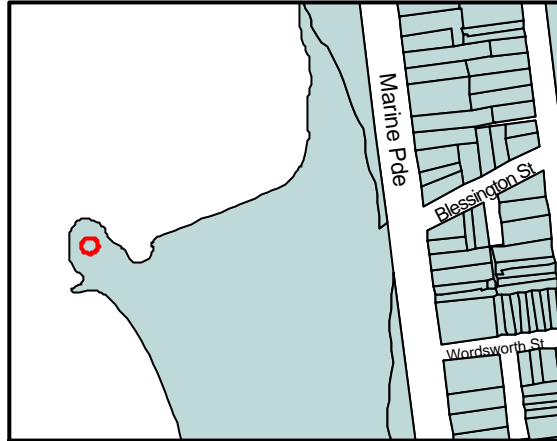


**Identifier** Beacon

**Formerly** unknown



**Heritage Precinct Overlay** None

**Heritage Overlay(s)** HO167

**Address** Marine Parade  
ST. KILDA

**Category** Public

**Constructed** unknown

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

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

## Primary Source

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

## Other Studies

## Description

Beacon

## History

see Description

## Thematic Context

unknown

## Recommendations

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

National Estate Register

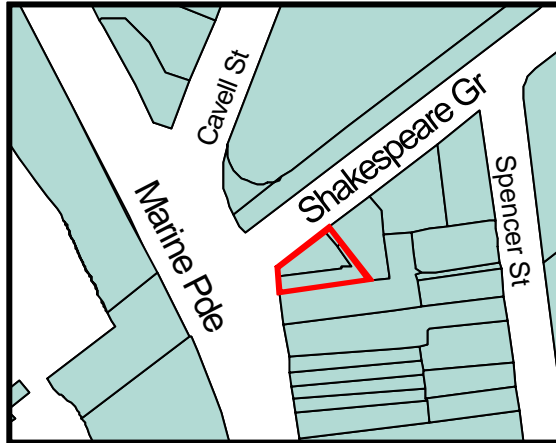
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References

unknown

**Identifier** "Arden"

**Formerly** Residence



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO298

**Address** 1-2 Marine Parade  
ST. KILDA

**Category** Residential:row

**Constructed** 1880's-1934

**Designer** unknown; (1924) H.V. Gillespie

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

"Arden" at nos. 1-2 Marine Parade, St Kilda, was built in 1881-83 as a two storeyed terraced pair but presumably altered to form the present Arden Flats in 1934. It is historically and aesthetically significant.

It is historically significant (Criterion A) for its capacity to demonstrate two important phases in the evolution of St Kilda, the first being the period of late Victorian expansion and the second being the Inter War years during which St Kilda emerged as a pre-eminent location for apartments. This historic importance is enhanced by the capacity of the building to demonstrate the attraction of Marine Parade as a residential location comparing in this respect with nearby Beaconsfield Parade. The place is aesthetically significant (Criterion E) as a most prominent building marking the northern extremity of Marine Parade, forming a sympathetic group with the flats to the immediate south and facing a small reserve. The exotic treatment of the Inter War period balconies combines with the palm trees to evoke images of the Middle East in a manner recalling the romantic imagery of the time seen elsewhere in the apartments of St Kilda and Elwood in particular. It is for these reasons that "Arden" imparts identity to its immediate environs today.

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

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

## Description

A prominent former two storeyed late Victorian stuccoed terraced pair with faceted bay windows at ground floor level and later two storeyed balcony in an exotic style having pointed arches at ground floor level and three centred arches at first floor level. There is a castellated parapet to the balconies with the name "Arden" in low relief. The northern balcony has a return to Shakespeare Grove, the original building with parapeted gable to the north side elevation being setback to an angle to Shakespeare Grove with a ground floor level faceted window bay. The rear section is in overpainted brick with a single storeyed wing in unpainted black

Hawthorns and is of utilitarian character.

Condition: Sound

Integrity: High (1934 alterations), three mature palm trees in north garden.

### **History**

Located on the southern fringe of the original town survey of St. Kilda, this area sloped south towards low lying swamp prone land. Strategically important as a military site in Melbourne's foundation years, it was recorded by Vardy in 1873 as "site of old battery".

### **Thematic Context**

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

### **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

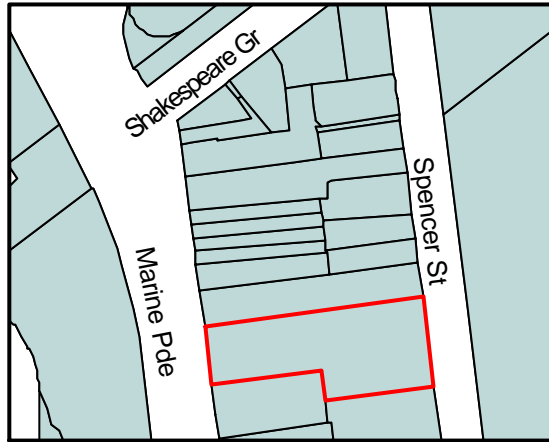
### **References**

PROV, VPRS 2332, St Kilda Rate Books:1879:A/n.2817,1881:A/n.2851, 1883:p.124, 1891:A/n.5219-20, 1900:A/n,5180-1.



