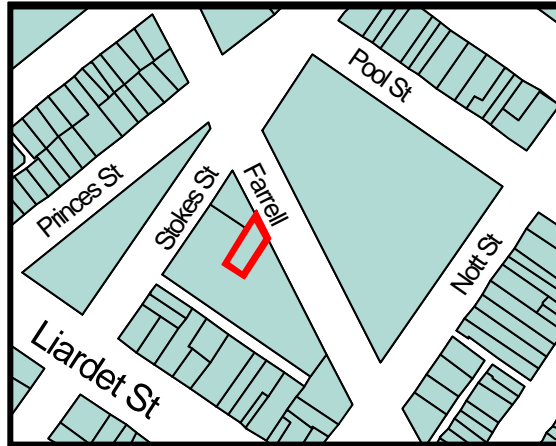


Identifier Scullin house
Formerly Unknown



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;

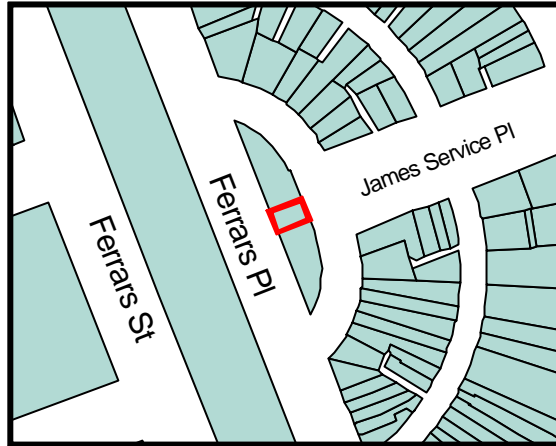
Macbeth `Death Index Victoria 1921-1985';

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

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 Cariton. The precinct is also historically significant for its associations with Surveyor-General Andrew Clarke, and more particularly with Clement Hodgkinson, a prolific and influential surveyor/engineer 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 states 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 them by the community of South Melbourne and especially in recognition of the sacrifices of those who served in the world wars.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

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

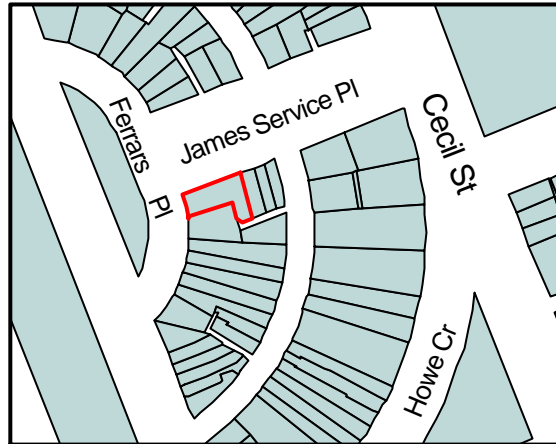
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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

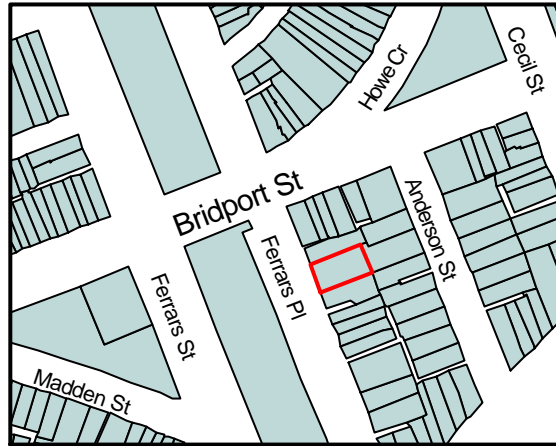
6 *ibid.*, 1881/82

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

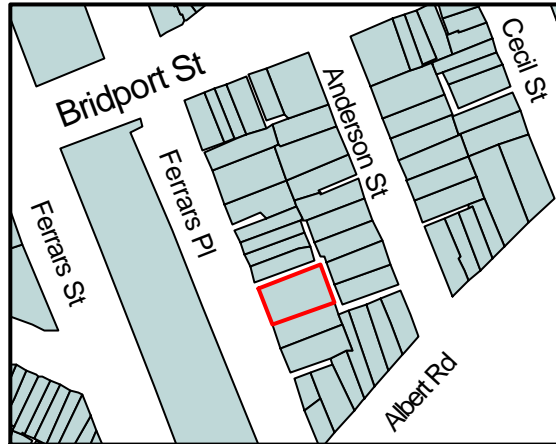
3 *ibid.*, 1877/78.

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

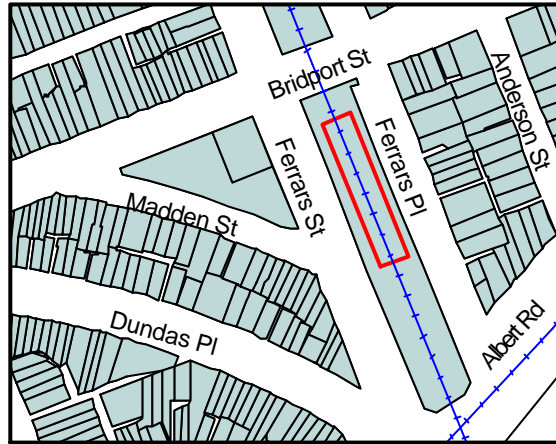
5 *ibid.*, 1900/01

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

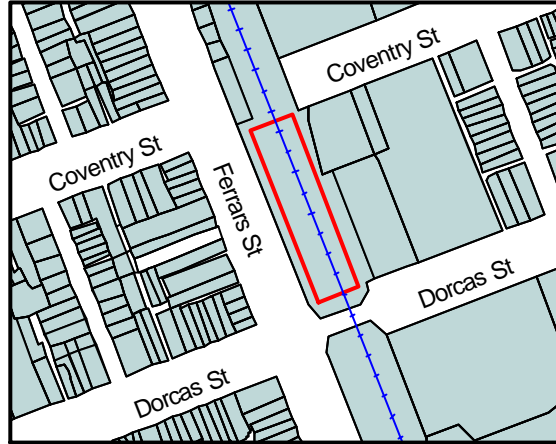
National Estate Register

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

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

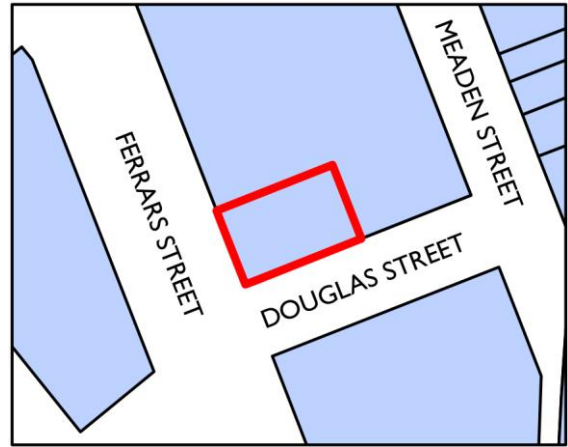
References

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
Other names:

Citation No:
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.

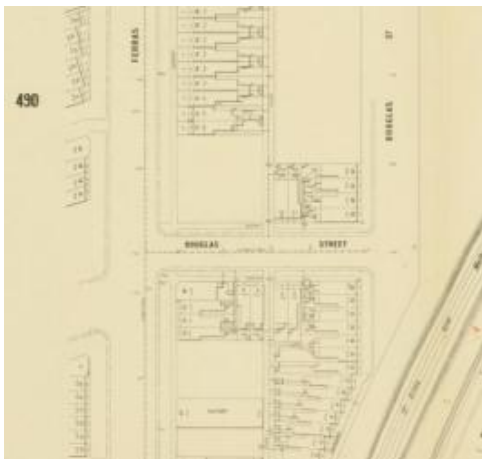


Figure 1 - MMBW plan 489, 1895 subject buildings not shown

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

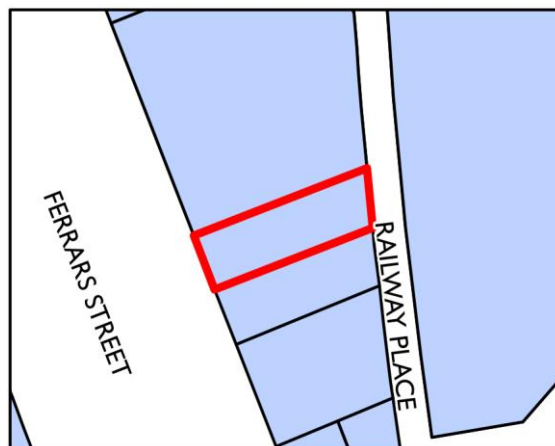
Other heritage studies

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

City of Port Phillip Heritage Review

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

Citation No:
2369



Address: 185 Ferrars Street, Southbank

Heritage Precinct Overlay: HO4

Category: Industrial

Heritage Overlay(s): None

Style: Interwar Moderne

Graded as: Significant

Constructed: c1945

Victorian Heritage Register: No

Designer: unknown

Amendment: C117

Comment: New Citation

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, Southbank 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*

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...'

Identifier House
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 44 Finlay St
SOUTH MELBOURNE

Category Residential:detached

Constructed 1881

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: 1881 (1)
Manufacturers: Unknown

William Parton Buckhurst, the highly successful South Melbourne real estate entrepreneur built a row of speculative houses in Finlay Street, including No. 44, 1881-82. 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 (5). By 1900 Brown and Green still owned and occupied the property.

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 crowning 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.

