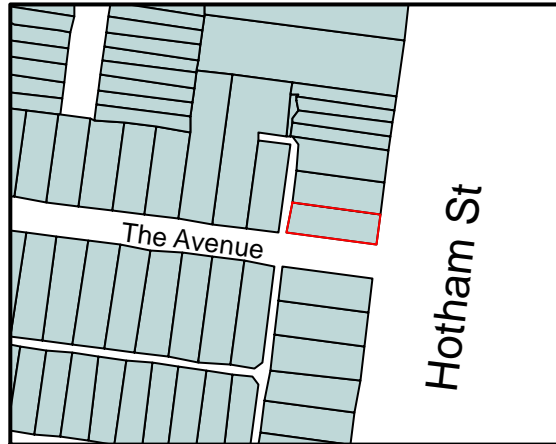
St.Kilda Rate Books: 1887-90, 1895-96, 1900-01.
Sands and McDougall directories: 1890, 1900, 1910, 1920, 1930.
Parish plan, St.Kilda and Elwood. SLV Maps 820 bje.
J.E.S.Vardy, Plan of the Borough of St.Kilda, Hamel and Ferguson, Melbourne, 1873, South Ward, no.7.
MMBW litho plan no.47, dated c.1935.

City of Port Phillip Heritage Review

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
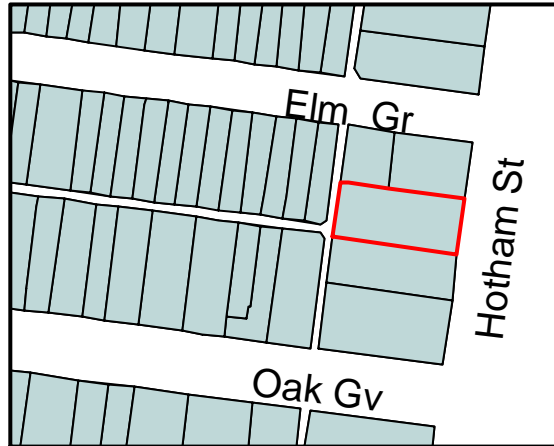
St.Kilda Rate Books: 1887-90, 1895-96, 1900-01.
Sands and McDougall directories: 1890, 1900, 1910, 1920, 1930.
Parish plan, St.Kilda and Elwood. SLV Maps 820 bje.
J.E.S.Vardy, Plan of the Borough of St.Kilda, Hamel and Ferguson, Melbourne, 1873, South Ward, no.7.
MMBW litho plan no.47, dated c.1935.

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

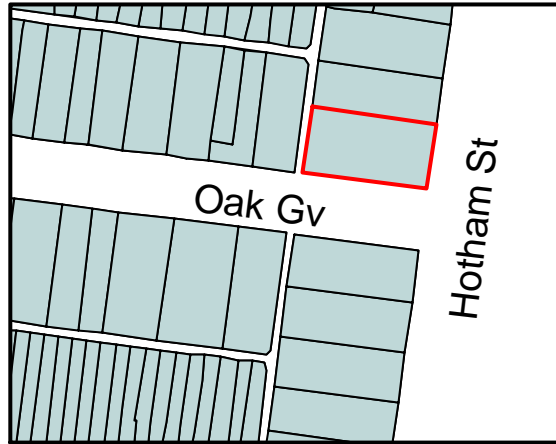A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier　　Attic Villa

Formerly　　　unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	173 Hotham St BALACLAVA
Constructed	1913

Category	Residential:apartment
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:
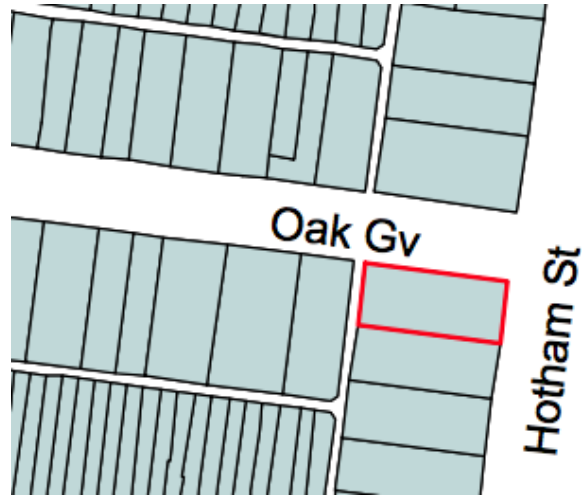Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 1941.

City of Port Phillip Heritage Review

Place name:	**House**
Other names:	**Attic Villa**

Address:	**175 Hotham Street, Ripponlea**
Category:	**Residential: House**
Style:	**Interwar: Arts & Crafts Bungalow**
Constructed:	**1923**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

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

Significance

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

References

St Kilda Council building permit no. 5067

Description

Arts & Crafts attic villa.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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

Other studies

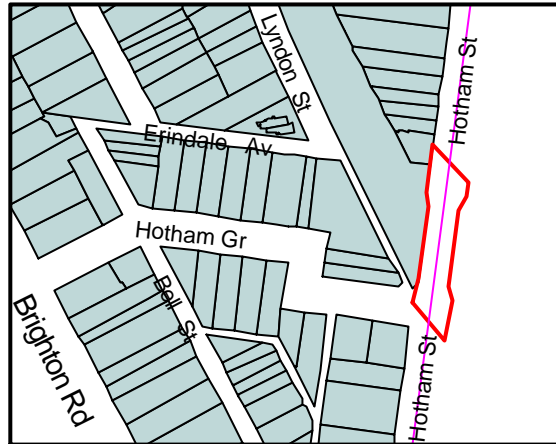Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other images

-

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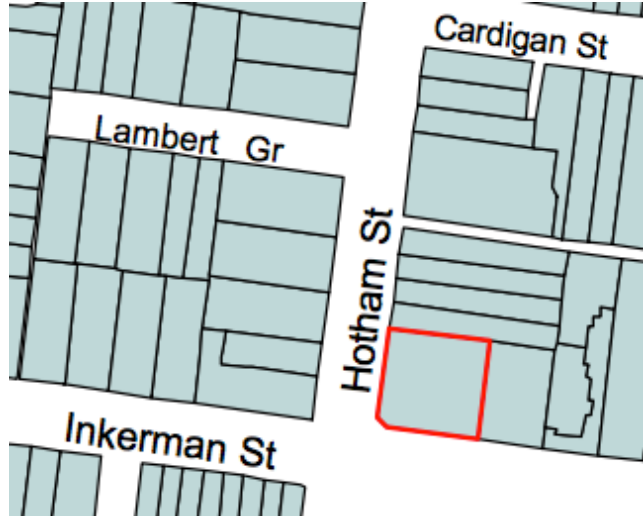Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Place name: **Uniting Church**
Other names: **Congregational Church**

Address:	**72 Hotham Street, St Kilda East**
Category:	**Religion: Church**
Style:	**Victorian: Gothic Revival**
Constructed:	**1887-88**
Designer:	**Beasley & Little**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: HO152

Graded as: Significant

Victorian Heritage Register: No

Significance

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

Thematic context

Victoria's framework of historical themes

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

8. Building community life: 8.1 Maintaining spiritual life

Port Phillip thematic environmental history

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

History

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

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

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

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

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

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

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

References

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

Description

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

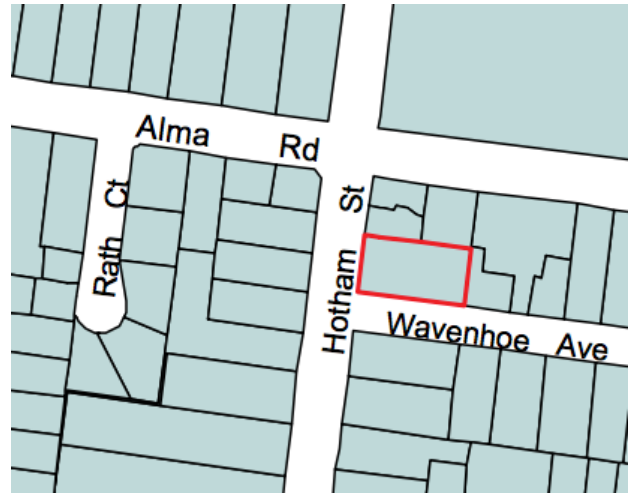Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other studies

-

Other images

-

City of Port Phillip Heritage Review

Place name:	Wavenhoe Court Flats	**Citation No:**	
Other names:	-	**337**	

Address:	32 Hotham Street, St Kilda East	**Heritage Precinct:**	St Kilda East: Murchison Street & Wavenhoe Avenue
Category:	Residential: Flats		
Style:	Interwar: Georgian Revival	**Heritage Overlay:**	HO391
Constructed:	1927	**Graded as:**	Significant
Designer:	Dunstan Reynolds & Partners	**Victorian Heritage Register:**	No
Amendment:	C29, C142		
Comment:	Revised citation		

Significance

What is significant?

'Wavenhoe Court' flats, designed by Dunstan Reynolds & Partners and constructed in 1927, at 32 Hotham Street, St Kilda East are significant. 'Wavenhoe Court' is an interwar apartment block in the Georgian Revival style with rendered walls and a hipped tile roof with deep flat eaves. The building has a U-shaped symmetrical plan with a central entry porch and corner porches with balconies above. The porches are supported by paired Ionic columns with an entablature with a dentillated cornice and rendered balustrades with cement mouldings and wrought iron panels. The timber sash windows have margin glazing.

Non-original alterations and additions are not significant.

How is it significant?

'Wavenhoe Court' at 32 Hotham Street, St Kilda East is of local architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and well-detailed block of apartments in the Georgian Revival style. The formal symmetrical layout with a hipped roof is typical of the style and this block is notable for the classical style porches and elegant details such as the wrought iron balustrades and window margin glazing. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

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

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

The building of flats accelerated during the 1920s:

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

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164 blocks, the numbers boosted by large complexes such as 43-flat 'Ardoch Mansions' complex in Dandenong Road. The numbers of flats then almost doubled to 1,679 in over 300 blocks between 1925 and 1930 and by 1935, despite the slowing down of development during the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (O'Hanlon 1999:182, 196-198).

'Wavenhoe Court', 32 Hotham Street

Wavenhoe Avenue was created in two stages in 1922 and 1927 on land forming part of two nineteenth century mansion estates 'Wavenhoe' (former 'Yanakie') and 'Fairholm' (former 'Holmwood'). The first subdivision in 1922 of land surrounding the 'Wavenhoe' mansion created the east-west section leading off Hotham Street and lots along the east side of Hotham Street south of Alma Road, and in 1927 the subdivision of the 'Fairholm' estate created the north-south section connecting to Alma Road (LV). The first three houses in Wavenhoe Avenue were built in 1922 and by 1929 only one lot remained vacant. By this time the 'Wavenhoe' mansion had been converted to flats. The final house at no.5 was constructed in 1932. Most of the houses were bungalows designed by the builders who constructed them. An exception was the house at 1 Wavenhoe Avenue, built in 1924, which was designed by the prominent architect, Marcus Martin (BP, SM).

'Wavenhoe Court' flats, situated at the north corner of Hotham Street and Wavenhoe Avenue was designed by Dunstan Reynolds and Partners, architects, for Architects Homes Corporation Pty. Ltd. and constructed early in 1927 (BP).