**Identifier** "Edgewater Towers"

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)**

**Address** 12 Marine Parade  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1960

**Designer** M. Benshemesh

**Amendment** C 29

**Comment**

## Significance

'Edgewater Towers' is significant as the first of St Kilda's residential highrise developments, introducing a new concept of apartment living to bayside Melbourne. It still plays an important symbolic role in the perception of St Kilda's character and imagery. Standing somewhat like a towering section of stranded ocean liner, it announces St Kilda's uniquely nautical, cosmopolitan zone at its southern approaches. Its character is reinforced by the group of diverse buildings immediately to its north; a favour it admittedly does not confer the neighbours over whom it casts its shadow immediately to its south.

## Primary Source

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

## Other Studies

## Description

Style : International  
Thirteen storey highrise flats  
Builder: Morison Bros.  
Original owner: Edgewater Towers Pty Ltd

When completed in 1960 this building was advertised as 'everything you'd find in a Manhattan building... only minutes from Collins Street.' Features included automatic express lifts, terrazzo paving, and ground floor shops and offices. The building contained one hundred single or two bedroom stratum titled apartments, each with private patios, laundry and garbage disposal chutes, lounge rooms and dinettes, and feature walls.(1)

## History

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998  
recommendation nil

## **References**

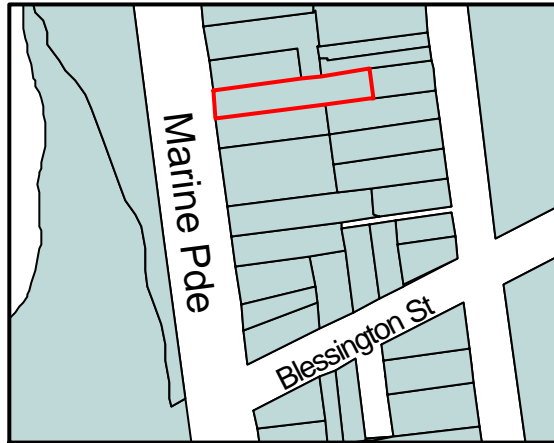
### NOTES

(1) 'Age', 'Sun', 4 November 1960

St K C C permit No 57/1323 issued 27/5/60. Throughout the 1960s numerous building approval permits were issued for enclosure of balconies.

**Identifier** "Rheola Court"

**Formerly** Residence



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO299

**Address** 19 Marine Parade  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1980's-1930's

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

With its unusual tower and covered carriageway, 'Rehola Court' is one of Marine Parade's most distinctive blocks of flats. The flats at the front, added in the 1930s, are the least interesting element of the complex. The carriageway tower and the remnants at the original mansion at the rear are of immense character and interest. All parts are important as evidence of the site's multi-stage evolution.

## Primary Source

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

## Other Studies

## Description

Style : Mediterranean, Vernacular  
Two storey flats, former residence

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

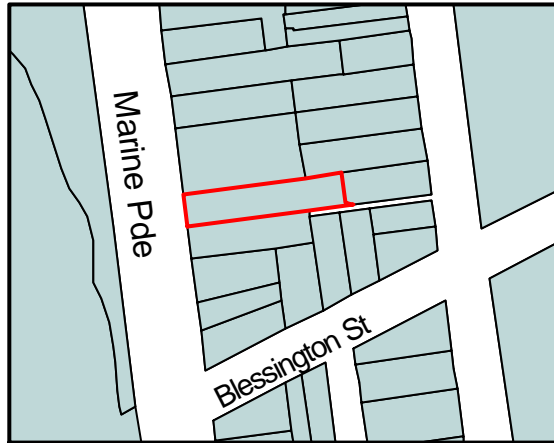
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References

unknown

**Identifier** "Vi-Clageo Hall"

**Formerly** Residence



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)**

**Address** 23 Marine Parade  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1890's-1930's

**Designer** unknown

**Amendment** [C 29](#)

**Comment**

## Significance

'Vi-Clageo Hall' is a prominent example of a conversion of a Victorian mansion into flats in which a new structure and facade has been built onto the front of the old building. The interesting hooded window treatment and neatly designed porch are notable features

## Primary Source

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

## Other Studies

## Description

Style : Free Style  
Two storey flats, former residence

## History

see Description

## Thematic Context

unknown

## Recommendations

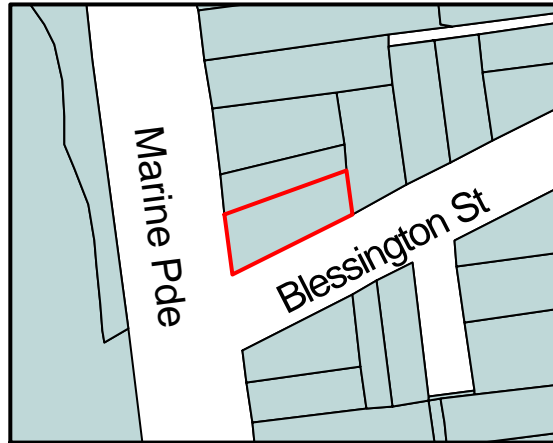
A Ward, Port Phillip Heritage Review, 1998  
recommended Conservation

## References

unknown

**Identifier** "The Rand"

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO300

**Address** 29 Marine Parade  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1917

**Designer** H.W. and F.B. Tompkins

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

Built in 1917, The Rand is one of St Kilda's earliest blocks of flats, post-dating the Majestic (153 Fitzroy St, 1912) and The Canterbury (236 Canterbury Rd, 1914) but pre-dating the boom in flat building that began in 1919. Stylistic comparison with The Canterbury suggests that The Rand may be by the same architects, H W & F B Tompkins. It too features an unusual circular turreted tower bay, which eloquently announces its important corner location on Blessington Street and its spectacular views across the bay. The window openings on both main facades are of great variety and interest, but have been very inappropriately reglazed in more recent times.