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, 1881-1882

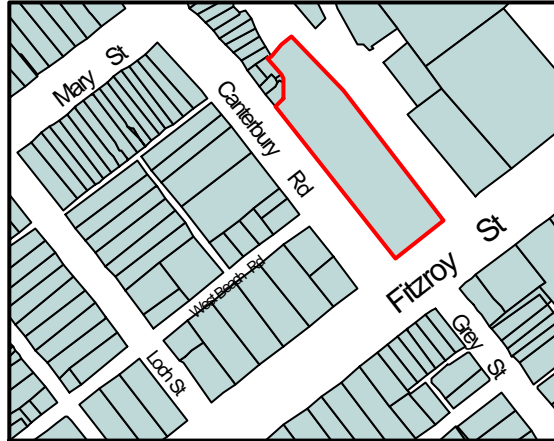
2 *ibid.*

3 1861-1862

5 *ibid.*, 1890-1901

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

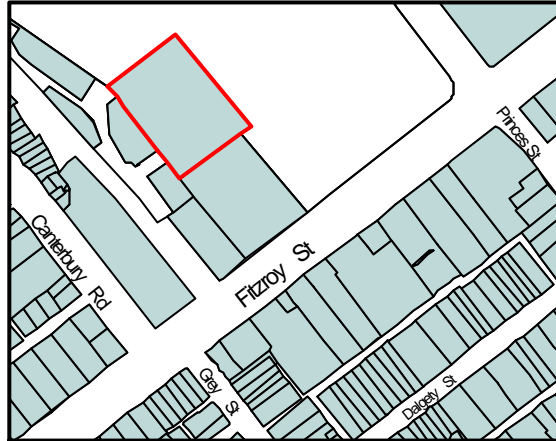
Ward, A., 'Victoria's Railway Stations. An Architectural Survey'. Vol.2 Nov. 1980.

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 Glencross 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-slatted. 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

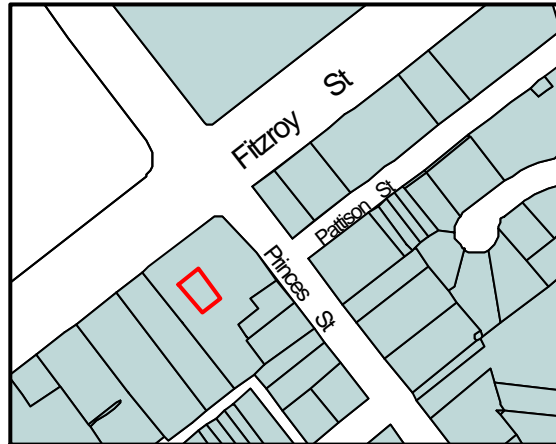
Blake, L.J. (ed) 'Vision and Realisation', vol.3, p.377, Education Department of Victoria, 1973.

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

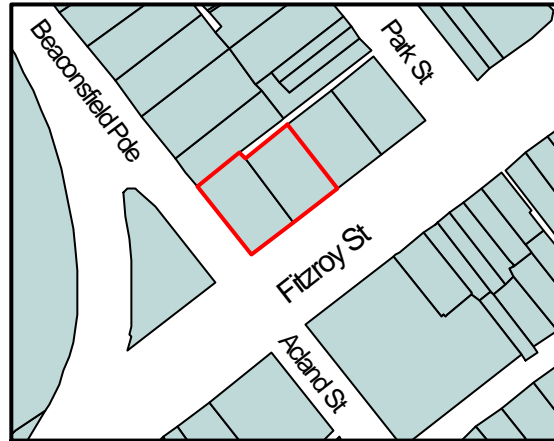
References

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

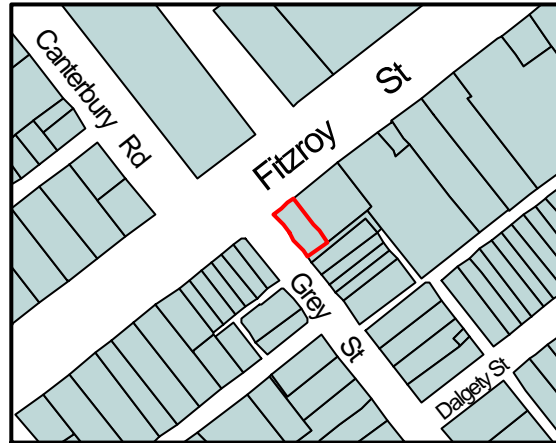
Sands and McDougall Directories, various dates.

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.

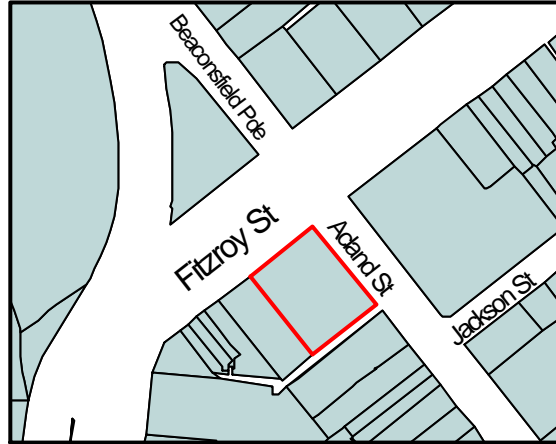
'Building, Engineering and Mining Journal', 30 November 1889, p.450.

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:

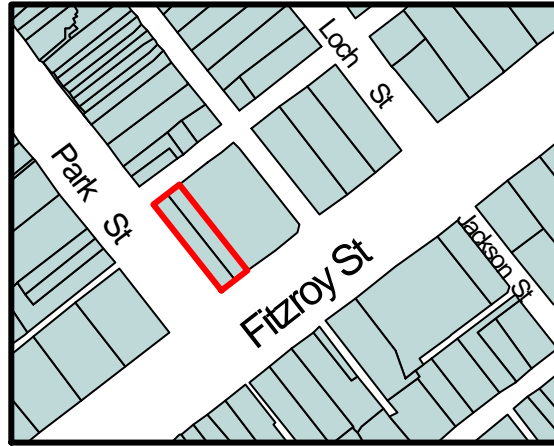
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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

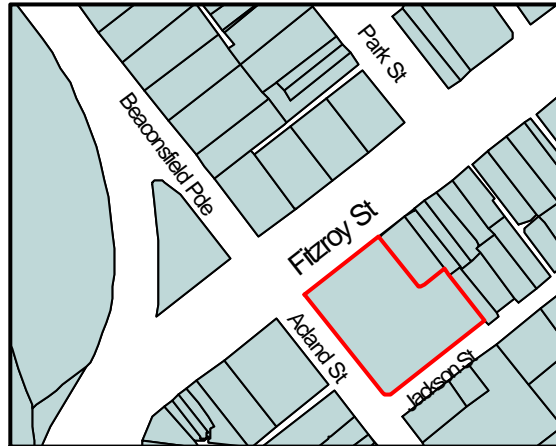
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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

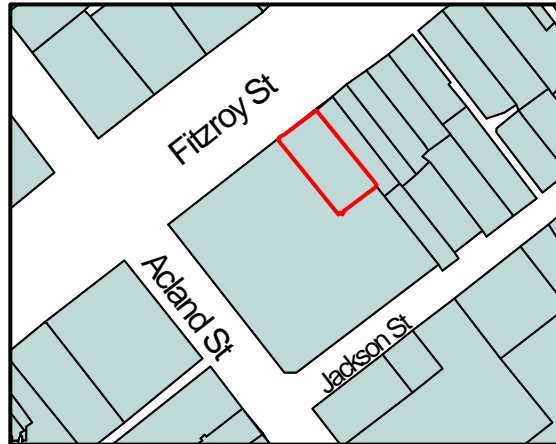
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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 Phillip.

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 unprocured 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

Category Residential:apartment

Constructed 1926

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:

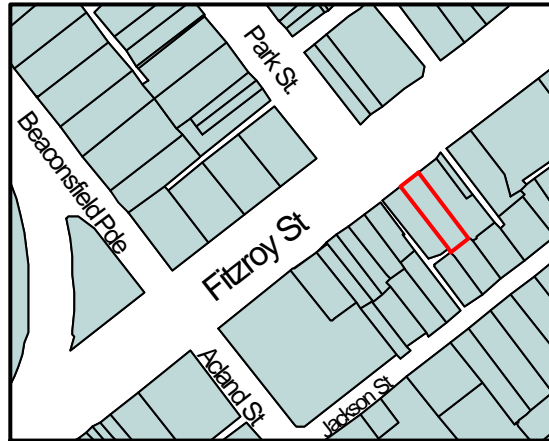
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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:

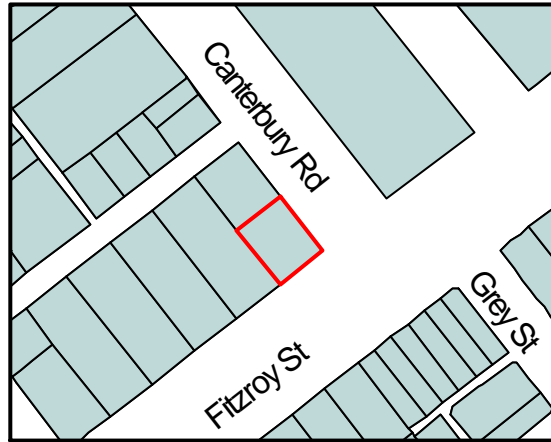
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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

Category Commercial: residential

Constructed 1914

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:

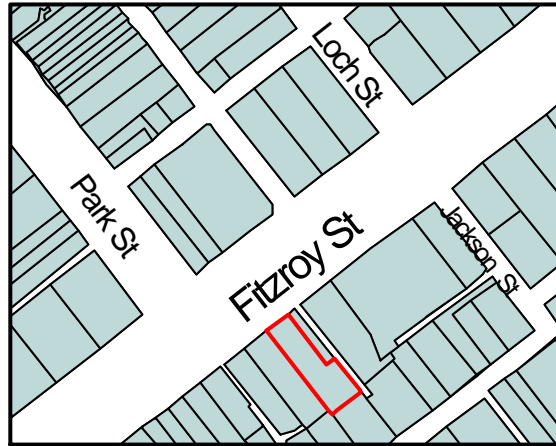
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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

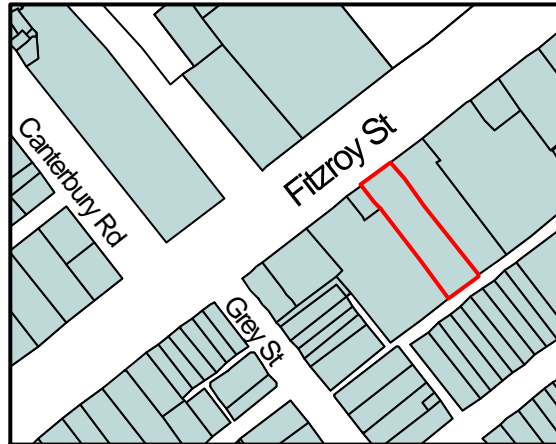
References

NOTES

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

(2) Ibid., p.231.