References

Land Victoria (LV) certificates of title Vol. 5460 Fol. 879 (1927), Vol. 5529 Fol. 618 (1929)

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

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

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

St Kilda Council building permit (BP) nos. 6733 issued 1 March 1927 (includes working drawings)

Sands & McDougall Directories (SM) 1925-1940

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

Description

'Wavenhoe Court' is an interwar apartment block in the Georgian Revival style with rendered walls and a hipped tile roof with deep flat eaves. The building has a U-shaped symmetrical plan with a central entry porch and corner porches with balconies above. The porches are supported by paired Ionic columns with an entablature with a dentillated cornice and rendered balustrades with cement mouldings and wrought iron panels. The timber sash windows have margin glazing.

The flats are in good condition and have a relatively high degree of external integrity. Non-original additions include the metalwork grilles to the porches and the front fence.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in HO391 St Kilda East: Murchison Street & Wavenhoe Avenue Precinct as a Significant place.

Primary source

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

Other studies

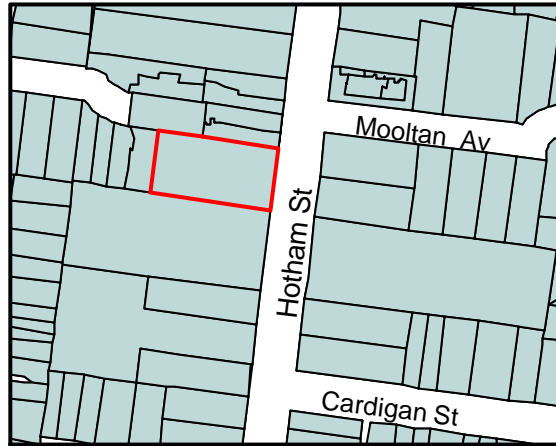Robert Peck von Hartel Trethowan, *St Kilda 20th century Architectural Study Vol. 3*, 1992

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

Other images

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City of Port Phillip Heritage Review

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

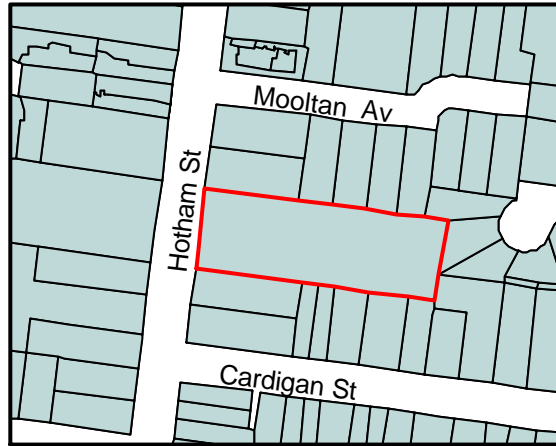**Recommendations**

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

City of Port Phillip Heritage Review

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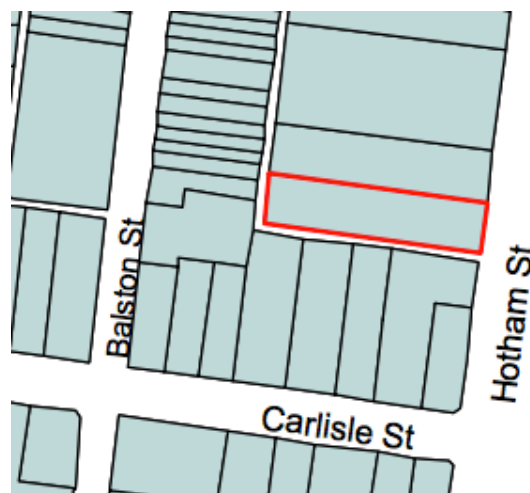the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Place name:	**B'nai B'rith House**	**Citation No:**	
Other names:	-	**2018**	

Address:	**99 Hotham Street, Balaclava**	Heritage Precinct:	None
Category:	**Community: Hall**	Heritage Overlay:	HO337
Style:	**Victorian, Postwar**	Graded as:	Significant
Constructed:	**c.1890, 1959**	Victorian Heritage Register:	No
Designer:	**Dr Ernest Fooks**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

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

Thematic context

Victoria's framework of historical themes

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

8. Building community life: 8.1 Maintaining spiritual life

Port Phillip thematic environmental history

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

History

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

References

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

Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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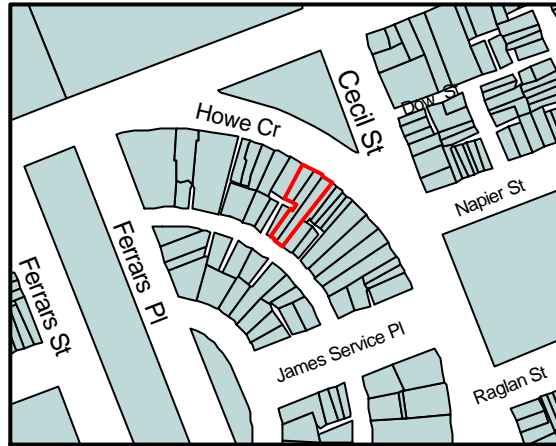
Other studies

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

Other images

-

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 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
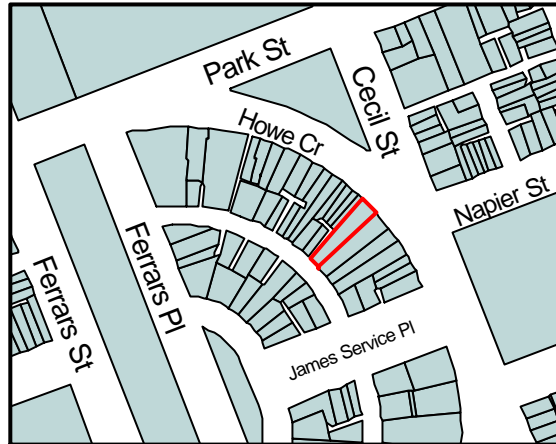3 ibid., Refer Citation No…/… for 319-321 Clarendon Street
4 ibid.
5 ibid., 1873/74
6 ibid., 1898/99

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

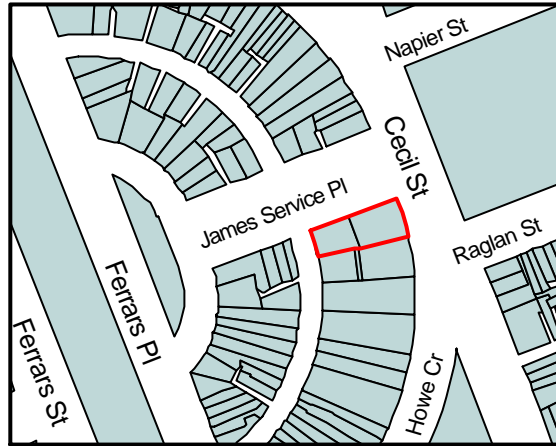## References

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 opthalmologist 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.

City of Port Phillip Heritage Review

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

Address:	32 & 34-36 Howe Crescent, South Melbourne	Heritage Precinct:	St Vincent Place East
Category:	Religion: Church & church hall	Heritage Overlay:	HO153 & HO154
Style:	Victorian Gothic	Graded as:	Significant
Constructed:	1886-7 (Hall), 1874-5 (Church)	Victorian Heritage Register:	Yes, H0573 (Church), H0574 (Hall)
Designer:	Crouch & Wilson (Hall), W.H. Ellerker (Church)		
Amendment:	C29, C160		
Comment:	Revised citation		

Significance

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

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

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

Thematic context

Victoria's framework of historical themes

8. Building community life: 8.1 Maintaining spiritual life

Port Phillip thematic environmental history

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

History

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

References

No information.

Description

No information.

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

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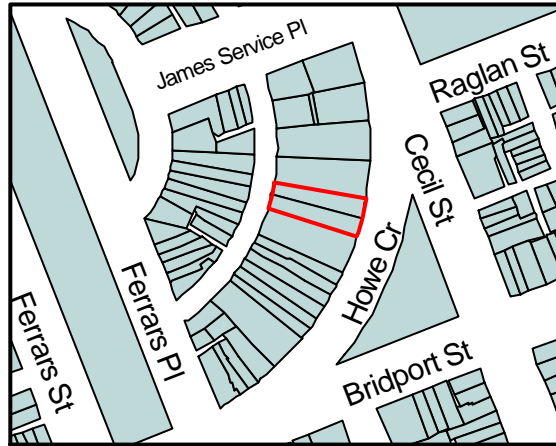
Other studies

Andrew Ward, *Port Phillip Heritage Review*, 1998

Other images

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
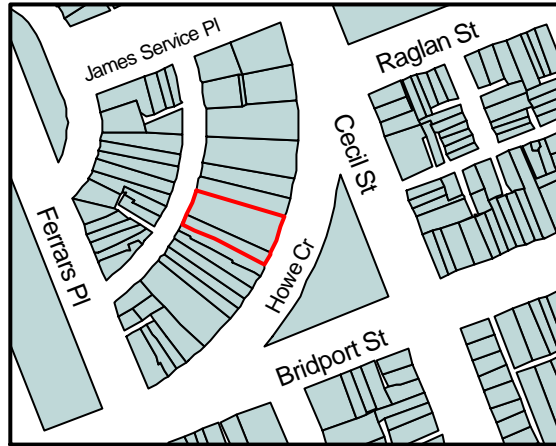4 ibid., 1868/69
5 ibid.
6 ibid., 1881-1885

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
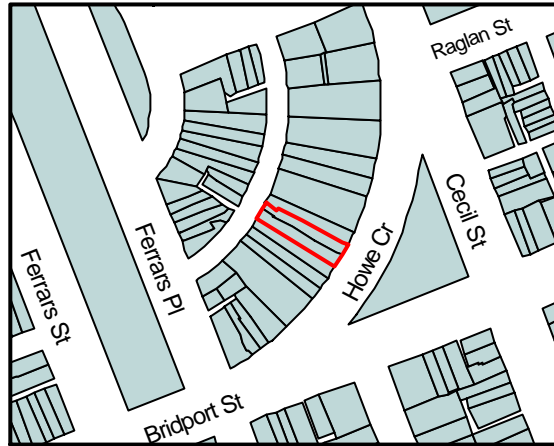3 City of South Melbourne Rate Books, 1865-1874
4 ibid, 1865-1874
5 ibid.
6 ibid., 1887/88
7 ibid.