## Primary Source

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

## Other Studies

## Description

Style : Freestyle  
Three storey walk-up flats  
Builder: W A Tombs (?)  
Original owner: H C Bones

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

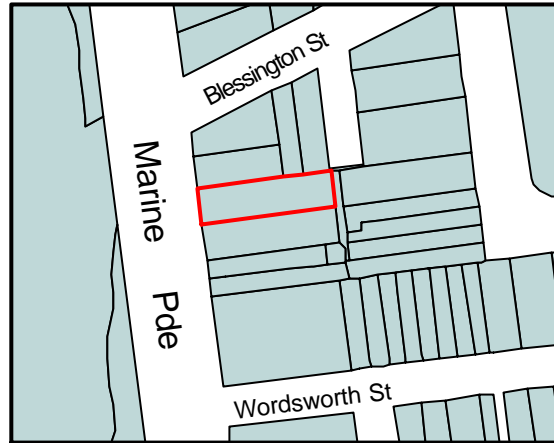
## **References**

### NOTES

St K C C permit No 3223 issued 3.5.17.



**Identifier** House  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO188

**Address** 32 Marine Parade  
ST. KILDA

**Category** Residential:detached

**Constructed** 1917

**Designer** unknown

**Amendment** [C 29](#)

## Comment

**Significance** (Mapped as a Significant heritage property.)

The house at no. 32 Marine Parade, St. Kilda, was built by John Taylor in 1917. It is aesthetically important for the manner in which it exploits the motifs of the Arts and Crafts movement during the immediate post Federation period whilst the inclusion of the balcony links the design with its bayside location (Criterion E).

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A symmetrical Arts and Crafts villa distinguished by its central shingled gable end and balcony surmounting a verandah supported on coupled timber columns loosely recalling Egyptian papyrus forms. The windows are bayed casements either side of the central doorway. There are decorative brackets to the upper level balcony roof and a dormer on the south side. Condition: Sound. Integrity: High.

## History

In 1917, Alex Stenhouse, a merchant, sold land he owned in Marine Parade between Blessington and Wordsworth Streets. It had a frontage of about 152 feet, 60 feet of which were bought by John Taylor of the Blacksmith's Arms Hotel in Richmond.

By the end of 1917, Taylor had built three brick houses on the site, each with seven rooms and an NAV of 84 pounds. Taylor retained no.33 for himself and leased nos.32 and 31. The tenant of no.32 was a gentleman named Herman Williams.

In 1920, John McCaffrey, a civil servant, lived at no.32 by which time the NAV had risen to 100 pounds. Taylor continued as owner at the time however by 1931, the property was in the hands of the executors of J.

Sorokiewitch, formerly of Chapel Street, St. Kilda. Miss Eileen Maher occupied the house which was described as brick, 9 rooms, population 8, NAV 150 pounds.

### **Thematic Context**

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

### **Recommendations**

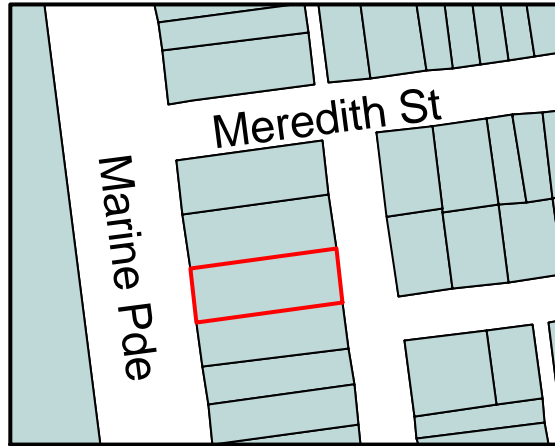
Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

### **References**

St. Kilda Rate Books: 1915-21, 1930-31. VPRS 8816/P1, PROV.  
MMBW litho plan no.48, undated.

**Identifier** Attic Villa

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)**

**Address** 69 Marine Parade  
ST. KILDA

**Category** Residential:detached

**Constructed** 1910's-1930's

**Designer** unknown

**Amendment** C 29

**Comment**

## Significance

With No 70, forms a pair of prominent attic villas overlooking the bay. Its spectacular curved balcony addition at the front gives it a distinctly maritime flavour and even the house's conspicuous, sunny pink seems somehow appropriate in its sea side context. Its rendered brick front fence is original and intact but the mock Victorian palisade fencing fixed above it is out of character.

## Primary Source

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

## Other Studies

## Description

Style: Arts and Crafts, Functionalist  
Attic Villa

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998  
recommended Conservation

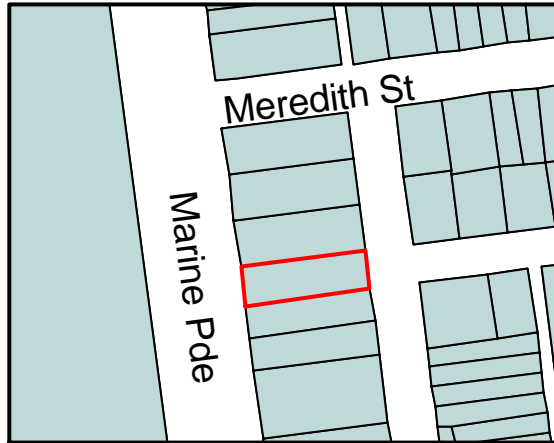
## References

**NOTES**

A brick air raid shelter may still exist on the property (permit no 10945 issued 24/2/42, builder W H Langdon, Owner M Cain).