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:

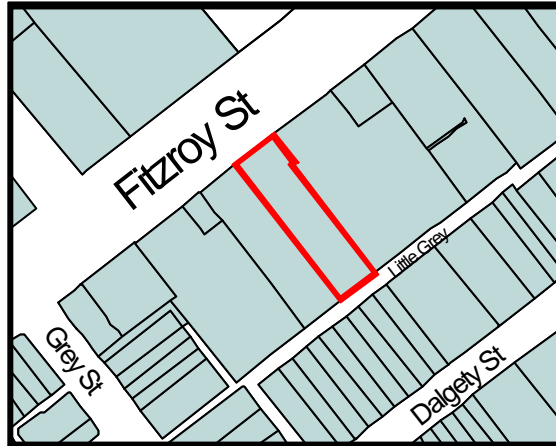
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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:

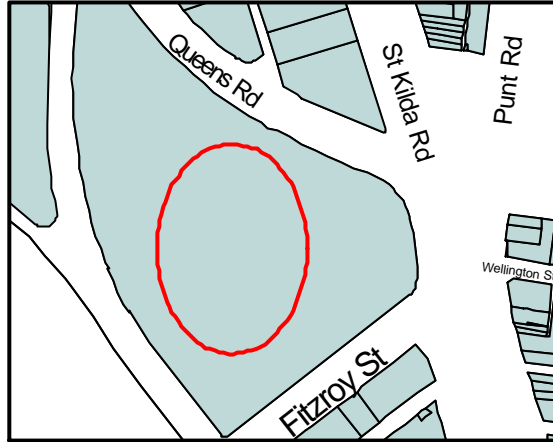
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

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

Identifier Junction Oval
Formerly unknown



Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 152-190 Fitzroy St
ST. KILDA

Constructed c.1856-1930

Amendment C 29

Comment

Significance

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.

Primary Source

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

Other Studies

Description

Style : Various
Cricket ground and grandstands
Original owner: St Kilda Cricket Club

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 in recent years Sheffield Shield cricket has been played at the ground.)

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 pressboxes, 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.(5)

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

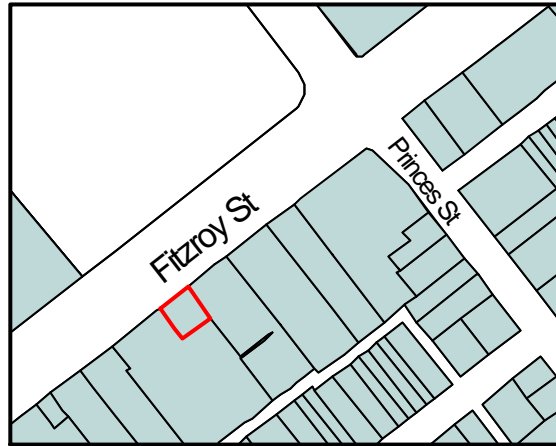
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

(1) Centenary Report of the St Kilda Cricket Club, 1956.(2) Conversations with Mr Orm Bird, Secretary of the St Kilda Cricket Club.(3) Cooper, Vol 2 p 35. see also Vol 1 pp 310-312.(4) Longmire, pp 212-213. see also pp 11-13.(5) The ground's record attendance was 46,973 in 1950; Rodgers, 'The Complete Book of VFL Records', p 127

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

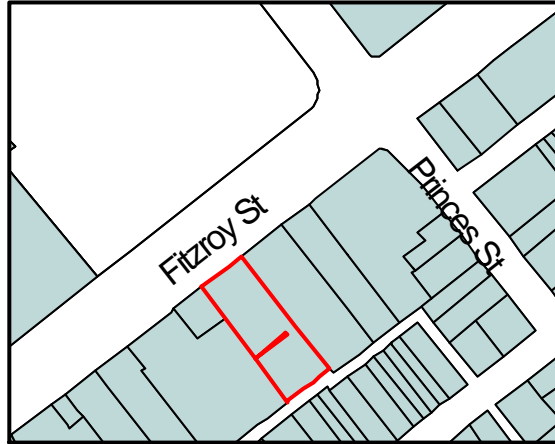
recommended inclusions:

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:

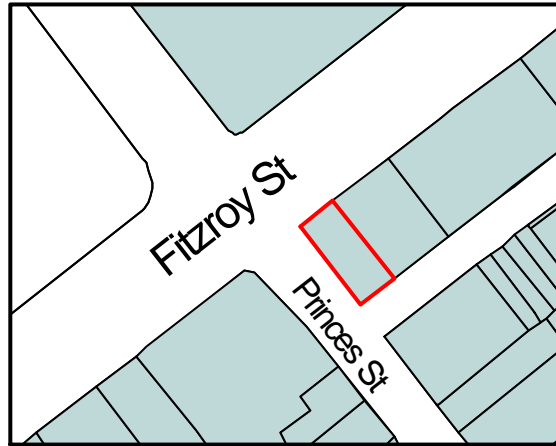
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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

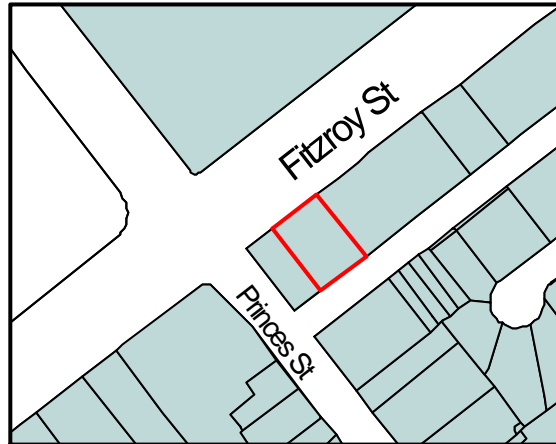
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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

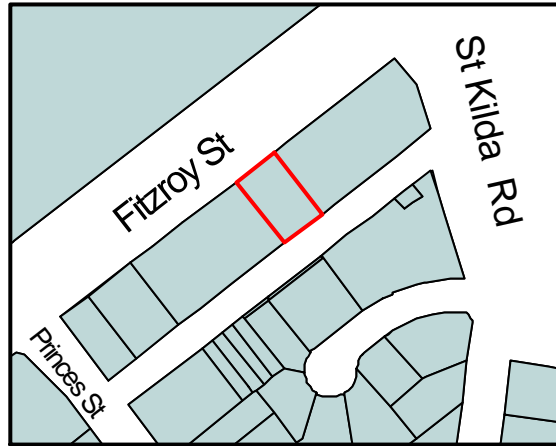
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
National Estate Register

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 triangular 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 Hamerdale Avenue and 2-8 Jervis 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

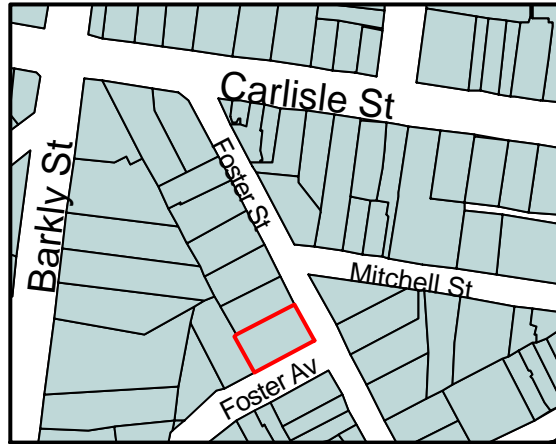
Recommended inclusions

: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

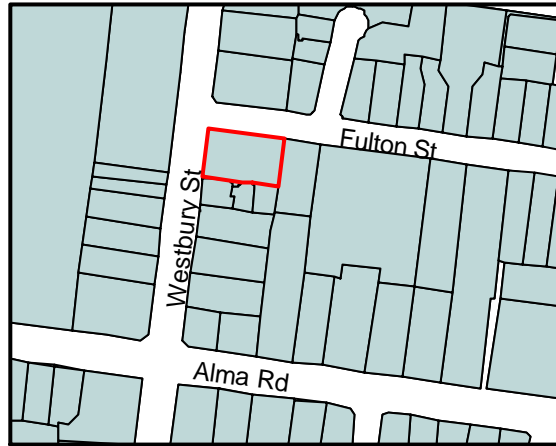
References

NOTES

St K C C permit No. 5626

Identifier "Carolina Court"

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s)

Address 1 Fulton St
ST. KILDA

Category Residential:apartment

Constructed 1920s

Designer unknown

Amendment C 29

Comment

Significance

A locally prominent block of flats which appears to have had a third storey added in the 1950s or 60s. With its prominent eaves line, this well integrated addition has accentuated the stepped plan form of the western end of the block, and given the building its distinctive tall and narrow proportions. This building contributes to the area's architecture primarily for its stylistic and visual oddity.

Primary Source

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

Other Studies

Description

Style : Vernacular
Three storey walk-up flats

This apartment block takes on an unusually long thin form derivative of the dimensions of the land on which it is built. This form is accentuated by the stepped form of the building and the 'stretched' cornice effect produced by the position of the cornice between the first and second floors. The second floor wing at the eastern end adds to the structure's puzzling qualities with its symmetrical facade dominated by a large leadlight window displaying the building's name. Apart from the painted face brickwork, the building is in a generally intact condition.

History

see Description

Thematic Context

unknown

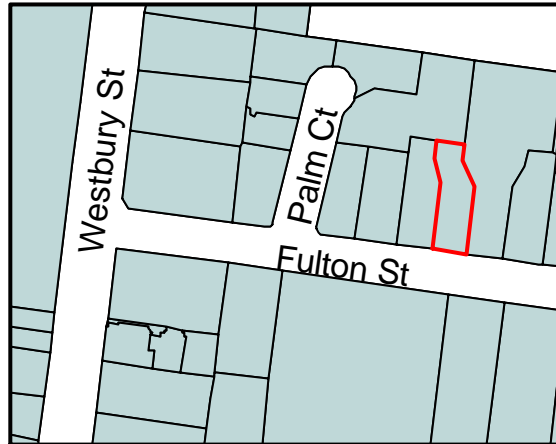
Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

unknown

Identifier Residence
Formerly unknown



Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address 12 Fulton St
ST. KILDA

Category Residential:detached

Constructed early 1920s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

A sparsely adorned two storey attic villa notable for its distinctive square balcony void set symmetrically in its plain brick central bay. The property is basically intact including the front fence.