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 tobacoo 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 Terrrace' 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
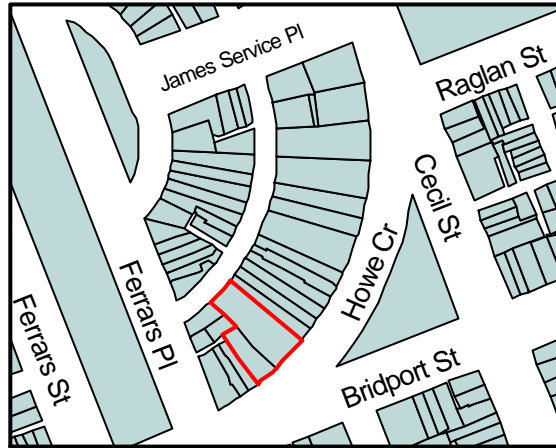2 Information supplied by Dr Miles Lewis
3 ibid.
4 ibid., 1866/67
5 ibid., 1866-1870
6 ibid., 1873-1882
7 ibid., 1884-1896
8 ibid., 1898/99

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

1City 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   90%+ original
adjacent, contributes to overall
character of the precinct)
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.
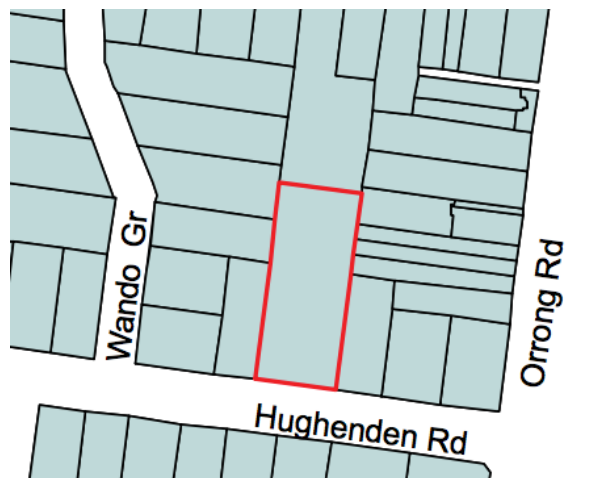
2. A. C. Leith. op. cit. p. 49.
3. 'Building'. 25 November 1940- p. 25.
4. J. Clare. op. cit. p. 89.
5. G. Tibbits. loc. cit.
6. A.C. Leith. op. cit. passim.
7. G. Tibbits. op. cit. p. 130.
8. ibid. p. 145.

City of Port Phillip Heritage Review

Place name:	**Summerleigh**	Citation No:
Other names:	**Flats**	**2022**

Address:	**13 Hughenden Road, St Kilda East**
Category:	**Residential: Flats**
Style:	**Interwar: Streamlined Moderne**
Constructed:	**1940**
Designer:	**Unknown**
Amendment:	**C29, C142**
Comment:	**Revised citation**

Heritage Precinct: St Kilda East

Heritage Overlay: HO6

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

'Summerleigh', the flats constructed in 1940, at 13 Hughenden Road, St Kilda East are significant. It is a two storey block of flats in the interwar Streamlined Moderne style with a hipped roof with deep eaves, brick and smooth render walls and brick chimneys. The flats set well back from the street and placed in a symmetrical arrangement around a generous lawned central court. Details that are typical of the style include the location of steel framed windows at corners, the curved balconies, windows and building corners, and the horizontal banding in salmon coloured brickwork and render. The name 'Summerleigh' is in cursive script on the front wall of the west wing. The building is in fine and highly intact condition and is complemented by the mature Liquidambars, hedges and original low brick front fence.

Non-original alterations and additions are not significant.

How is it significant?

'Summerleigh' at 13 Hughenden Road, St Kilda East is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as a fine and intact block of flats in the Streamlined Moderne style with its curved corners windows and balconies, banding in salmon coloured brickwork and render and steel framed windows. It is also notable 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 complemented by mature trees and an original low brick fence. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

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

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

The building of flats accelerated during the 1920s:

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

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164 blocks, the numbers boosted by large complexes such as 43-flat 'Ardoch Mansions' complex in Dandenong Road. The numbers of flats then almost doubled to 1,679 in over 300 blocks between 1925 and 1930 and by 1935, despite the slowing down of development during the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War

II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (O'Hanlon 1999:182, 196-198).

'Summerleigh', 13 Hughenden Road

'Summerleigh', a block of ten flats was built in 1940 for S. Allen. The builder was G. Farnsworth (BP). The architect is unknown.

References

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

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

St Kilda Council building permit (BP) no. 10467, issued 27 February 1940

Sands & McDougall Directories (SM) 1930-40

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

Description

'Summerleigh' is a two storey block of flats in the interwar Streamlined Moderne style with a hipped roof with deep eaves, brick and smooth render walls and brick chimneys. The flats set well back from the street and placed in a symmetrical arrangement around a generous lawned central court. Details that are typical of the style include the location of steel framed windows at corners, the curved balconies, windows and building corners, and the horizontal banding in salmon coloured brickwork and render. The name 'Summerleigh' is in cursive script on the front wall of the west wing. The building is in fine and highly intact condition and is complemented by the mature Liquidambars, hedges and original low brick front fence.

Comparative analysis

No information.

Assessment

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

Recommendations

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

Primary source

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

Other studies

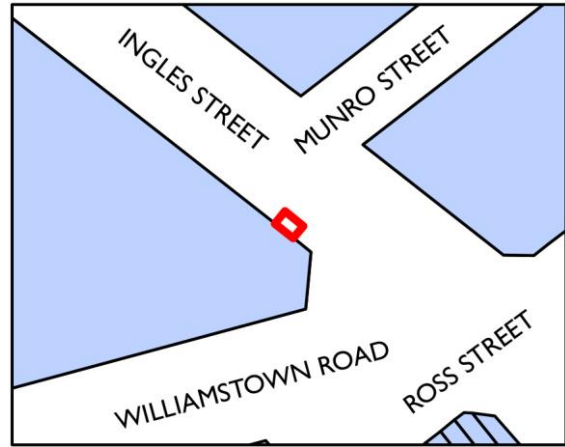Andrew Ward, *Port Phillip Heritage Review*, 1998

Other images

City of Port Phillip Heritage Review

Place Name: Horse trough
Other names:

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

Category: Transport: road

Style: Interwar

Constructed: c1942

Designer: Fred Cook

Amendment: C117

Comment: New Citation

Heritage Precinct: None

Heritage Overlay: HO471

Graded as: Significant

Victorian Heritage Register: No

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 1 (Port Melbourne)' Precinct Citation (HO1 Port Melbourne Railway Reserves Sub-precinct), 2011

Monuments Australia 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 HO1 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:

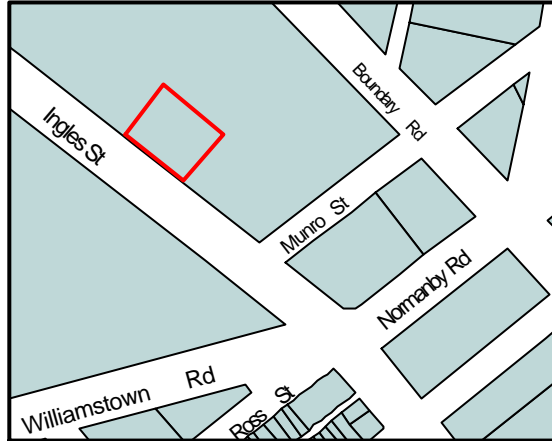- Include in Port Phillip Planning Scheme with site specific heritage overlay.

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
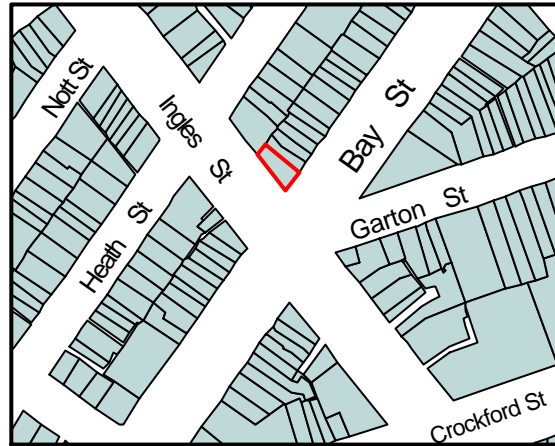
Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	92 Ingles St PORT MELBOURNE
Constructed	1887

Category	Commercial: residential
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
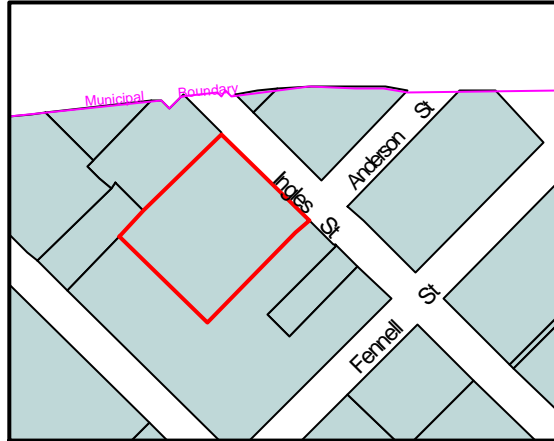
Heritage Precinct Overlay None
Heritage Overlay(s)

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.
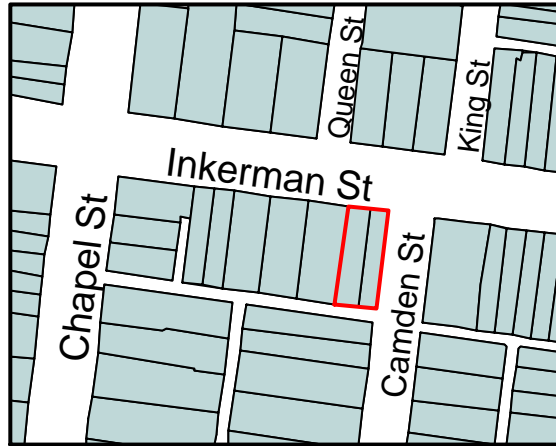
Recommendations

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

City of Port Phillip Heritage Review

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
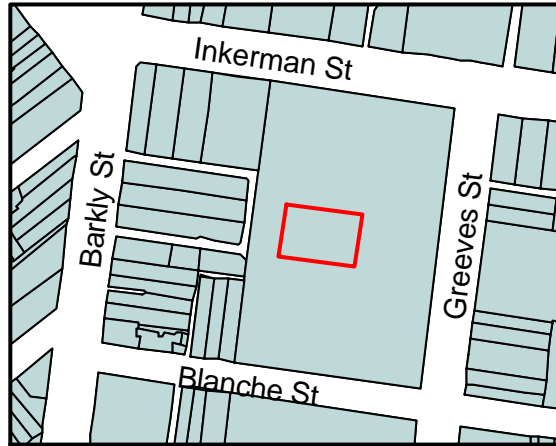
unknown

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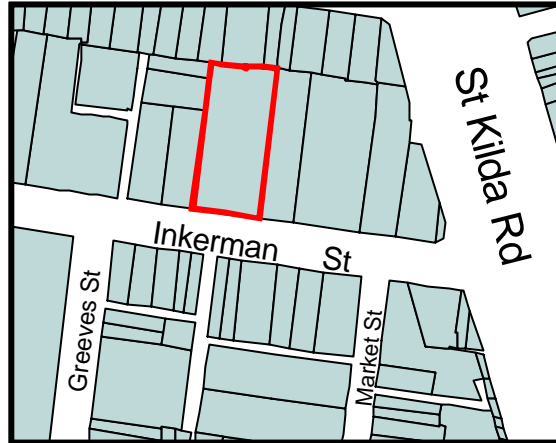Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

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.   7.
Governing.   7.5   Developing administrative structures and authorities

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
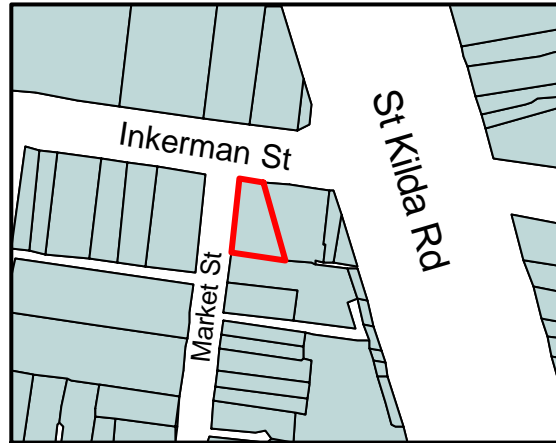
Heritage Precinct Overlay None
Heritage Overlay(s) HO161

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.