**Identifier** Attic Villa

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)**

**Address** 70 Marine Parade  
ST. KILDA

**Category** Residential:detached

**Constructed** c. 1920

**Designer** unknown

**Amendment** C 29

**Comment**

## Significance

With No 69 forms a prominent pair of villas overlooking the bay. Notable for its fine decorative detailing and what appears to be its original front fence and gate. Its fresh white and green colour scheme, though out of character with the original architecture, seems quite in keeping with its seaside location.

## Primary Source

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

## Other Studies

## Description

Style: Arts and Crafts  
Attic villa

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

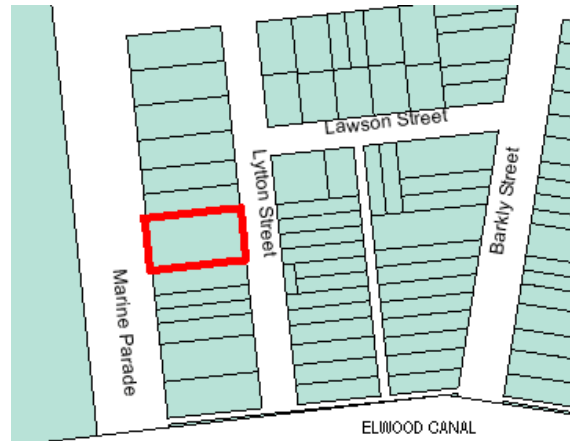
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References

unknown

**Identifier** "Garden Court" Flats

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** 423

**Address** 73 Marine Parade  
ELWOOD

**Category** Residential:apartment

**Constructed** 1940

**Designer** J.H. Esmond Dorney

**Amendment** [C 54](#)

**Comment** [New citation](#)

**Significance** (Mapped as a Significant heritage property.)

What is Significant?

Garden Court at 73 Marine Parade, Elwood, is a two-storeyed gable-roofed rendered brick apartment building in a simplified Functionalist style, with stark and volumetric form and ribbon windows, tempered by more conventional elements such as standard windows and a hipped roof. The flats were designed in 1940 by noted local architect J H Esmond Dorney as a speculative project for his father-in-law, estate agent John R Lambie.

How is it Significant?

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

Why is it Significant?

Aesthetically, the Garden Court is significant as an fine and intact example of a block of flats designed during the Second World War, a time when architects invariably reverted to a simpler interpretation of the Functionalist style that combining typical details (ribbon windows, stepped facades, etc) with more conventional elements (hipped tiled roofs, standard windows, etc). Architecturally, Garden Court is significant for its association with J H Esmond Dorney, a prolific local architect and one-time employee of Walter Burley Griffin who became a leading exponent of the Functionalist style in Melbourne in the 1930s and, after the War, a highly regarded modern architect in Tasmania. Although less distinguished than some of Dorney's other known Elwood projects, it nevertheless stand out in his oeuvre for its interesting familial connection and as one of the last local projects undertaken by the architect before he enlisted in the RAAF.

**Primary Source**

Heritage Alliance, Elwood Heritage Review, 2005

**Other Studies**

## Description

Garden Court at 73 Marine Parade is a double-storey rendered brick block of eight flats, with a gabled cement tile roof. Planned on an elongated L-shape, the flats have a double-fronted street frontage, each half, in turn, divided into three stepped bays. There are bays of rectangular windows with steel-framed casement sashes (some replaced by aluminium sliding sashes); along the inner elevation, the windows are set between orange brick spandrels. There is a matching orange brick chimney at the street end, and a planter box that runs along the ground floor. There are two entrances, each providing access to four flats: one doorway about half-way down the inner façade, and another in the corner, marked by a row of three ribbon windows with orange glass. Alongside, the words GARDEN COURT appear in mild steel lettering. The flats have a plain orange brick fence along the street boundary (which appears to be contemporary with the building) and a detached brick letterbox unit (which is apparently not).

## History

These flats were evidently erected during 1940, as they appear for the first time in the 1941 edition of the Sands & McDougall Directory, listed simply as Garden Court flats, with a separate entry for one John R Lambie. John Robert Lambie (1884-1972) was a local estate agent whose daughter, Marie Clarke Lambie, had married local architect J H Esmond Dorney in 1931. Towards the end of that decade, Lambie commissioned his son-in-law to design this speculative block of flats on Marine Parade. Lambie and his wife, Margaret, who had previously lived in Glenhuntly Road for most of the 1930s, subsequently moved into Flat 5 at Garden Court, where they remaining living for almost two decades thence.

James Henry Esmond Dorney (1906-91) trained in the office of Walter Burley Griffin in the mid-1920s but, unlike Griffin's other employees, entirely rejected the Prairie School aesthetic and, on commencing his own practice in 1930, designed in conventional styles such as Tudor Revival before developing his own variation of the Functionalist style in the later 1930s. A resident of Elwood since a teenager, Dorney designed numerous buildings in the area, including several speculative apartment projects for his mother and his father-in-law. After the War, Dorney moved to Tasmania, where he became an innovative and highly-regarded modern architect.