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 residence

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

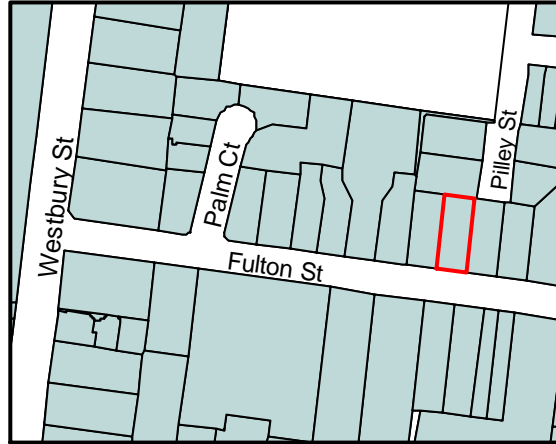
recommended inclusions:

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

References

unknown

Identifier "Croyland"
Formerly unknown



Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address 20 Fulton St
ST. KILDA

Category Residential:apartment

Constructed 1930s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

An intact two storey block of apartments of simple design. The building is significant for the clarity of its form emphasised by its 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.

Primary Source

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

Other Studies

Description

Style : Vernacular
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

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

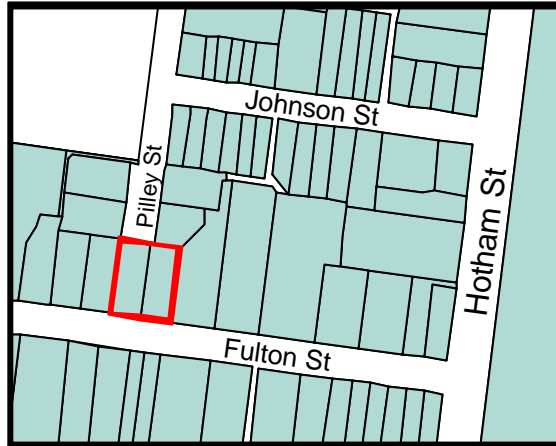
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier Former "Crawford", now "Barrington Flats"

Formerly "Katoomba"



Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address 22 Fulton St
ST. KILDA EAST

Category Residential:detached

Constructed 1882

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

The building formerly known as "Crawford" at no. 22 Fulton Street, St. Kilda East, was built for Oliver Levey in 1882 and substantially altered in 1936 when it was re-named "Katoomba". It is aesthetically important. This importance (Criterion E) is derived from 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.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

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

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 "Crawford" 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.

Thematic Context

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

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

References

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

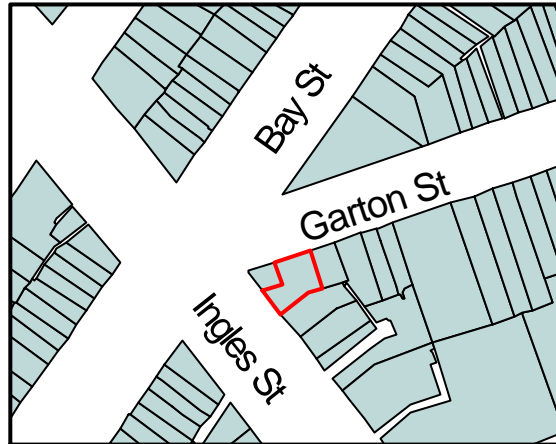
Sands and McDougall directories: 1890, 1910, 1920, 1930.

MMBW litho plan no.46, undated.

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

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

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:

Individual Character (Individual,
different from adjacent)

AUTHENTICITY

90%+ original

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:

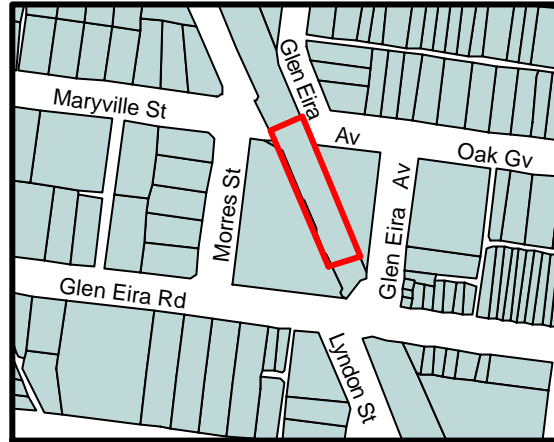
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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

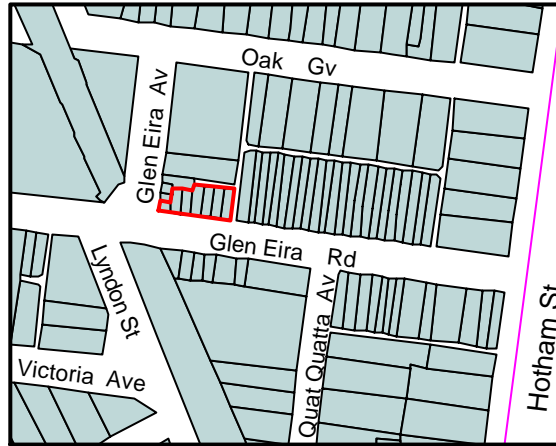
References

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:

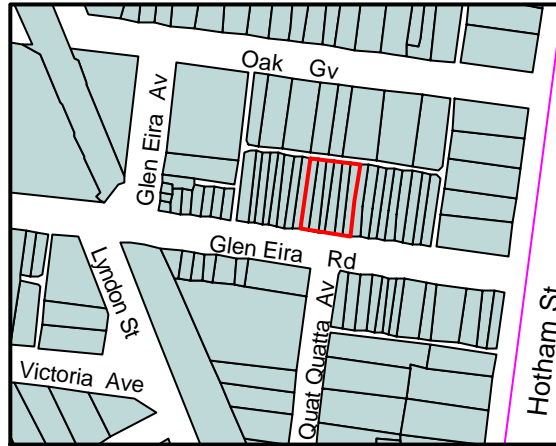
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

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

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:

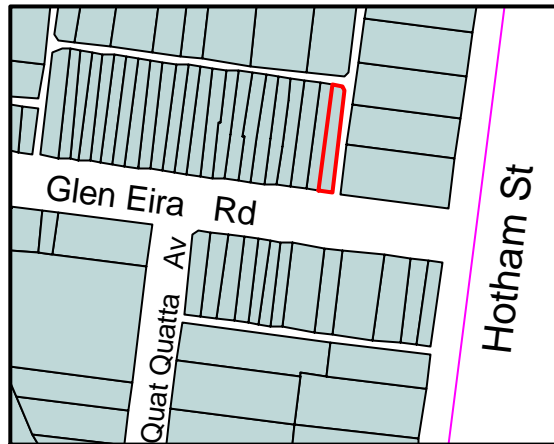
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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.

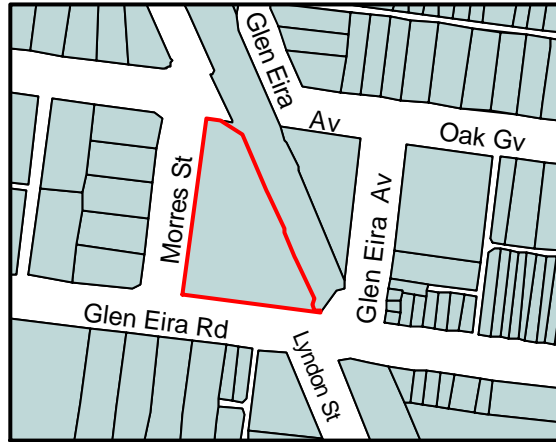
National Trust of Australia (Victoria) file no. 3670 - research notes in Appendix.

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

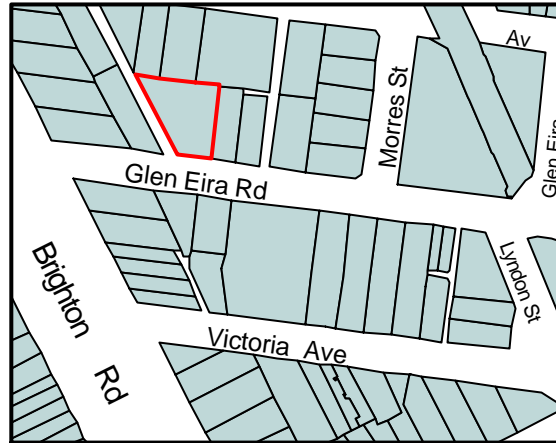
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier Maisonettes

Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s) HO372

Address 3 Glen Eira Rd
RIPPONLEA

Category Residential:attached

Constructed 1929

Designer P.J. Brunning Pty. Ltd?

Amendment **C 32**

Comment [Landscape assessed](#)

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE

This building is one of the very few blocks of maisonettes built during the 1920's 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 1910's, '20's and '30's. The Spanish Mission style was popular in the latter half of the 1920's 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.

Landscape

The main garden element of the Spanish Mission style two storey maisonettes is the approach courtyard garden which includes a mature bull bay magnolia (*Magnolia grandiflora*), privet, Bhutan cypress (*Cupressus torulosa*) and concrete pond which all date from c1930s. It is of historic and aesthetic significance to the locality of Ripponlea.

EXTENT OF SIGNIFICANCE

Entire building, front and screen walls and the approach courtyard including magnolia, cypress and pond.

SURROUNDING ELEMENTS OF SIGNIFICANCE

This building is near the Los Angeles Court/Glen Eira Road conservation areas, which contain a variety of houses built at the same time.

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 : Vernacular

Two storey maisonettes

Builder: P.J.Brunning Pty Ltd

Original owner: P.J.Brunning Pty Ltd

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

ORIGINAL OWNER

P.J. Brunning Pty. Ltd.

ARCHITECT

P.J. Brunning Pty. Ltd.?, drawn by K. Hooker.

BUILDER/ ARTISANS

P.J. Brunning Pty. Ltd.

LATER ADDITIONS/ ALTERATIONS

First floor balconies filled in?