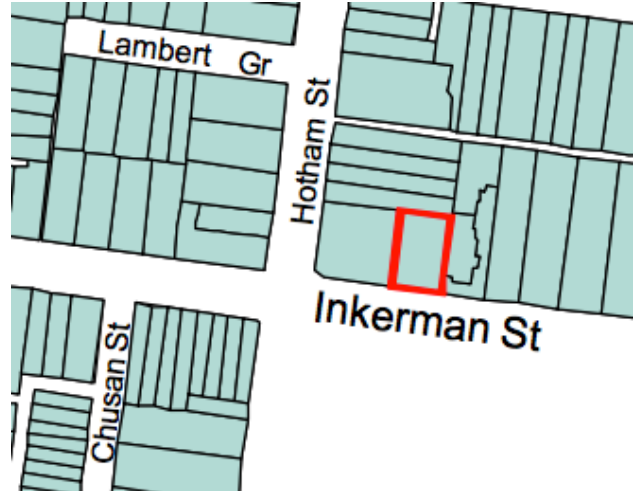## References

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.

City of Port Phillip Heritage Review

Place name:	**Elmar Flats**	
Other names:	**-**	**2275**

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

Heritage Precinct: None

Heritage Overlay: HO356

Graded as: Significant

Victorian Heritage Register: No

Significance

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

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

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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

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

References

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

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

Description

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

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

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

Comparative analysis

No information.

Assessment

No information.

Recommendations

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

Primary source

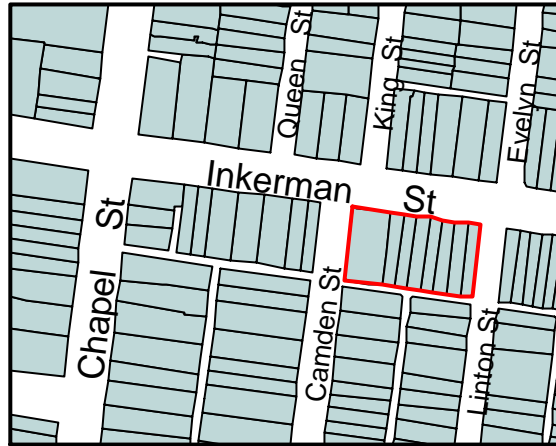G. Butler, *Port Phillip Heritage Review, Version 3*, 2001

Other studies

-

Other images

-

Identifier   Terrace

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO315

Address   255-269 Inkerman St
ST. KILDA EAST

Constructed   c. 1889

Category   Residential:row

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

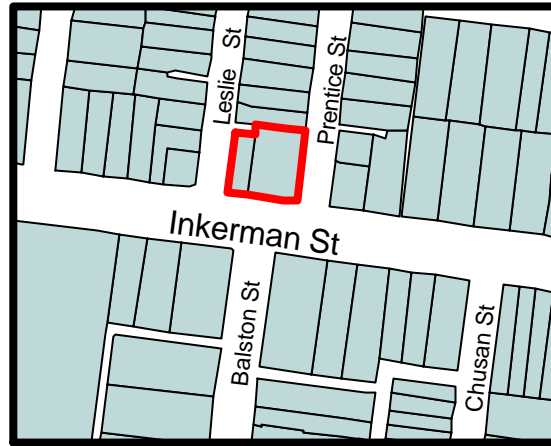A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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.
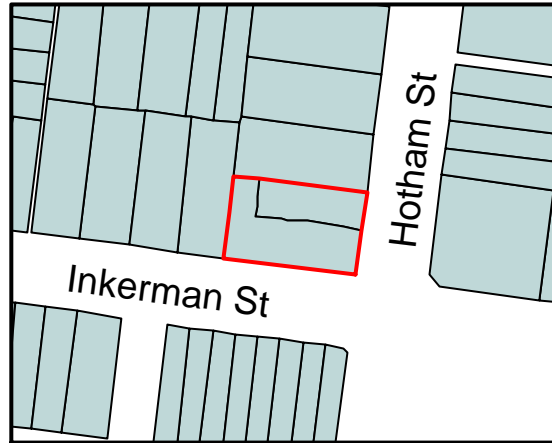
References

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.
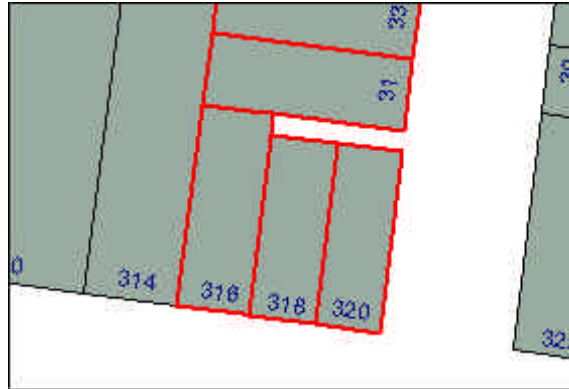
References

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 Aliance, 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
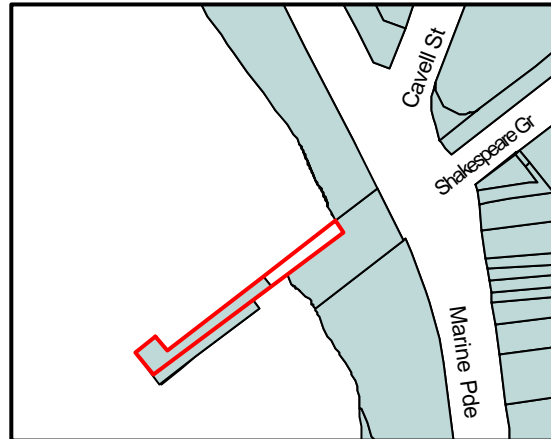
References

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

City of Port Phillip Heritage Review

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

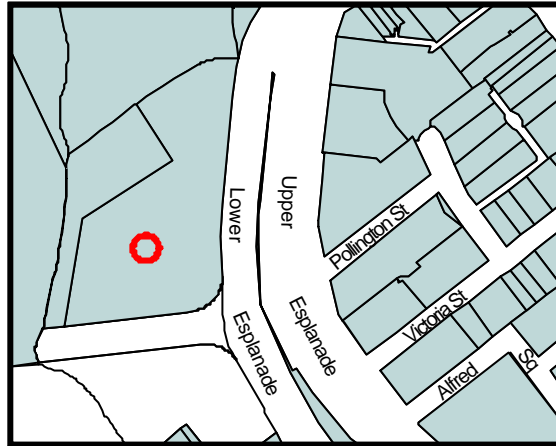A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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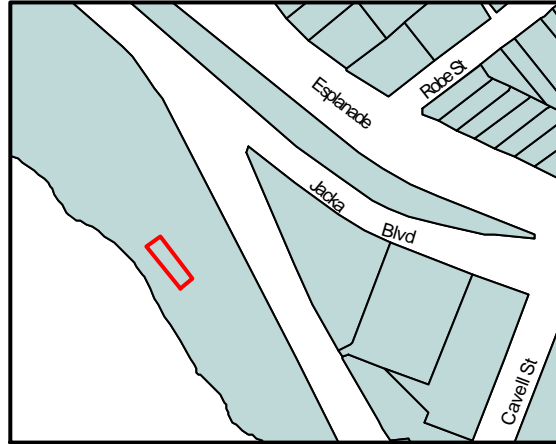Schedule to the Heritage Overlay Table in the City of Port Phillip Planning
Scheme   Victorian Heritage Register

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

City of Port Phillip Heritage Review

Place name:	**Bandstand**		Citation No:
Other names:	-		**2030**

Address:	**Jacka Boulevard, St Kilda**	Heritage Precinct:	None
Category:	**Bandstand**	Heritage Overlay:	None
Style:	**Interwar**	Graded as:	Nil
Constructed:	**c.1930**	Victorian Heritage Register:	No
Designer:	**Unknown**		
Amendment:	**C29, C160**		
Comment:	**Revised citation**		

Significance

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

The former statement of significance is:

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

Thematic context

-

History

No information.

References

-

Description

There is no description in the 1992 heritage study. This structure was destroyed c.1997 when the adjacent Seabaths complex was undergoing redevelopment.

Comparative analysis

No information.

Assessment

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

Recommendations

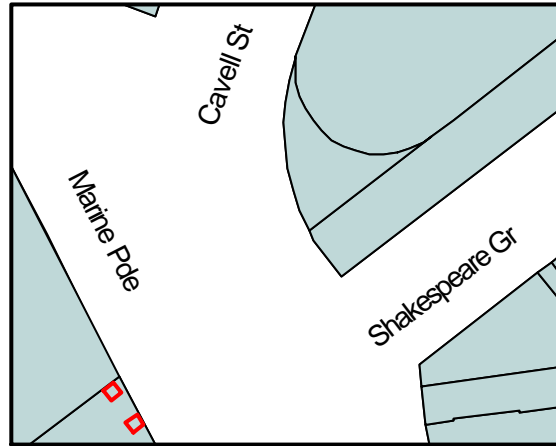Remove from Heritage Overlay.

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

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
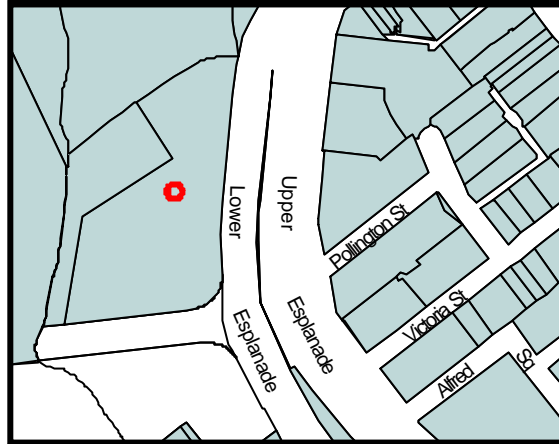
Heritage Precinct Overlay None
Heritage Overlay(s) HO348

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
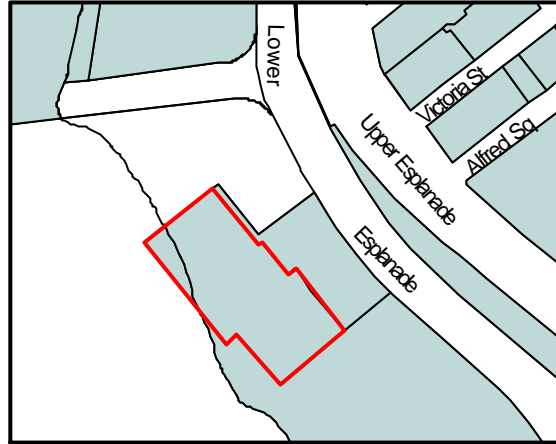Scheme   Victorian Heritage Register