## Thematic Context

The Garden Court flats must be seen in the context of other blocks of flats that were erected during the Second World War. Although apartment development in Elwood and St Kilda still flourished during the early 1940s, design and detailing became simpler, no doubt a reflection of more careful spending and, later, limited availability of materials. Apartment blocks tended to be more conventional in form, with hipped roofs and standard windows in place of the bolder flat roofs and corner windows of the late 1930s. Some architects withdrew entirely from the Functionalist idiom, designing their flats with a tokenistic Tudor Revival influence (eg Keith Court at 27 Brighton Road, 1940-41) or even French chateau (eg flats at 39 Eildon Road, 1940-41). But even those designers who remained true to the Modernist canon opted for a simpler more watered-down style, in what has been described as Vernacular Functionalist. This is evident in a number of wartime apartments identified in previous heritage studies, including Banff at 145 Fitzroy Street (1940), Lynbrae at 193 Fitzroy Street (1940), St Germain at 68 Goldsmith Street, Elwood (1941) and the three adjacent blocks at 58-60 Queens Road, Melbourne (1940-42). An entire cluster of such flats also exists in Elwood at Southey Court (1943), one of the suburb's few wartime subdivisions.

## Recommendations

Recommended inclusions:

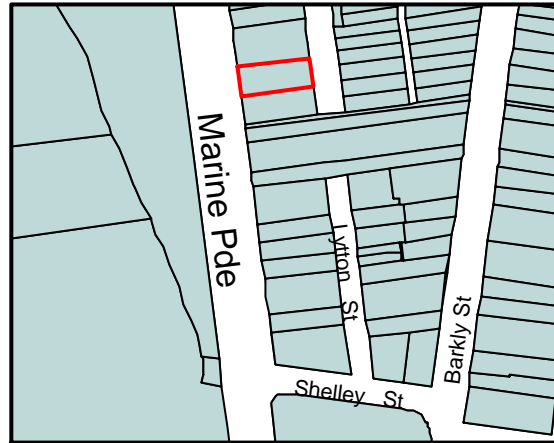
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References

Sands & McDougall Directory, various.



**Identifier** "Woy Woy"  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO301

**Address** 77 Marine Parade  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1936

**Designer** Mewton and Grounds

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

A key Modernist block of flats designed by the influential architects Mewton and Grounds, 'Woy Woy' marks a critical stage in the evolution of Melbourne's residential architecture. Despite recent alterations, it remains a fine example of Functionalist style, and an exemplary contributor to St Kilda's bayside architectural character.

## 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 bachelor flats  
Builder: P.C. Hattey(?)  
Original owner: Marine Investments Pty Ltd

'Woy Woy' was designed in 1936 by the highly influential architect Geoffrey Mewton of Mewton and Grounds. It is a three storey block originally of six one bedroom flats (the top two have now been converted into one). A similar block was apparently planned for the rear of the allotment on Lytton St.(1) Along with 'Bellaire' at 3 Cowderoy St (q.v.), 'Woy Woy' was an influential exposition of radical Modernist ideas that had influenced Mewton when he was working and travelling in America and Europe in 1928-33.(2) The interiors were tightly planned, squeezing maximum function into minimum space. Innovations such as built-in meals nooks, for example, (which in 'Woy Woy' are, in fact, distressingly claustrophobic), were to become standard features in Australian kitchens in the Post-War period. Other experiments, such as soundproofing the timber floors with beds of concrete between the joists, perhaps did not catch on. Externally, the building was designed in a severe, functionalist style. Stripped of ornament, its architectural styling was achieved entirely through the deft manipulation of its basic geometry. Windows appeared as virtual slits in the sheer rendered surfaces, a

vertical slit indicating the stairwell above the entrance. Rear wings notched with corner windows were stepped out to afford better bay views. The walls were terminated at a uniform height, forming the parapet around a trafficable roof accessible via the rear stairs. Only at the entrance does a little playfulness appear, where a small articulated cream brick nib emerges from the interior, and the name 'Woy Woy' is picked out in period, almost cartoon-like, lettering. 'Woy Woy' has recently undergone extensive alterations and is now only reminiscent of the architects' true intentions or the authentic period style. Most of the windows have had their sills lowered by about 250mm and all have been replaced with aluminium framed plate glass. (The ground floor windows still indicate the original dimensions.) The front stairs have been extended to the rooftop, bringing with them a new window above the vertical "slit" and a new glass and aluminium canopy on the roof. The date "1936" has been added in plaster relief as a final touch. Internally there have been alterations recently and in the past, but most of the detailing remains reasonably intact. While it may be regrettable that the authenticity of such an historically important building has been compromised, it must be said that the alterations are quite sympathetic to the original scheme. They sit well within the general functionalist aesthetic and in some ways have even improved the building's appearance (at least to current tastes), and certainly its utility. The added vertical emphasis of the canopy/lookout, and the enlarged windows enhance the building's bayside character, and serve as a model for sympathetic renovation to other (preferably less important) buildings along the foreshore. As it now stands, 'Woy Woy' is still a highly significant building, both historically and as an important contributor to St Kilda's seaside character. As the tallest building south of Edgewater Towers, it stands out as one of the most prominent blocks of foreshore flats and probably the best post-1930 example in St Kilda.