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 a cement tiled roof. Face brickwork frames the pairs of front doors, with angled reveals and quoins. The tiled porch roofs are supported on shaped timber brackets. Dwarf face brick walls enclose each entry. Windows are timber, multi-pane upper and single pane lower sashes to each. The first floor recessed balconies are framed with 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.

Mature bull bay magnolia (*Magnolia grandiflora*), privet, Bhutan cypress (*Cupressus torulosa*) and concrete pond all date from c1930s.

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.

Thematic Context

1.5 Settlement:Growth and Change; 1.5.3 Depression and recovery: the inter-war years

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.

Tree controls to apply.

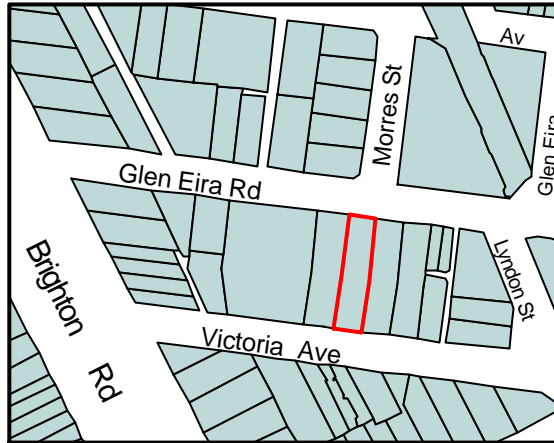
References

BIBLIOGRAPHY

City of St. Kilda building permit records, no. 7515 granted 5/7/1929, includes working drawing.

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.

Identifier "Moira"
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 16 Glen Eira Rd
ST. KILDA

Category Residential:detached

Constructed 1930s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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 plaster work, and its diverse range of exquisite steel framed windows. Almost all features of the building including its garden paths and front fence are intact.

Primary Source

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

Other Studies

Description

Style : Mediterranean, Functionalist
Two storey residence

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.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

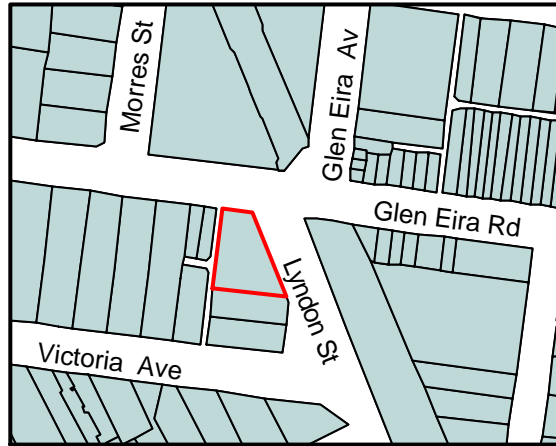
recommended inclusions:

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

References

unknown

Identifier "Milverton"
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 22 Glen Eira Rd
ST. KILDA

Category Residential:apartment

Constructed late 1920s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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.

Primary Source

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

Other Studies

Description

Style : Vernacular
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

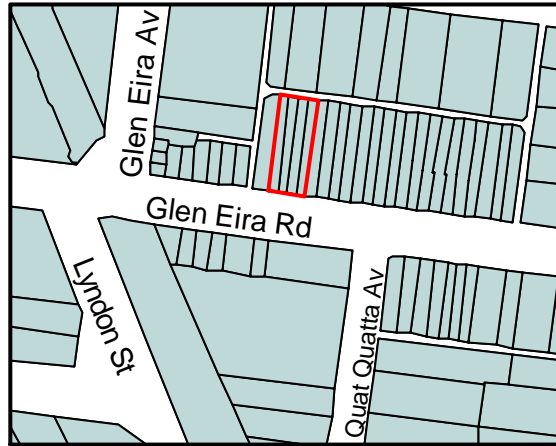
recommended inclusions:

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 HO7
Heritage Overlay(s)

Address 31-37 Glen Eira Rd
ST. KILDA

Category Commercial

Constructed 1910s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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.

Primary Source

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

Other Studies

Description

Style : Federation Freestyle
Two storey shops and dwellings

History

see Description

Thematic Context

unknown

Recommendations

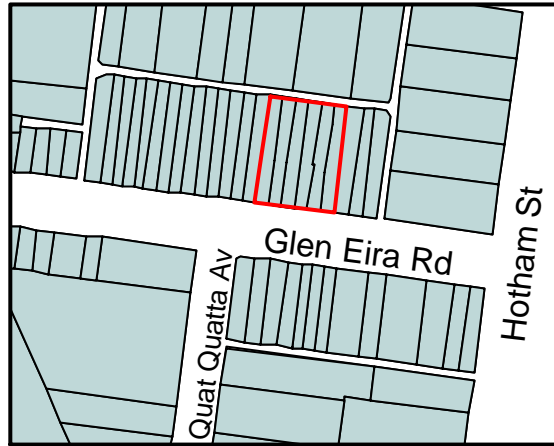
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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 HO7
Heritage Overlay(s)

Address 57-67 Glen Eira Rd
ST. KILDA

Category Commercial: residential

Constructed 1910s

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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, a 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.

Primary Source

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

Other Studies

Description

Style : Federation Freestyle
Two storey shops and dwellings

History

see Description

Thematic Context

unknown

Recommendations

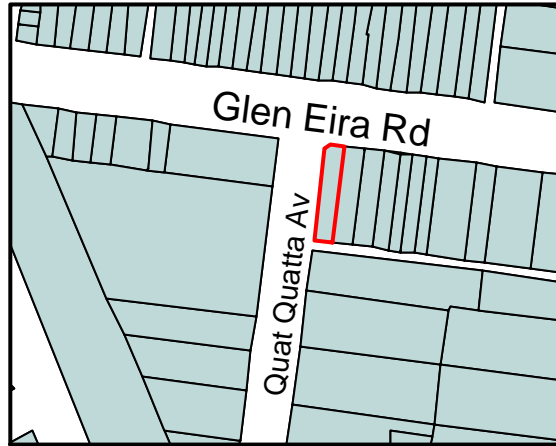
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:

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

References

unknown

Identifier Shop and Dwelling
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 60 Glen Eira Rd
ST. KILDA

Category Commercial

Constructed 1918

Designer Arthur Plaisted

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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.

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 shop and dwelling
Original owner: J. Durston

This corner shop and dwelling was designed by the important architect Arthur Plaisted in 1918 and 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 and is now a notably ugly laundromat.

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

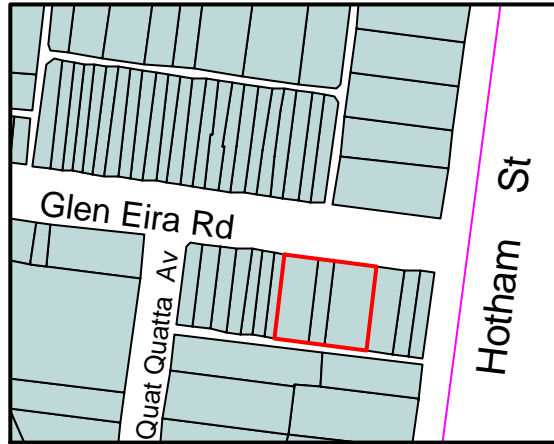
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

St K C C permit No 3670.

Identifier Glen Eira Road Bank Group
Formerly unknown



Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 74, 76 and 78 Glen Eira Rd
ST. KILDA

Constructed 1922-1930

Category Commercial

Designer 1922 Sydney Smith, Ogg & Serpell.
1927-28 Twentyman & Askew. 1930
A. & K. Henderson

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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

Primary Source

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

Other Studies

Description

Built 1930, 1927-28 and 1922 respectively.
See also Los Angeles / Glen Eira Road conservation area

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 1900's and 1910's. This building is nearly identical to the State Bank in Glenhuntly Road, Elwood (q.v.) by the same Architects, Sydney Smith, Ogg and Serpell, but has been more extensively altered. The adjacent number 76, now N. & D. Electric Co. Pty. Ltd., was built for the English, Scottish and 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 and 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 1940's and 50's whilst the Colonial details, the multi-pane double hung windows and the door case were commonly used in the mid to later 1930's. Unlike the other two banks which were specially built, this building was two shops, extensively rebuilt to the designs of A. and K. Henderson

Architects in 1930.

History

see Description

Thematic Context

unknown

Recommendations

76,78 Glen Eira Road

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

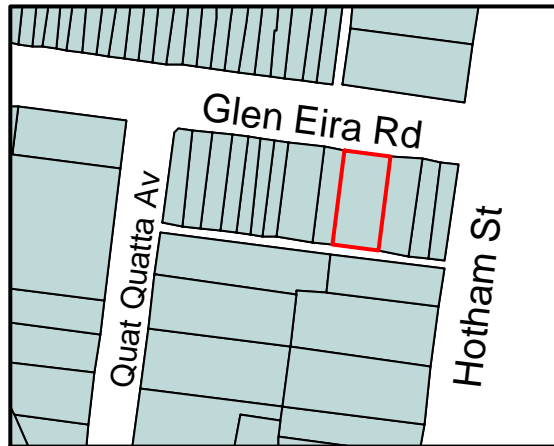
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

City of St. Kilda 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) - Appendix
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).

Identifier State Bank
Formerly unknown



Address 78 Glen Eira Rd
ST. KILDA

Category Commercial

Constructed 1922

Designer Sydney Smith and Ogg and Serpell

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

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 1900's and 1910's. This building is nearly identical to the State Bank in Glenhuntly Road, Elwood (q.v.) by the same Architects, Sydney Smith, Ogg and Serpell, but has been more extensively altered. The adjacent number 76, now N. & D. Electric Co. Pty. Ltd., was built for the English, Scottish and 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 and 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 1940's and 50's whilst the Colonial details, the multi-pane double hung windows and the door case were commonly used in the mid to later 1930's. Unlike the other two banks which were specially built, this building was two shops, extensively rebuilt to the designs of A. and K. Henderson Architects in 1930.