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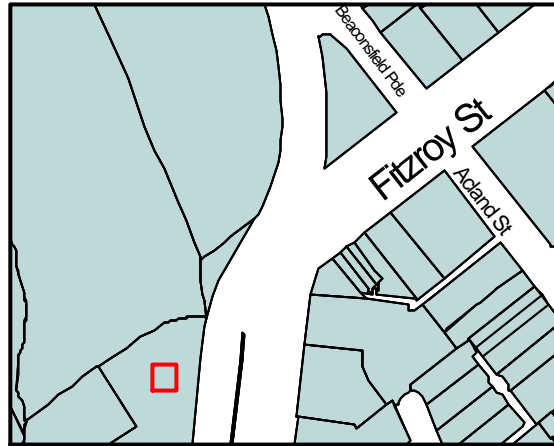Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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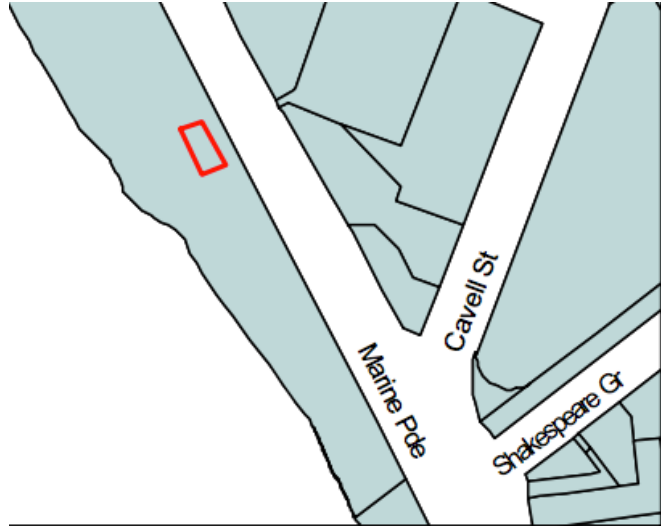Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

Place name: **Stoke House**
Other names: **Pavilion Tea Rooms**

Address:	**30 Jacka Boulevard, St Kilda**
Category:	**Commercial: Cafe**
Style:	**Edwardian Queen Anne**
Constructed:	**1916**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: St Kilda Foreshore

Heritage Overlay: None

Graded as: Nil

Victorian Heritage Register: No

Significance

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

The former statement of significance is:

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

Thematic context

-

History

A timber pavilion was constructed on this site in 1916 as a municipal tea rooms and appears in an excellent photograph of the late 1920s in Cooper (opposite p. 43). It formed part of an overall scheme of landscaping and land reclamation undertaken under the guidance of Carlo Catani of the Foreshore Committee. The

building was cleverly devised with an upper level deck, covered by a slate hipped roof and completely open at the sides. This area, which commanded views over the bay and adjacent lawns, was used for the service of tea and refreshments. Bridges provided access to the deck from raised, landscaped embankments on each side of the building, and the pavilion and the embankments together enclosed the foreshore lawns to the north. Kiosks in the ground floor of the building served the visitors to the lawns.

The building was destroyed by fire in 2015. In 2016 construction commenced on a replacement building, which has been completed.

References

Cooper, J.B., *A history of St Kilda*, 1931

Description

This building has been demolished. The 1992 description is:

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

Comparative analysis

No information.

Assessment

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

Recommendations

Remove from Heritage Overlay.

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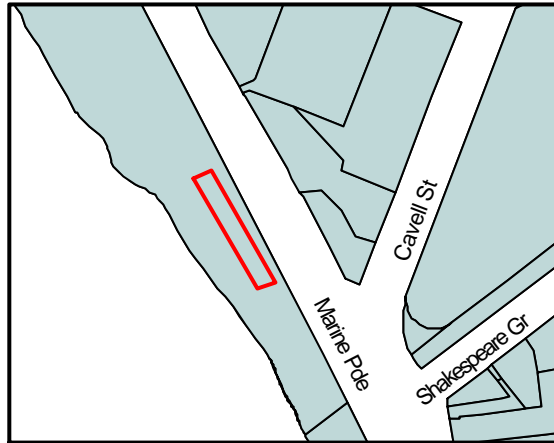
Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

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

Identifier   Former bathing pavillion

Formerly   Bathing Pavilion

Heritage Precinct Overlay None
Heritage Overlay(s)   HO172

Address	40 Jacka Boulevard	**Category**	Commercial
	ST. KILDA		
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 pavilion
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
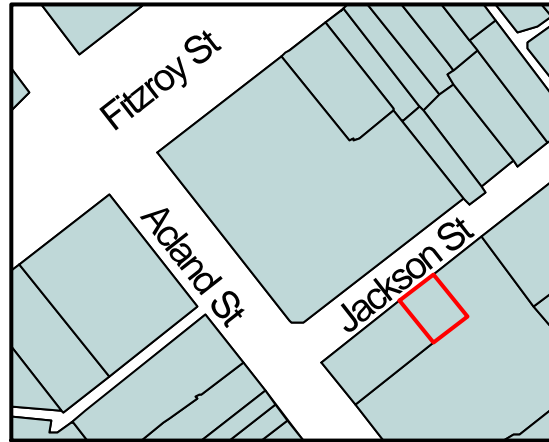
Heritage Precinct Overlay HO5
Heritage Overlay(s)

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

City of Port Phillip Heritage Review

Identifier   "Bungalow Court"

Formerly   unknown
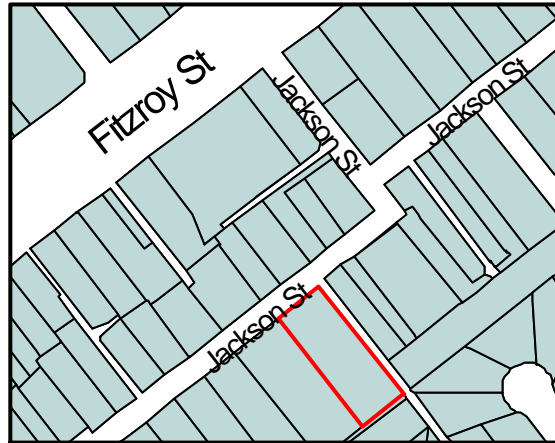
Heritage Precinct Overlay HO5
Heritage Overlay(s)

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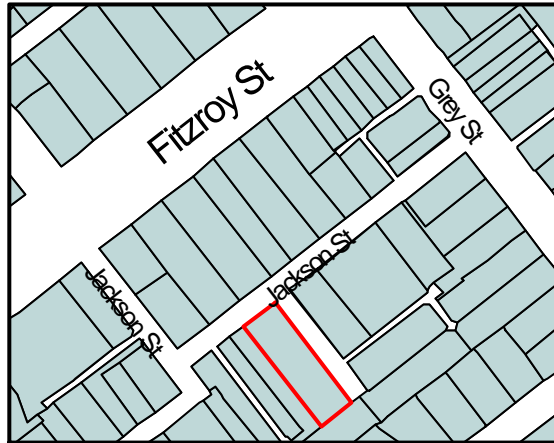Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

City of Port Phillip Heritage Review

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
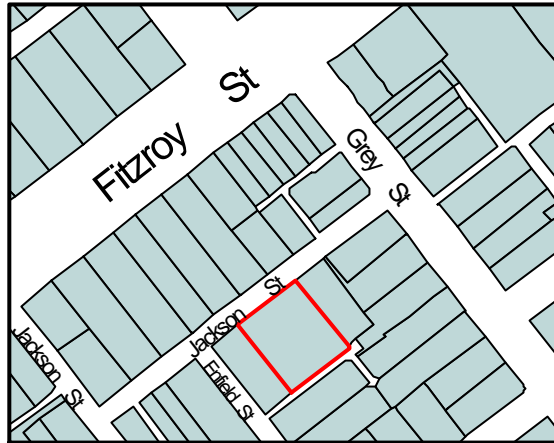
References

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

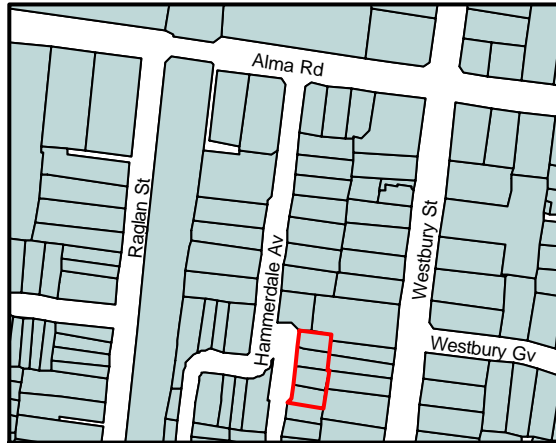## References

'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 Aliance, 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.
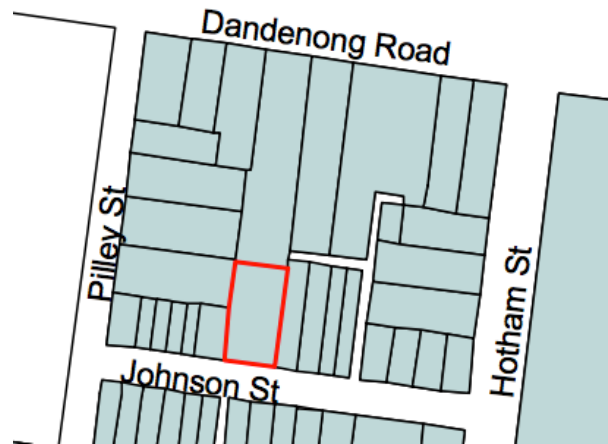
References

East St Kilda Heritage Study 2004

City of Port Phillip Heritage Review

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

Address:	17 Johnson Street, St Kilda East
Category:	Residential: Flats
Style:	Interwar: Old English, Moderne
Constructed:	c.1935
Designer:	Unknown
Amendment:	C29, C112, C142
Comment:	Revised citation

Heritage Precinct Overlay:	St Kilda East
Heritage Overlay(s):	HO6
Graded as:	Significant
Victorian Heritage Register:	No

Significance

'Warwick Court', constructed c.1935, at 17 Johnson Street, St Kilda East is a Significant place within the HO6 St Kilda East precinct.

'Warwick Court' is a two storey block of interwar flats with traces of Old English and Moderne styles. Walls are of clinker brick, windows are timber framed and the hipped roof is tiled and there are several brick chimneys. Balconies facing the entrance courtyard have curved corners in the Moderne style and 'Warwick Court' is spelt out in raised steel letters on the front elevation above the original garage doors. It is notable for its relatively high degree of intactness.

Later alterations and additions are not significant.

Thematic context

-

History

Building Permit No.8987 was issued on 31 July 1935 to builder, H.D. Sherlock, for brick flats in Johnston Street. As there is no Johnston Street in St Kilda East, and this is the only identified building permit for flats prior to 1940 it is likely that the permit was for this block, known as 'Warwick Court' (SM).

References

St Kilda Building Permit (BP) No.8987, issued 31 July 1935

Description

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. Walls are of clinker brick, windows are timber framed and the hipped roof is tiled and there are several brick chimneys. Balconies facing the entrance courtyard have curved corners in the Moderne style.

The original surviving garage doors and the play of balcony and chimney projections on the street elevation are notable features. 'Warwick Court' is spelt out in raised steel letters on the front elevation.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Include within the HO6 St Kilda East precinct as a Significant place, as part of the Johnson Street precinct extension.