## 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) Conversation with the owner, 1990.

(2) T Sawyer, "Residential Flats in Melbourne", Melbourne University Faculty of Architecture, research report, 1982.

St K C C permit No 9416 (plans missing).

**Identifier** Offices  
**Formerly** W H Butler & Company oven factory



**Heritage Precinct Overlay HO4**  
**Heritage Overlay(s)**

**Address** 96-98 Market St  
SOUTHBANK

**Category** Industrial

**Constructed** c.1888-1889

**Designer** unknown

**Amendment** [C 52](#)

**Comment** [New citation](#)

**Significance** (Mapped as a Significant heritage property.)

What is Significant?

The building at 96-98 Market Street is a modestly scaled bi-chromatic brick Victorian factory premises, built to the street. Erected c.1888-89 for oven manufacturer W H Butler & Company, and subsequently occupied by a series of dealers and engineers, it has a simple symmetrical façade with a central arched vehicle entrance and rectangular windows, articulated by cream brick quoining and a simple dogtooth stringcourse.

How is it Significant?

The former oven factory is of historical and aesthetic significance to the City of Port Phillip.

Why is it Significant?

Historically, the former oven factory is significant for its ability to demonstrate a particularly early phase of industrial development in South Melbourne, predating the more intensive industrial boom that followed in the early and mid-twentieth century. Originally built as premises for an oven manufacturer, it provides rare evidence of the relatively small-scaled local industries (such as soap and candle makers, etc) that once proliferated in the area in the late nineteenth century, but of which little evidence now remains. Relatively few small industrial buildings of this type now survive in the City of Port Phillip, most of them now being situated in the Port Melbourne area.

Aesthetically, the former oven factory is a representative and substantially intact example of a small nineteenth century industrial building, displaying a decidedly domestic scale and simple decorative detailing. With its symmetrical façade and bi-chromatic brickwork, this small building remains as a distinctive element in a streetscape that is otherwise overwhelmed by inter-war factory buildings.

**Primary Source**

## Other Studies

### Description

The former oven factory is a double-storey bi-chromatic brick Victorian factory building, erected right to the property line on Market Street. The street façade is symmetrical, comprising a wide segmental-arched vehicular entrance to the ground floor, flanked by two rectangular windows, with a row of three identical windows at the first floor level. A new doorway had since been formed at the extreme right side of the façade. All original openings have cream brick quoining; the windows have flat-arched heads, bluestone sills, and contain multi-paned timber-framed sash windows that are sympathetic but not original. The gabled roof, clad in corrugated galvanised steel is concealed by a raked parapet, articulated by a distinctive dogtooth stringcourse. The building remains in good condition, although the façade brickwork has evidently been sandblasted.

### History

This modest building was evidently erected during 1888-89, as it first appeared in the Sands & McDougall Directory in 1890. The premises, then designated as 19-21 Market Street, were occupied by W H Butler and Company, styled as 'colonial oven manufacturers and coppersmiths'. Little is known of the proprietor, William H Butler, who resided in nearby Howe Crescent North at that time. His oven-making firm was subsequently listed as Butler & Hardy in 1894-95 and, the following year, under the name of Mrs Mary A Butler, presumably William's wife (or his widow). The factory was listed as 'vacant' in the late 1890s before being taken over by one F Bear, furniture dealer, who first appears in the 1901 directory. It was then occupied by Nathan Bear, described as a 'marine dealer', until c.1904, by which time it had been re-numbered as 96-98 Market Street. From 1905 until 1916 the factory was occupied by Park Brothers, engineers, and thence by H W Hoarse, motor engineer, until at least the 1950s.

### Thematic Context

#### COMPARATIVE ANALYSIS

There are now relatively few surviving examples of the smaller industrial buildings that once proliferated in Port Melbourne and South Melbourne in the late nineteenth century. Broadly, the former oven factory can be compared to such buildings as the double-storey former stables at the rear of 50 Derham Street and the former T W Swindley stables at 17 Dow Street, South Melbourne (1885). The single-storey stables at 97 Cruikshank Street, Port Melbourne, erected for Robert Knight Pty Ltd, are comparable in date (c.1889), materials (face brick) and façade detailing (a central arched doorway flanked by conventional windows), if not in scale. More comparable in scale is the former Port Melbourne Coach & Lorry Factory at 25 Crockford Street (c.1880), a double-storey building that is virtually identical to 98 Market Street in its façade articulation, but slightly different in its materials (rendered masonry, rather than bi-chromatic brickwork) and decorative detailing (moulded cornices and corbels, rather than a dogtooth stringcourse).

### Recommendations

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

### References

Sands & McDougall Directory, various.

**Identifier** "Spotlight" Store  
**Formerly** Monteath Pipe & Foundry Company factory



**Heritage Precinct Overlay HO4**  
**Heritage Overlay(s)**

**Address** 100 Market St  
SOUTHBANK

**Category** Industrial

**Constructed** Early 1940s

**Designer** unknown

**Amendment** **C 52**

**Comment** [New citation](#)

**Significance** (Mapped as a Significant heritage property.)

What is Significant?

The former foundry complex at 100 Market Street (sometimes cited as 63-81 Cecil Street) comprises a series of lantern-roofed factory buildings clad in corrugated galvanised steel, enveloped along the street frontages by a one and two/three level red brick Functionalist-style building, with a rectilinear tower at the corner. The complex was constructed in the early 1920s for Monteath & Sons, on site occupied by the iron foundry originally established by Charles Monteath in 1882.