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
Original owner:State Bank of Victoria

History

see Description

Thematic Context

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

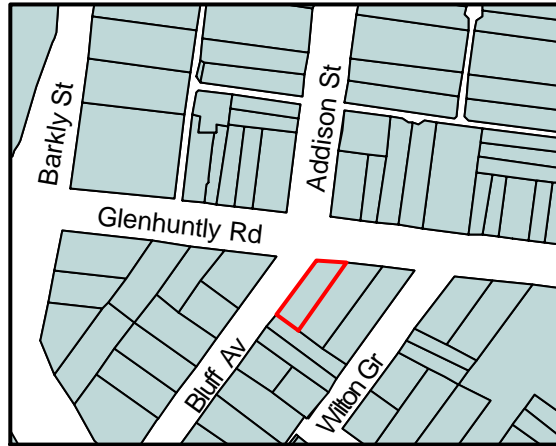
Planning Scheme

References

NOTES

St K C C permit No 4818. Identical design to State Bank at 6 Ormond Road and similar to State Bank at 54 Fitzroy Street.

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:

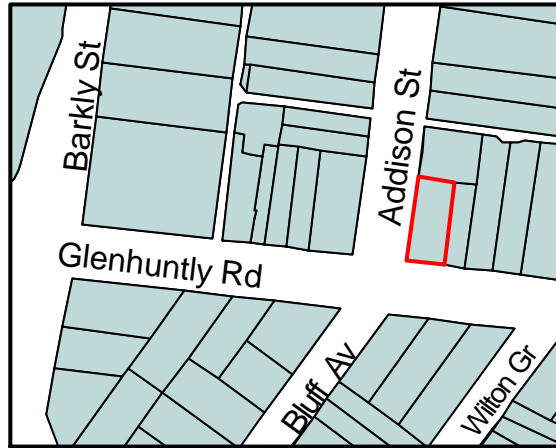
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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

Category Residential:apartment

Constructed c. 1920

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:

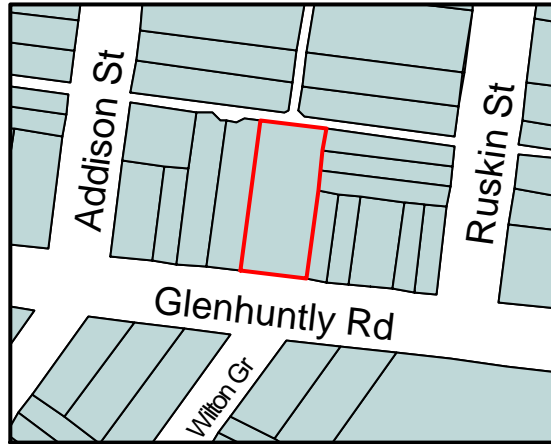
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

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

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

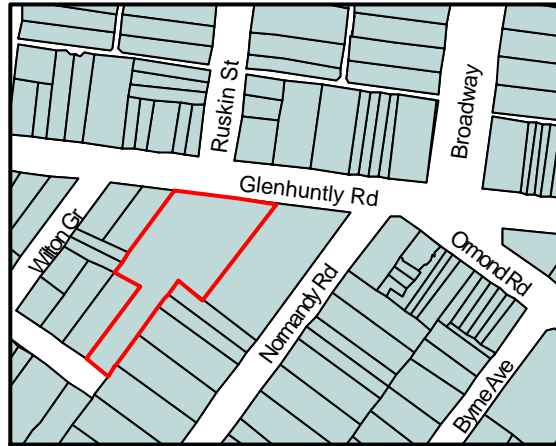
recommended inclusions:

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

References

unknown

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

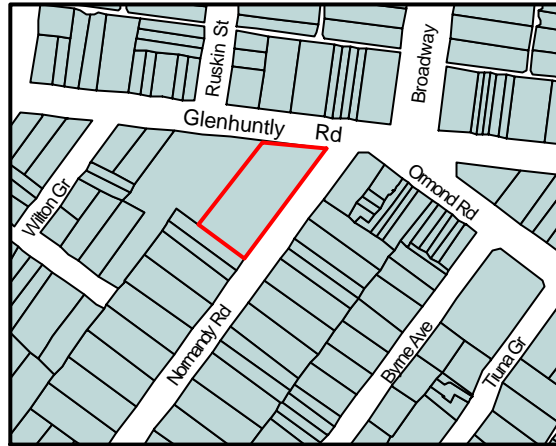
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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

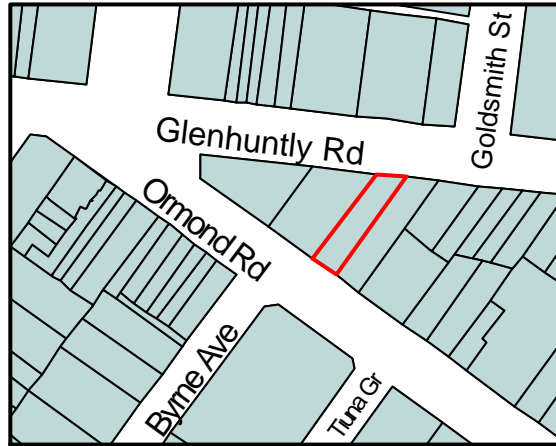
1. City of St. Kilda building permit records, no. 7416 granted 8/2/1929, includes working drawing of church. Nos. 3425 (1917), 5150 (1923) and 9739 (1937) refer to other buildings on the site. No. 7416 - Appendix.

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

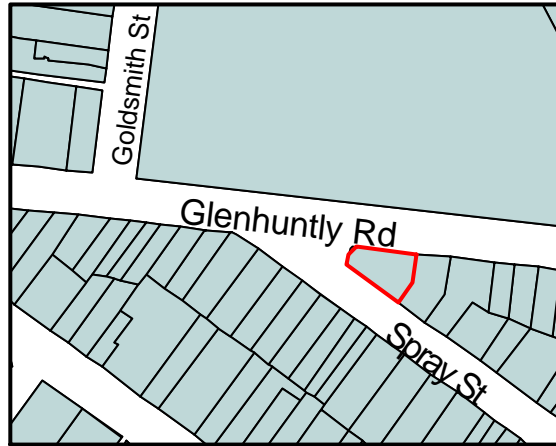
Nil

References

NOTES

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

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

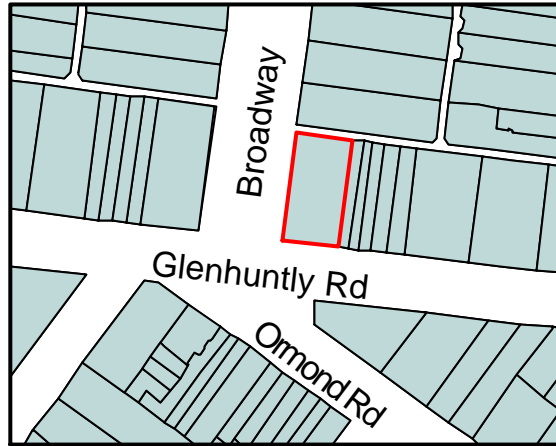
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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

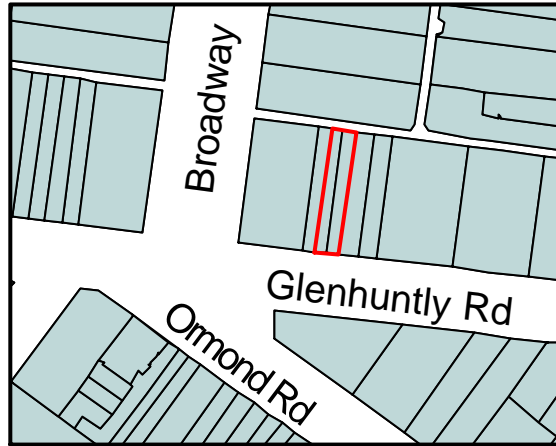
References

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

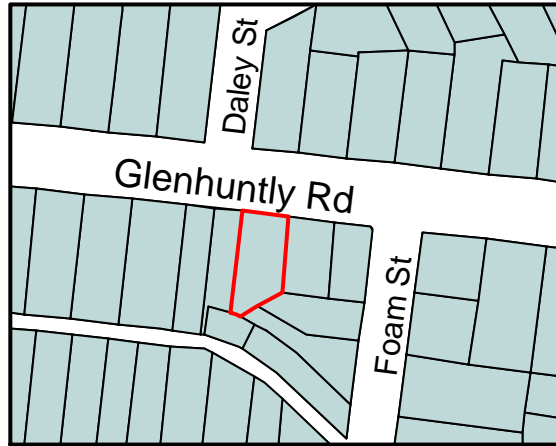
Recommendations

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:

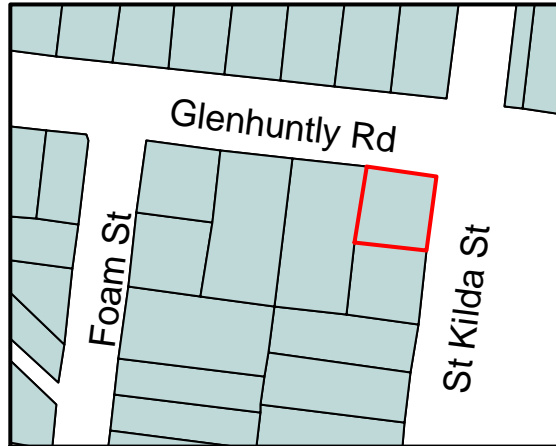
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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

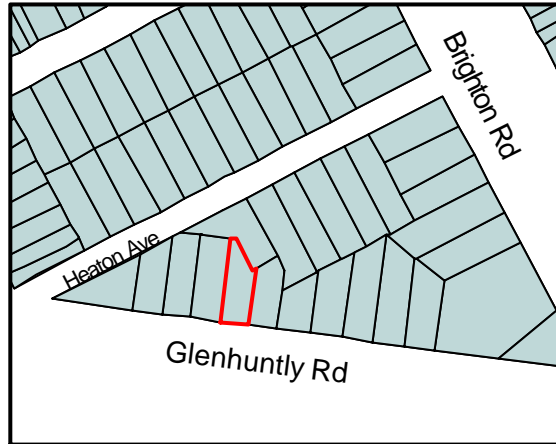
A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

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:

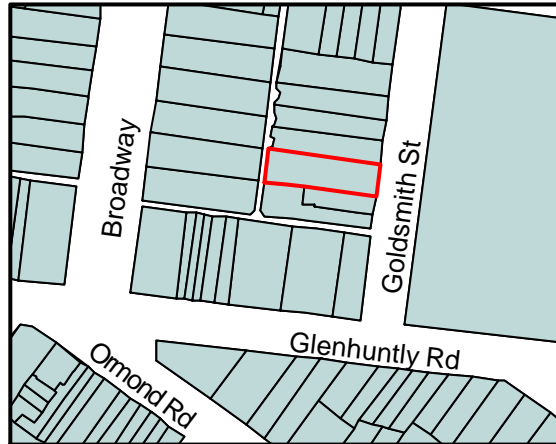
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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

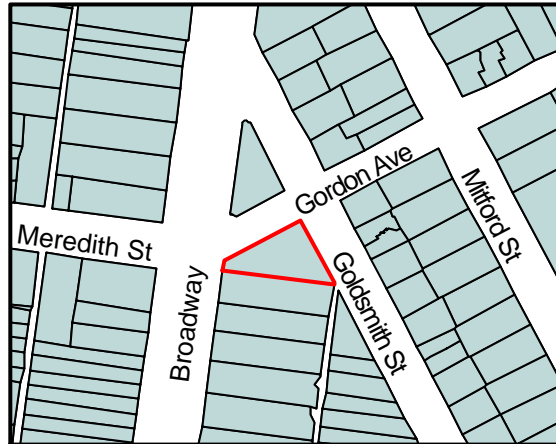
Recommendations

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

Category Residential:apartment

Constructed 1927

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

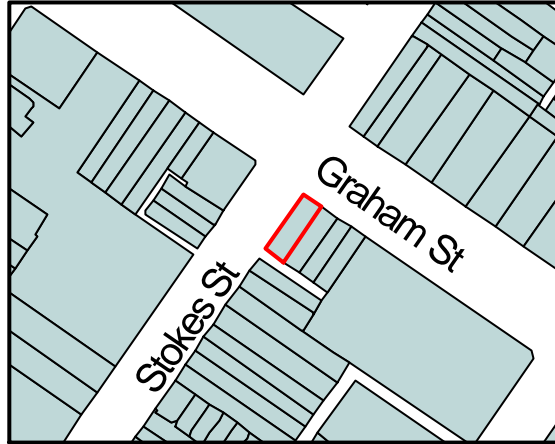
Port Melbourne Rate Books: 1899-1900, 1905-6, 1910-11, 1920-21.
VPRS 586, PROV.

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.

Identifier Residence
Formerly Shop



Heritage Precinct Overlay None
Heritage Overlay(s) HO141

Address 249 Graham St
PORT MELBOURNE

Category Commercial: residential

Constructed 1890

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:

Precinct Character (similar to adjacent, contributes to overall character of the precinct)

AUTHENTICITY

90%+ original

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 archivolt 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

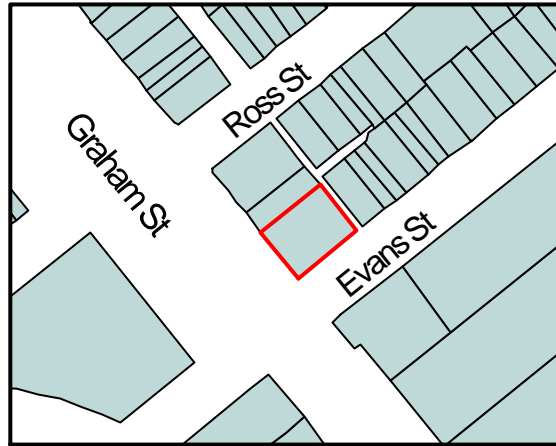
recommended inclusions:

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

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

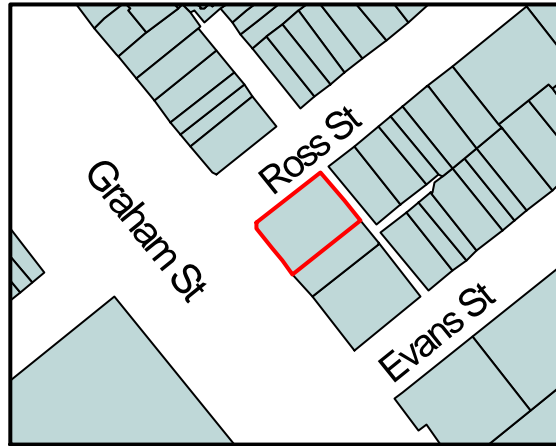
recommended inclusions:

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 archivolt 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

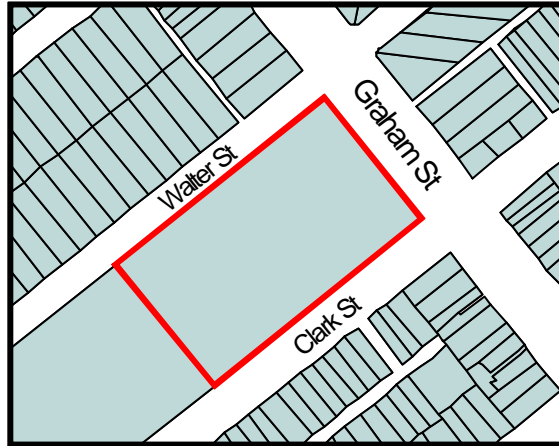
recommended inclusions:

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

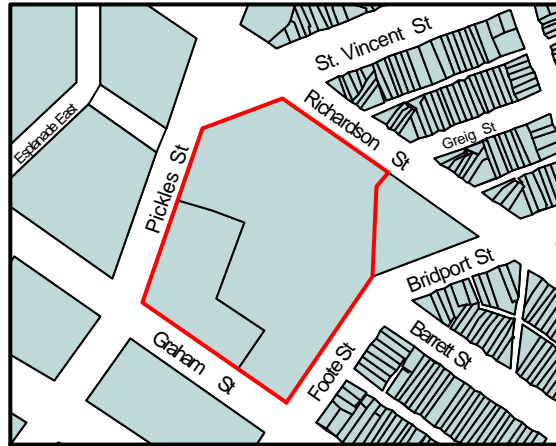
MMBW litho plan no.18.

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

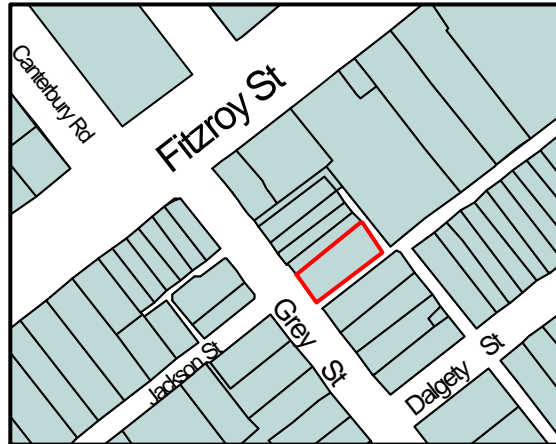
recommended inclusions:

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:

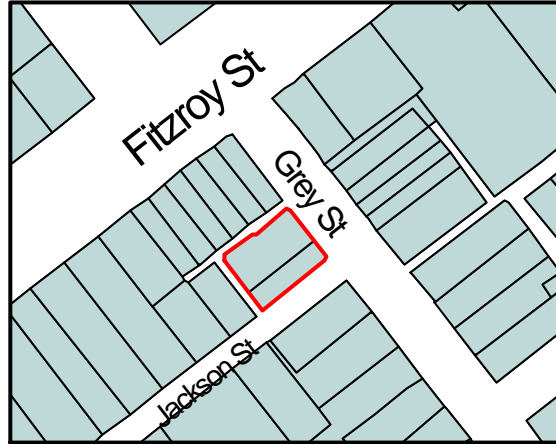
National Estate Register

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



Heritage Precinct Overlay HO5
Heritage Overlay(s)

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

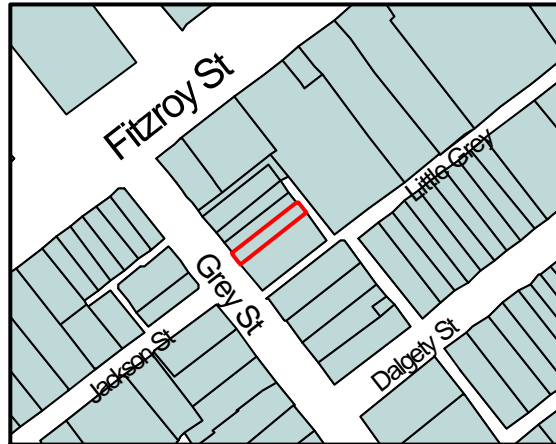
References

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

Category Commercial: residential

Constructed 1930's

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

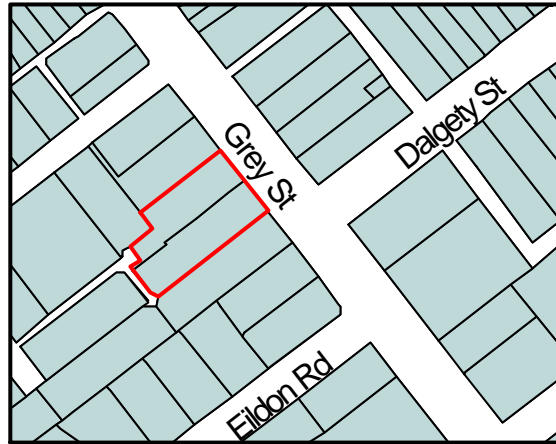
recommended inclusions:

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

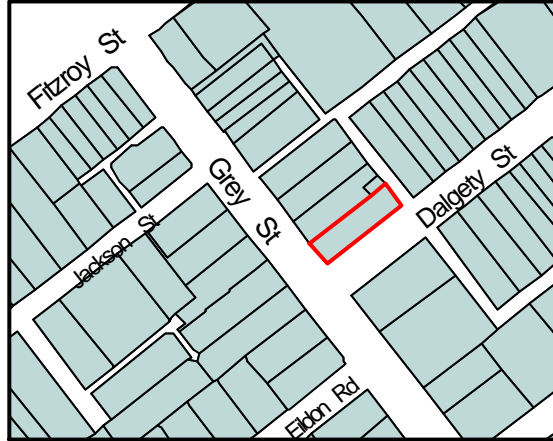
References

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

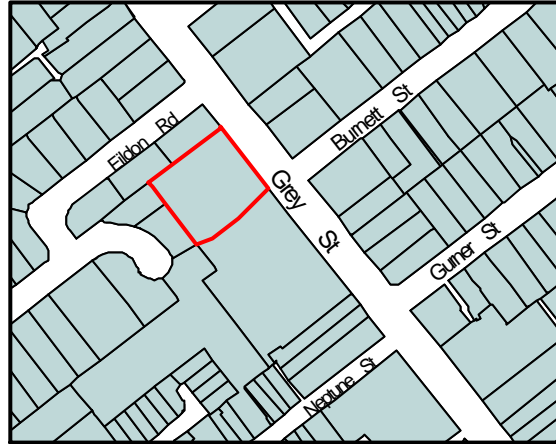
National Estate Register

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 of 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

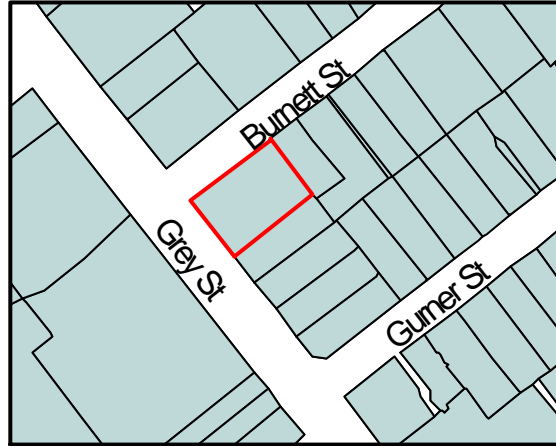
National Estate Register

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.