Primary source

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

Other studies

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

City of Port Phillip Heritage Review

Place name:	**Colonial Sugar Company Store**	Citation No:
Other names:	**CSR Store**	**55**

Address:	**33 Johnston Street (former 38 Rouse Street), Port Melbourne**
Category:	**Industry: warehouse**
Style:	**Vernacular**
Constructed:	**1902**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: None

Heritage Overlay: None

Graded as: Nil

Significance

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

The former statement of significance is:

The former Colonial Sugar Company store, later occupied as a store by the Joshua Brothers distillery opposite, is situated at no. 38 Rouse Street on the Johnston Street corner and was built in 1902. It is historically and aesthetically important. It is historically important (Criterion A) as a rare surviving (Criterion B) early store, enhanced by its association with the Colonial Sugar Company and recalling Port Melbourne's long standing association with the sugar refining industry, commencing with the Victorian Sugar Works in 1859 and better represented by this complex. Its association with the Joshua Brothers, later the Federal Distilleries Pty. Ltd., is also of interest, given the importance of this company to Port Melbourne during the latter part of the nineteenth and the first half of the twentieth century. It is aesthetically important (Criterion E) as a rare surviving large timber framed corrugated iron building in Port Melbourne, of absolutely utilitarian design yet on this account standing in marked contrast to the surrounding industrial and recent residential buildings.

Thematic context

-

History

This building has been demolished. The history in the 1998 heritage study is:

At the Crown land sales William Withers was granted lot 1 of section 55 on the north west corner of Rouse and Johnson Streets, just east of the lagoon at Port Melbourne. By the turn of the century, he had fenced the land but it remained undeveloped.

The Poolman brothers of the Colonial Sugar Company (rate books), acquired the block in 1901, building an iron store thereon in 1902 which they continued to occupy in 1908. This company had been established as the Port Melbourne Sugar Refinery in 1887 east of the lagoon, Poolman being the former manager of the Victorian Sugar Works on Beach Street, burnt down in 1875. The Colonial Sugar Company's works were on the corner of Esplanade East and Rouse Street and have since been demolished. Two years later the company was leasing the store to the distillers, Joshua Brothers, who had established their distillery east of the lagoon in 1886. They used it for a few of years in conjunction with their distillery on the opposite side of Johnson Street. Occupancy passed back to the Colonial Sugar Refining Company in the early war years, but it had finally disposed of the store to the Joshua Brothers by 1920. The store remained as an adjunct to the distillery in 1930, by then known owned and operated as Federal Distilleries P/L. The situation was unchanged in 1951.

References

Port Melbourne Rate Books: 1900-1910, 1915-16, 1920-21, 1925-6, 1930-31.

MMBW litho plan no.18, dated 7 July 1894.

Parish Plan South Melbourne, Department of Lands and Survey, 1932

U'Ren, N., and Turnbull, N., "A History of Port Melbourne", OUP, 1983, pp.114, 142, 144-45

Description

This building has been demolished. The description in the 1998 heritage study is:

A c. 17 metre by 29 metre timber framed gable roofed corrugated iron clad shed with a centrally located roller shutter door to the Rouse Street elevation. There is a pedestrian door to one side of the main door, roof lights and a steel framed highlight window to the east (rear) gable end. The top wall plate is c. 8.2 metres above pavement level and the appearance of the building is utilitarian, the entire structure being corrugated iron clad. Corner posts and trusses are in sawn Oregon, the truss ends protruding slightly over the wall line to form an eaves and subdividing the structure along its length into seven bays.

Inside, the unlined walls are framed with timber girts and the roof with timber purlins and bracing. The composite timber trusses include tie rods with knee braces to the principal wall posts. There is a concrete slab floor.

Condition: Unsound, building is leaning over Johnston Street.

Integrity: High.

Comparative analysis

No information.

Assessment

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

Recommendations

Remove from HO442.

Primary source

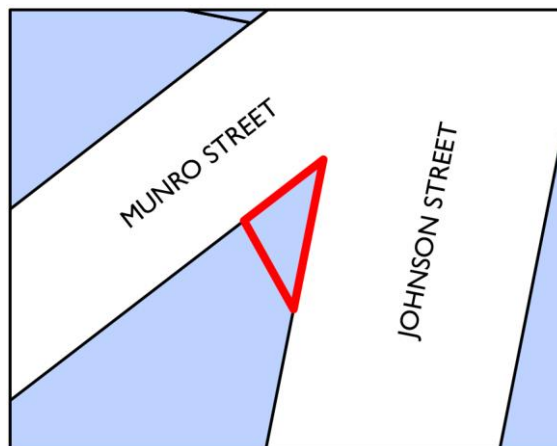Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

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

City of Port Phillip Heritage Review

Place Name: Electricity substation
Other names:

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, Kerryn 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.

City of Port Phillip Heritage Review

Identifier   House

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	121 Kerferd Rd SOUTH MELBOURNE
Constructed	c. 1915

Category	Residential:detached
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
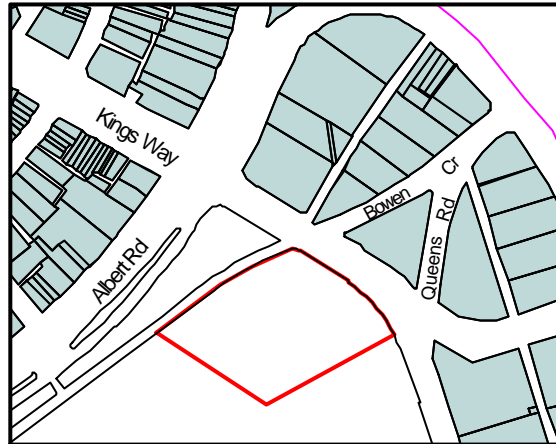
Heritage Precinct Overlay None
Heritage Overlay(s) HO176

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
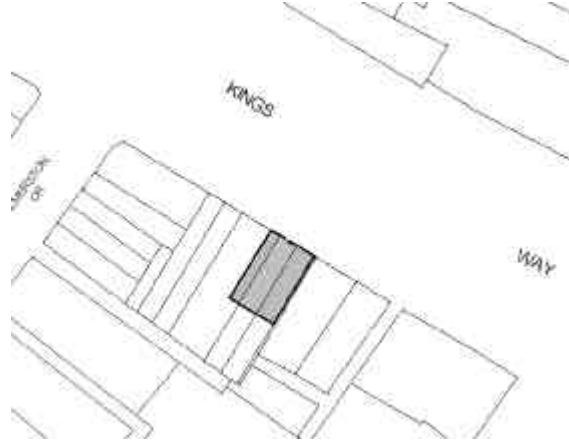
Heritage Precinct Overlay None
Heritage Overlay(s) HO177

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.
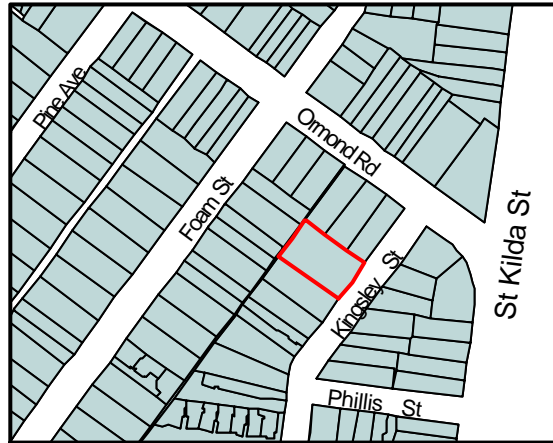
References

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   "Kinglsey 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

City of Port Phillip Heritage Review

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.

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 Schem

References

Telephone conversations with Mrs Doreen Gallagher, 23 and 27 March 2006.
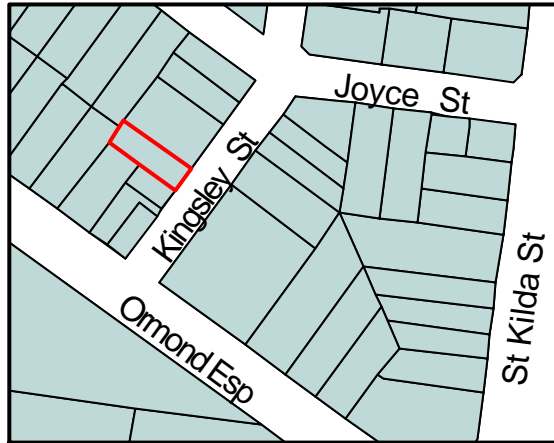
Terry Sawyer, 'Residential Flats in Melbourne', research report, University of Melbourne (1982)

City of Port Phillip Heritage Review

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO295

Address	40 Kingsley St ELWOOD
Constructed	1990
Category	Residential:detached
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

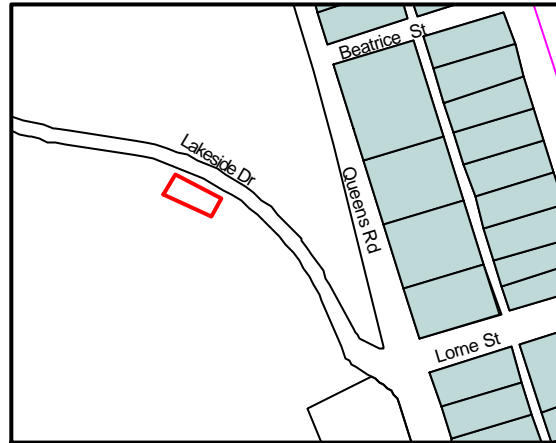A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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
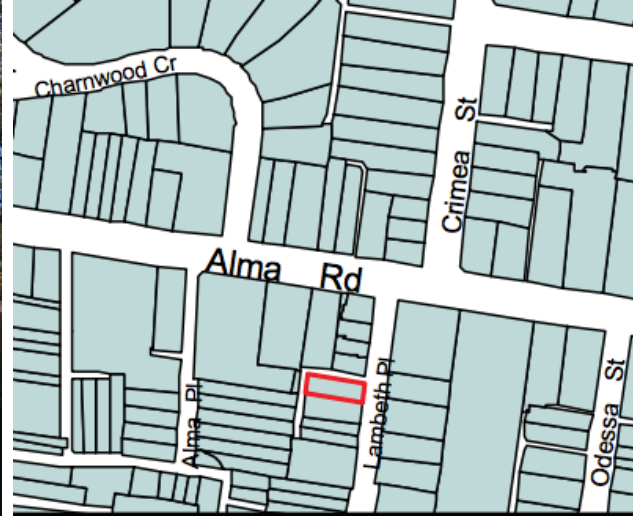
References

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

City of Port Phillip Heritage Review

Place name:	Oberon	Citation No:
Other names:	House	**340**

Address:	2 Lambeth Place, St Kilda	Heritage Precinct:	St Kilda East
Category:	Residential: House	Heritage Overlay:	HO6
Style:	Victorian prefabricated	Graded as:	Significant
Constructed:	c.1855	Victorian Heritage Register:	Recommended
Designer:	Unknown		
Amendment:	C29, C142		
Comment:	Revised citation		

Significance

What is significant?

'Oberon', constructed c.1855 for Henry Jennings, at 2 Lambeth Place, St Kilda is significant. This two storey timber portable house has a low pitch gabled roof clad in terracotta tiles centred on the main rooms, extending down over the entry section. The house is constructed apparently of very large studs on a bottom plate and is clad in caulked, spruce, tongue and groove vertical boards. The walls have a textured coating and part of the western wall has been clad in sheets over the boards. Purlins are paired and exposed under the lining boards to the wide eaves. The front door sidelights have been glazed in frosted glass. There is a single storey addition at the rear of the main body and the old single storey rear wing housing the kitchen has been rearranged and extended in part for a garage. Evidently there are numerals painted on the ground floor joists. Internally the 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 first floor contains three rooms over the ground floor main rooms, with two very small rooms around the stair. The wall between the two main ground floor rooms has been largely removed, and the front room is the only one with a 19th century cornice and architrave. Other architraves, skirtings and doors date from the early twentieth century, as does the stair balustrade. The species of timber used in the building indicates that it was manufactured in Europe (for species used, see below). The origin of the rear wing is not known, but various early materials suggest that it is early, if not original.