How is it Significant?

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

Why is it Significant?

Historically, the complex has significant associations with prominent and long-running iron-foundry firm of Charles Monteath & Son (later the Monteath Pipe & Foundry Company) and is a rare surviving example of a foundry complex.. The original Monteath's foundry was established on the site from the late 1880s, with the present building complex dating from 1923-4. Although numerous foundries thrived in South Melbourne in the nineteenth and twentieth centuries, only a few (including Monteath's) remained for over fifty years. Little evidence now remains of these long-term foundries (or, indeed, any others), leaving the Monteath factory are rare evidence of this important and once-ubiquitous local industry.

Aesthetically, the former foundry is significant for its distinctive industrial form, expressed particularly through the prominent corrugated galvanised steel clad gabled bays with lantern roof forms, which are a landmark in the immediate surrounding area. Occupying a large corner site, the substantial complex includes several individually prominent elements, namely the two tall steel-clad structures that dominate the Cecil Street frontage, and the elongated three-storeyed brick building along Market Street that culminates in a prominent tower at the corner. Although slightly altered, the overall form of the building is still readily identifiable as fine and particularly substantial manifestation of the stark and volumetric Functionalist style.

## Primary Source

## Other Studies

### Description

The former Monteath foundry complex on the corner of Cecil and Market Street is dominated by two original tall corrugated galvanised steel clad gabled bays with lantern roof forms extending east-west across the site. These were constructed in 1923-4 as part of the new foundry complex. Other than for the replacement of cladding and the introduction of openings in the west elevation, these are broadly intact externally, including the original steel-framed windows to the lantern.

- Future development on the site should retain the pre-eminence of the two principal 1923-4 lantern-roofed building forms and in particular their presentation as viewed from the west.

A third lantern-roofed bay was added in the c.1950s and is set well back into the north-east corner of the site; this incorporates aluminium louvres to the upper wall sections and lantern.

- The third lantern-roofed bay at the north-east of the site could be retained or demolished as required.

The complex is enveloped by a brick building extending along both the Cecil and Market Street frontages. Constructed as part of the original complex of 1923-4, this building retains its original utilitarian single-storey parapeted form along Cecil Street, but has been substantially altered at the corner and on the Market Street elevation where major additions were made in the 1950s, following the closure of the foundry. These additions comprise a second level on the Market Street frontage and a rectilinear corner tower. The upper floor addition along the Market Street façade retains original fixed and casement sashes (ie:1950s), however, the elongated steel-framed sashes of the tower element have been replaced by aluminium-framed windows. The ground floor facades to both the Cecil and Market Street frontages have been extensively altered in works undertaken in the 1960s, 1980s and later and retain little or no evidence of the original (1920s) facade treatment or the placement or form of the openings.

Development guidelines:

- Though extensively modified, the brick building wrapping around the Market and Cecil Street frontages of the site was part of the original planning of the site and should preferably be retained, at a minimum as a single-storey masonry form. The building has been extensively altered and further alterations could be undertaken if required.

### History

The large industrial complex on the corner of Market and Cecil Streets was constructed in c. 1923-4 as the new premises of Monteath & Sons, iron founders.

Born in Falkirk, Scotland, in 1829, Monteath arrived in Australia in 1878 and, four years later, established a foundry in Moray Street, South Melbourne. As his obituary noted: "He had been connected all his life with the iron trade in his native town and in Glasgow. He started the business now known as C Monteath & Sons in Moray Street [and] the expansion of the business necessitated removal to Cecil Street, where the well-known foundry is carried on". This new site, developed from c.1888, can be seen on an MMBW map (c. 1900), which shows a large and elongated timber building fronting Market Street (listed in directories as No. 112-116), joined at the rear to a smaller timber building fronting Cecil Street (listed as No. 63). The remainder of the present site was then occupied by rows of single-fronted brick or stone terraced dwellings. The firm of Monteath & Sons flourished for decades. A surviving example of the firm's catalogue (c.1890), held by the State Library of Victoria, illustrates the wide range of ornate cast iron friezes, brackets, spandrel, balcony railings, cresting, finials, gateposts and lampposts that would have been available to architects during the prosperous Land Boom period. Monteath's firm also made the distinctive cast iron pissoirs, surviving examples of which still dot the streets of central Melbourne. Monteath died in 1902, but his foundry thrived well into the twentieth century.

During the 1920s the name of the firm was changed from Monteath & Co Pty Ltd to Monteath & Sons Pty Ltd. A new and expanded foundry complex was constructed on the north-east corner of Cecil and Market Streets in 1923-24, after the former foundry buildings and residences at 63-81 Cecil Street and 100-116 Market Street (all owned by JC and JH Monteath in 1923-4) were demolished.

The foundry was closed and Monteaths went out of business in 1948. Since this time, original 1920s

complex has been adapted for a series of commercial uses, including as a transport store and depot (Colliers, 1950s), a car dealership (Spencer Motors, c. 1959- 1980s) and the current retail and office use by Spotlight (1987-present). Each of these phases of use is reflected in both the external and internal fabric of the complex.