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:

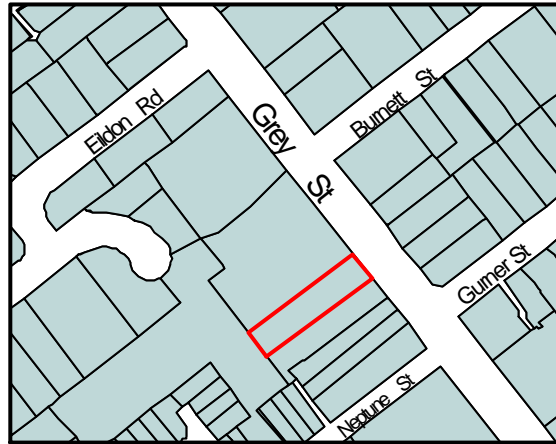
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES

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

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

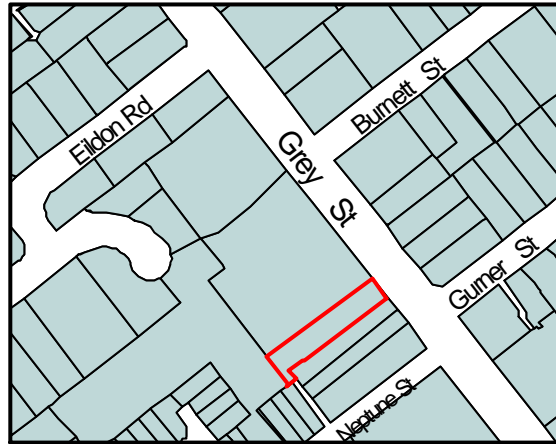
National Estate Register

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

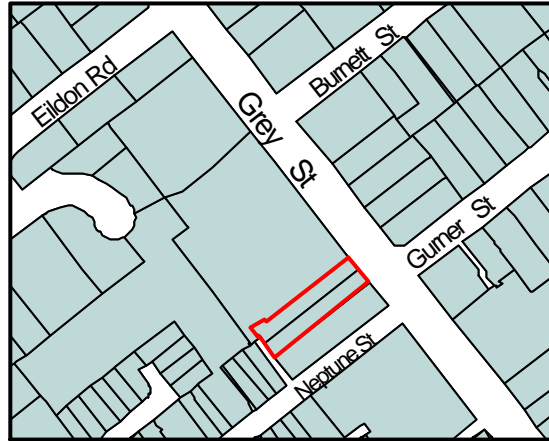
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Rate Books, City of St Kilda, 1871-1874.

Vardy, J.E.S. Plan of the Borough of St Kilda, 1873

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

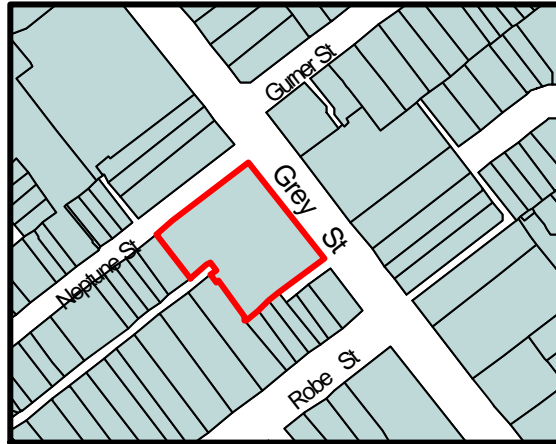
References

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

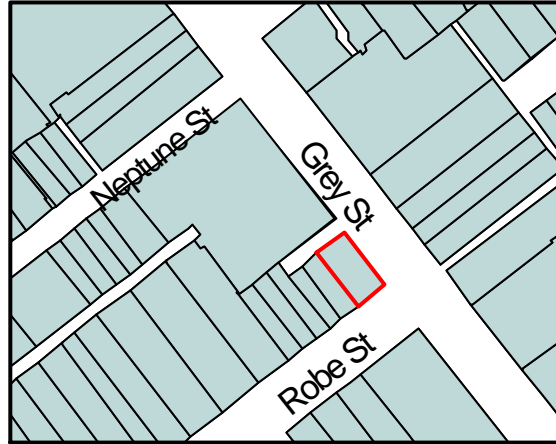
Separate HBC nominations have previously been made for the Presbytery (604518D-) and the Hall (6045196-). The church has also been reported to the RNE under file No 14666.

(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

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 faceted 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

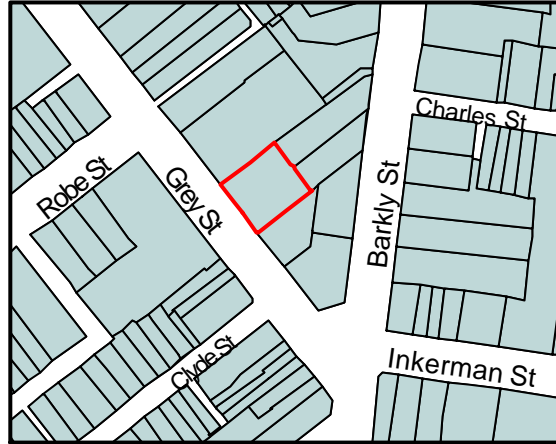
Recommendations

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

Identifier "Bungalow Court"
Formerly unknown



Heritage Precinct Overlay None
Heritage Overlay(s)

Address 96 Grey St
ST. KILDA

Category Residential:apartment

Constructed 1920

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 an 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

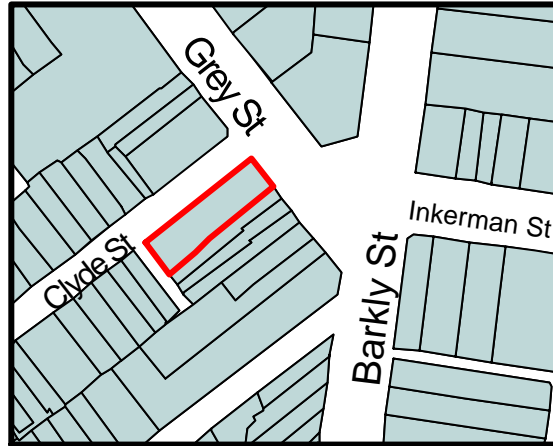
A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

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

Category Commercial: residential

Constructed 1920

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:

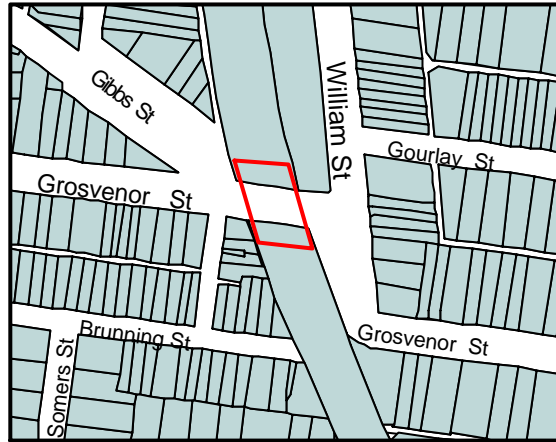
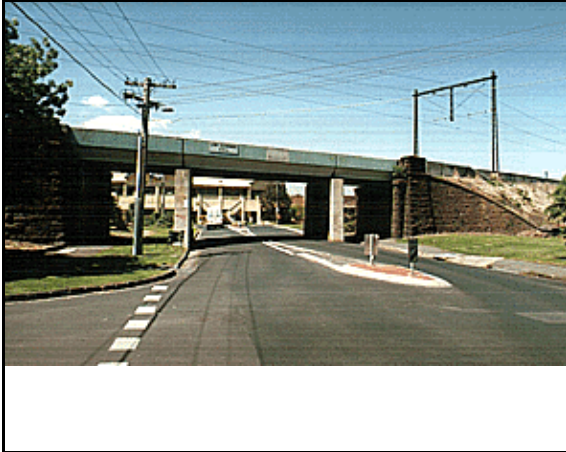
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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

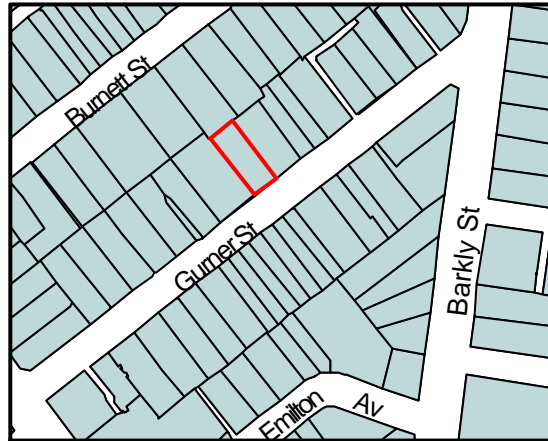
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

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.

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