Non-original alterations and additions are not significant.

How is it significant?

'Oberon' at 2 Lambeth Place, St Kilda is of local historic, architectural and aesthetic significance to the City of Port Phillip.

Why is it significant?

Oberon is significant as a distinctive and important timber portable house from the 1850s. The 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. (Criteria A, B, D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

This building was constructed for Henry Jennings, Solicitor, in the 1850s (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).

References

1. St Kilda rate books (RB) 1858/59 no. 705 Henry Jennings Solicitor, owner; Robert Thomson occupant; wood room and stable, £80 N. A. V.

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

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

4. Melbourne & Metropolitan Board of Works (MMBW) Detail Plan no. 1363

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

Description

This two storey timber portable house has a low pitch gabled roof clad in terracotta tiles centred on the main rooms, extending down over the entry section. The house is constructed apparently of very large studs on a bottom plate and is clad in caulked, spruce, tongue and groove vertical boards. The walls have a textured coating and part of the western wall has been clad in sheets over the boards. Purlins are paired and exposed under the lining boards to the wide eaves. The front door sidelights have been glazed in frosted glass. 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. Evidently there are numerals painted on the ground floor joists.

Internally the 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 first floor contains three rooms over the ground floor main rooms, with two very small rooms around the stair. The wall between the two main ground floor rooms has been largely removed, and the front room is the only one with a 19th century cornice and architrave. Other architraves, skirtings and doors date from the early twentieth century, as does the stair balustrade.

The species of timber used in the building indicates that it was manufactured in Europe (for species used, see below). The origin of the rear wing is not known, but various early materials suggest that it is early, if not original.

Timber species used:

- Bottom plate and windows – Baltic pine (*Pinus sylvestris*)

- Joists, vertical timber cladding and wall or floor boards – Norway Spruce (*Picea abies*)

(Note: this description is based on the information contained in the 1982 and 1984 heritage studies, which include an analysis by Mr Yugo Ilic of the C.S.I.R.O. of the timber species. The building was inspected externally in 2016, but no internal inspection was undertaken).

Comparative analysis

No information.

Assessment

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

Recommendations

2016:

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

Nominate to Heritage Victoria for inclusion on Victorian Heritage Register

Primary source

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

Other studies

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

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

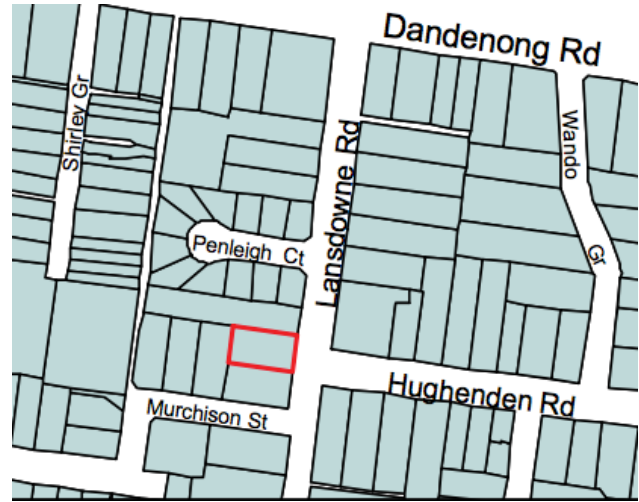Andrew Ward & Associates, *Port Phillip Heritage Review*, 1998

Other images

City of Port Phillip Heritage Review

Place name:	Tecoma	Citation No:	
Other names:	House	**2101**	

Address:	18 Lansdowne Road, St Kilda East	Heritage Precinct:	St Kilda East: Murchison Street & Wavenhoe Avenue
Category:	Residential: House		
Style:	Interwar: American Bungalow	Heritage Overlay:	HO391
Constructed:	1924	Graded as:	Significant
Designer:	W. Dunkerly Pty Ltd	Victorian Heritage Register:	No
Amendment:	C29, C142		
Comment:	Revised citation		

Significance

What is significant?

'Tecoma' at 18 Lansdowne Road, St. Kilda East, built in 1924 to the design of W. Dunkerley Pty. Ltd., architects and engineers, is significant. It is 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.

Non-original alterations and additions are not significant.

How is it significant?

'Tecoma' at 18 Lansdowne Road, St Kilda East is of local aesthetic significance to the City of Port Phillip.

Why is it significant?

It is significant as an interwar bungalow that is of note for the unpainted roughcast surfaces, thereby demonstrating a once commonplace but now rare aspect of the character of houses of the period. (Criteria D & E)

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

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 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 carried out by the owner included moving the front door forward and glassing in the front verandah.

References

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

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

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

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

St Kilda Council building permits (BP) nos. 5316 and 57/2849

St. Kilda Rate Books: 1920-30, 1940-41

Sands & McDougall Directories (SM) 1921, 1927, 1937, 1950

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.

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in the HO as a Significant place, but transfer to the HO391 St Kilda East: Murchison Street & Wavenhoe Avenue precinct.

Primary source

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

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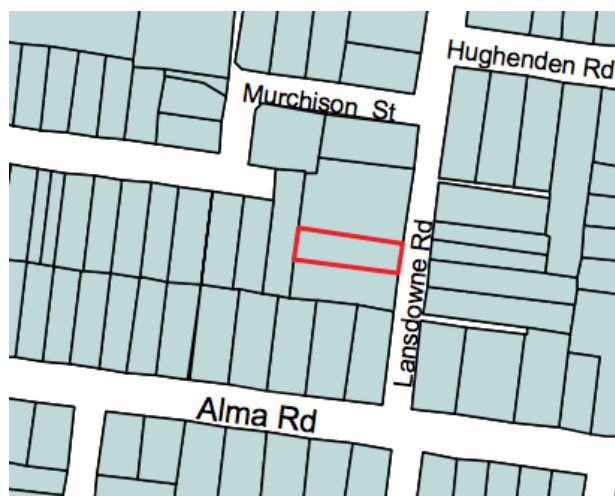
Andrew Ward, *Port Phillip Heritage Review*, 1998

Other images

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City of Port Phillip Heritage Review

Address:	26A Lansdowne Road, St Kilda East
Category:	Residential: Flats
Style:	Interwar: Old English
Constructed:	1935
Designer:	Frank G. Richardson
Amendment:	C29, C142
Comment:	Revised citation

Heritage Precinct: St Kilda East: Murchison Street & Wavenhoe Avenue

Heritage Overlay: HO391

Graded as: Significant

Victorian Heritage Register: No

Significance

What is significant?

The flats, designed by Frank G. Richardson and constructed in 1935, at 26A Lansdowne Road, St Kilda East are significant. This is 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.

Non-original alterations and additions are not significant.

How is it significant?

The flats at 26A Lansdowne Road, St Kilda East are of local aesthetic significance to the City of Port Phillip.

Why is it significant?

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.

Thematic context

Victoria's framework of historical themes

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

Port Phillip thematic environmental history

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

History

Contextual history

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

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

The building of flats accelerated during the 1920s:

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

St Kilda experienced phenomenal growth of flats during the 1920s and 1930s. In 1920 there were 527 purpose-built flats in 92 blocks in St Kilda. By 1925 this had increased by over 50% to 884 flats in 164 blocks, the numbers boosted by large complexes such as 43-flat 'Ardoch Mansions' complex in Dandenong Road. The numbers of flats then almost doubled to 1,679 in over 300 blocks between 1925 and 1930 and by 1935, despite the slowing down of development during the Great Depression, there were more than 2,800 flats in over 500 blocks. A further 2,000 flats were added by 1940; however, the onset of World War II slowed development. Nonetheless, by 1947 St Kilda contained 5,500 purpose-built flats, a quarter of all flats in Melbourne (O'Hanlon 1999:182, 196-198).

Flats, 26 Lansdowne Road

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 "Treceare". 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 "Treceare". 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.

References

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

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

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

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

St Kilda Council building permits (BP) nos. 8990 issued 2 August 1935

St. Kilda Rate Books: 1920-41, 1950-51

Sands & McDougall Directories (SM) 1921, 1927, 1930, 1937, 1950

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

Description

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

Comparative analysis

No information.

Assessment

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

Recommendations

2016: Retain in the HO as a Significant place, but transfer to the HO391 St Kilda East: Murchison Street & Wavenhoe Avenue precinct.

Primary source

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

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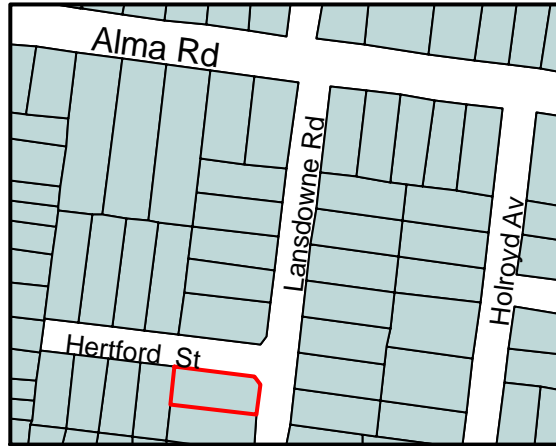
Andrew Ward, *Port Phillip Heritage Review*, 1998

Other images

-

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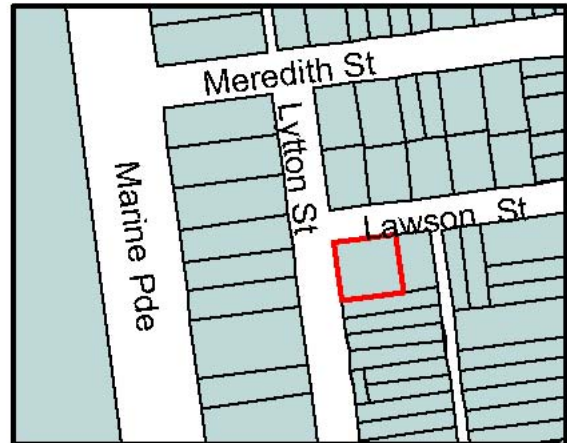Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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.

City of Port Phillip Heritage Review

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

Constructed   1888-1891

Category   Residential:row

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) and1891 (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.
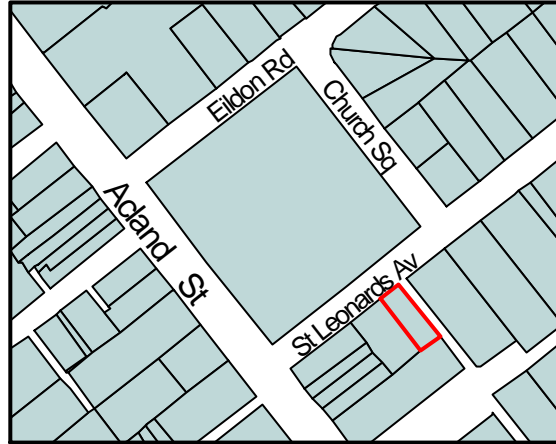4 City of South Melbourne Rate Books, 1888/89
5 ibid., 1891/92
6 National Trust of Aust. (Vic.), loc.cit.
7 ibid.
8 'The Heritage of Australia', p.3/78-79

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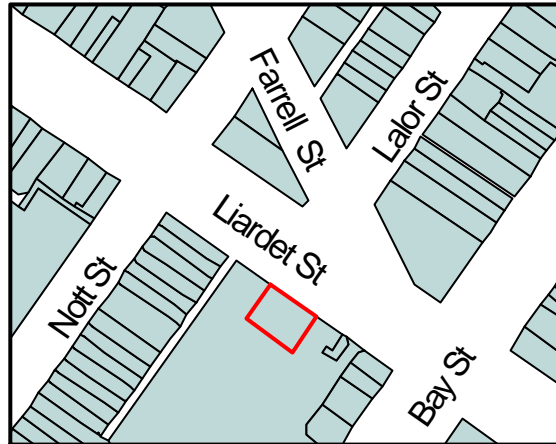Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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

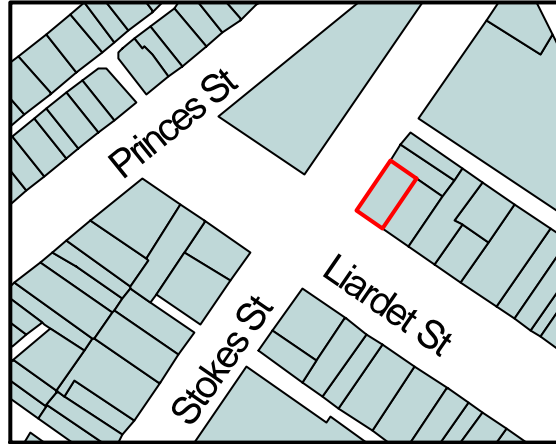# Recommendations

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   90%+ original
adjacent, contributes to overall
character of the precinct)
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 Nagykikinda, 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.

City of Port Phillip Heritage Review

Place name:	**Tudor Lodge**	Citation No:
Other names:	**House**	**2045**

NO IMAGE

Address:	**38 Fitzroy Street (formerly 2A Loch Street), St Kilda**
Category:	**House, detached**
Style:	**Interwar Old English**
Constructed:	**c.1935**
Designer:	**Unknown**
Amendment:	**C29, C160**
Comment:	**Revised citation**

Heritage Precinct: St Kilda Hill

Heritage Overlay: HO5

Graded as: Nil

Victorian Heritage Register: No

Significance

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

The former statement of significance is:

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

Thematic context

-

History

There is no history in the 1992 heritage study for this place.

This house was demolished c.1997 when the present apartment complex was constructed at the rear of the terrace houses facing Fitzroy Street.

References

-

Description

There is no description in the 1992 heritage study for this place.

This site now forms part of 38 Fitzroy Street. At the front of the site facing Fitzroy Street is a pair of double storey, late Victorian terrace houses. To the rear facing Loch Street and West Beach Road is the apartment complex that replaced the rear of those houses and the interwar house described in this citation.

Comparative analysis

No information.

Assessment

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

Recommendations

Although this house has been demolished and replaced, this property is now part of 38 Fitzroy Street, which still contains the front section of a pair of Victorian terrace houses facing Fitzroy Street, which are Significant to the HO5 precinct. Accordingly, the property should remain as a Significant place within HO5.

Primary source

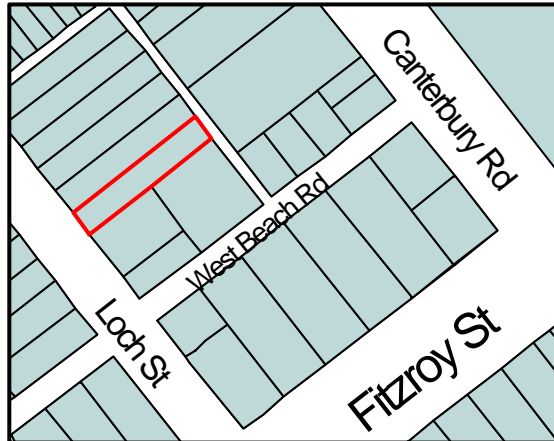Helms, David, *Port Phillip Heritage Review Update*, 2016

Other studies

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

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 facetted 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
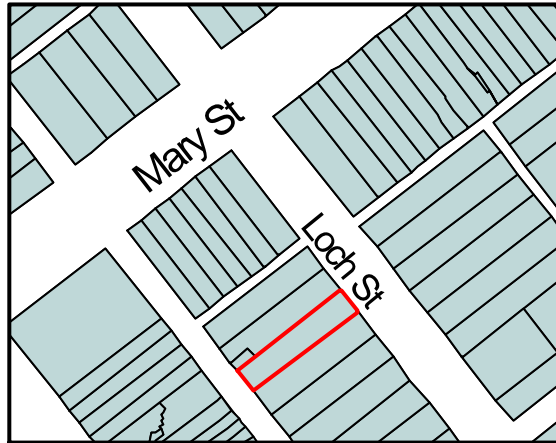
References

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	**Category**	Residential:apartment
	ST. KILDA		
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

City of Port Phillip Heritage Review

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
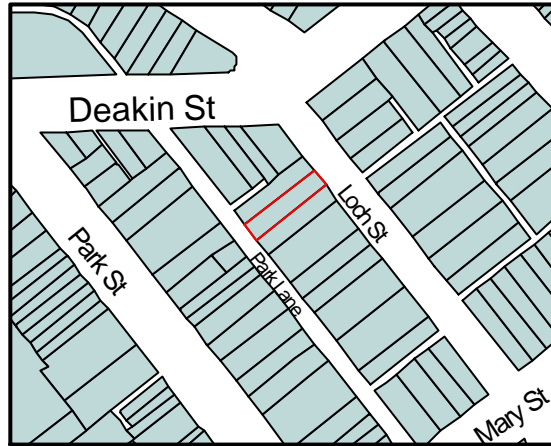
References

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
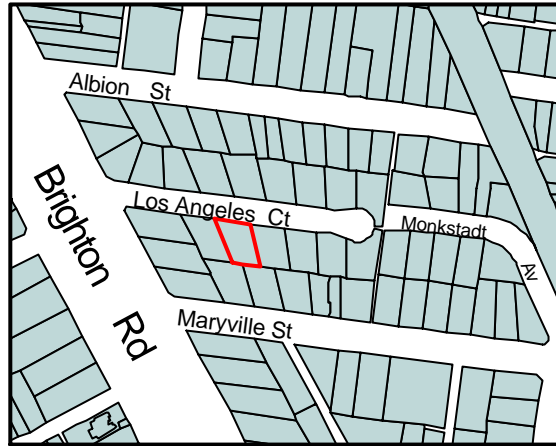
Heritage Precinct Overlay HO7
Heritage Overlay(s)

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

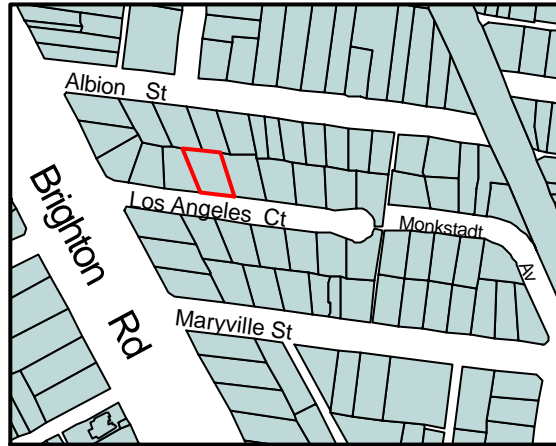## Recommendations

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 `Brunning'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 `Brunning's Nursery' subdivision.

History

see Description

Thematic Context

unknown

Recommendations

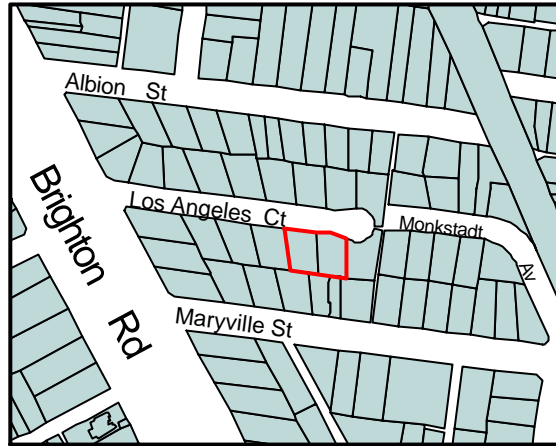A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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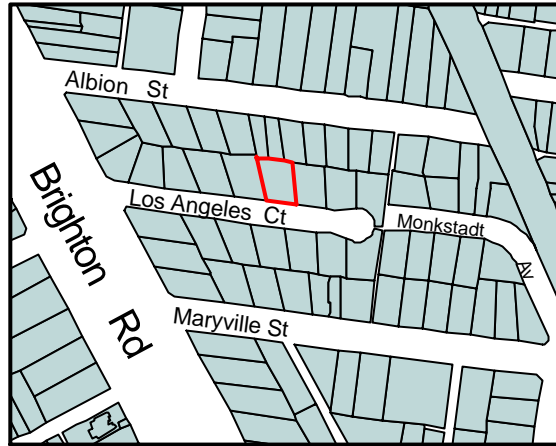Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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

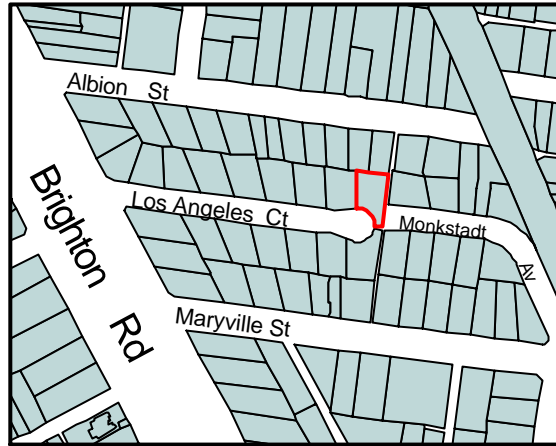**History**

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	**Category**	Residential:attached
	RIPPONLEA		
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

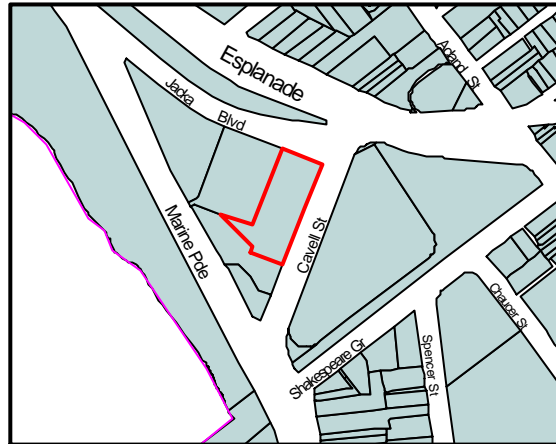A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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, steepled 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
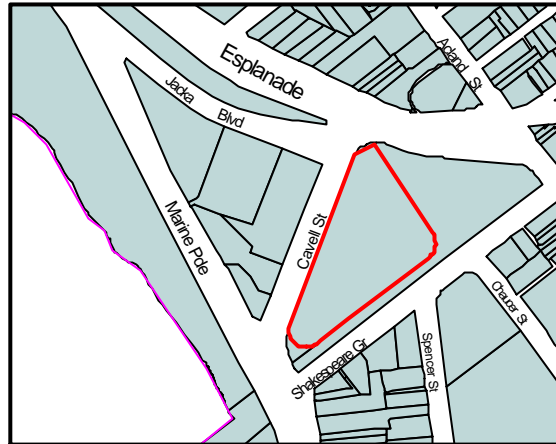
References

'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.