## **Thematic Context**

### **COMPARATIVE ANALYSIS**

Peter Milner notes that, from 1858 to 1940, there were 560 engineering firms in South Melbourne, including iron founders. Of these, 60% existed for under a decade, and only 7% for over fifty years. Amongst this minority were eleven iron founders, including Monteath & Sons along with Cochrane & Scott, 152 Sturt Street (1880-1950), Johnson's Tyne Foundry, Yarra Bank South (1869-1970), Sloss & Sons, 27 Queensbridge Street (1854-1904), Forman's Yarra Boiler Works, 67 Normanby Road (1854-1933) and John Danks & Sons, 28-46 Queensbridge Street (1852-1984). These once substantial complexes, however, have been virtually obliterated by subsequent twentieth century development. The site of the celebrated Danks foundry, for example, now forms part of the Crown Casino complex. Today, few sites are even identifiable except for the so-called Foundry Site Park on the corner of Park Place and Gardner Place, South Melbourne.

## **Recommendations**

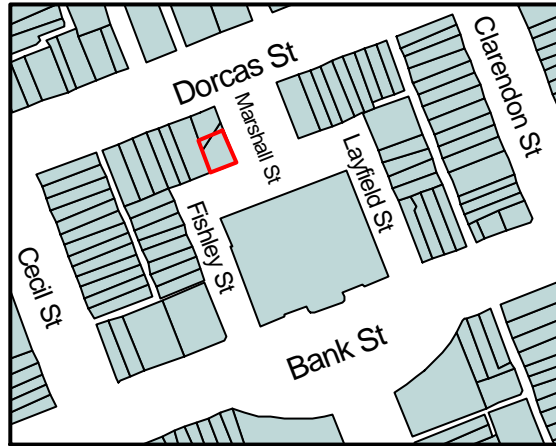
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

- "Death of Mr C Monteath, snr", South Melbourne Record, 26 July 1902.
- "Foundry closes because of operating difficulties", Commonwealth Engineer, 1 June 1948. p 450.
- Peter Milner, 'Historic Engineering Sites in the Southbank Development Area', report, August 1986.
- S Priestley, South Melbourne: A History, Melbourne University Press, 1995
- The Record, 29 July 1902, 17 October 1925
- B Carroll, Hurry Back: An Illustrated Centenary History of Mayne Nickless, Mayne Nickless, Melbourne, 1986
- City of South Melbourne rate books, various years
- Sands & McDougall Directories, various years



**Identifier** House  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO30

**Address** 2 Marshall St  
SOUTH MELBOURNE

**Category** Residential:detached

**Constructed** 1882

**Designer** Sydney William Smith?

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

2 Marshall Street is of significance as the house built to accommodate the editor of 'The Record' newspaper, whose offices were built next door in the same year. In its design it is of significance for the distinction of the detailing of the front façade, gaining a status reflecting that of its original occupant.

## Primary Source

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

## Other Studies

## Description

Original Use: Residence  
Date of Construction: 1882 (1)  
Architect: Possibly Sydney W. Smith (2)

In 1882 a two-storey brick building was erected on the corner of Marshall and Daly Streets as the residence of the Rev. William Potter, the editor of 'The Record' newspaper (3). The residence was built in the same year as the newspaper's office next door (q.v.). Its N.A.V. in 1882 was £120 (4) while by 1884 it was listed as having eleven rooms and an N.A.V. of £130 (5). In the early 1890s 'The Record' moved to new premises in Bank Street and its rival, The Courier, occupied the Dorcas Street printing office (6). Subsequently the residence in Marshall Street became the property of the Colonial Mutual Insurance Company and was tenanted by William Good, a draper (7). A public auction in 1973 resulted in the purchase of the building by the Victorian Housing Commission (now the Ministry of Housing) and it now forms a part of the Emerald Hill Conservation Area.

In keeping with the offices next door, the house is elegantly and atypically designed with a strong interplay of render decoration on monochrome brick walls. It has a symmetrically composed tuckpointed Hawthorn brick



façade set hard onto the line of the pavement, and is embellished with restrained render mouldings to the door and window openings. The façade has five window openings, four of which are tripartite units of double hung sash windows. All have simple rendered architraves, and those to the ground floor are surmounted by small decorative scrolls. The whole is however, dominated by the central front door, with its semicircular fanlight, sidelights and render hood moulding. The façade is the only one of its type in South Melbourne and is very unusual within Melbourne generally and has great elegance despite its very small scale.

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

## References

1 National Trust of Aust. (Vic.), 'Research into former Record Newspaper Residence...', 4 June 1976

2 Smith was responsible for the design of 'The Record's' new printing offices at 259 Dorcas Street (Refer Citation No. ) and it is possible that he also designed the adjoining editor's residence. Smith was also the Town Surveyor (1864-1884) involved with the redevelopment of the Emerald Hill Estate.

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

4 ibid.

5 City of South Melbourne Rate Books, 1884/85

6 Refer Citation No. for 259 Dorcas Street

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

**Identifier** Residence  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 34 Mary St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1896

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

This residence is an archetypal example of the ornate Victorian style used for a small residence. It appears that this residence was designed by the same architect as that at 23 Loch Street as it displays an identical entablature.

## Primary Source

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

## Other Studies

## Description

The residence at 34 Mary Street, St Kilda, was erected in 1896 for Albert A. Pitt, an electrical engineer. It is a small, single storey, rendered brick residence. The heavily decorated front facade is asymmetrical with a projecting side bay featuring two arched windows, fluted corinthian pilasters and an entablature with festoons, rosettes and paired consoles and a pediment over. The entablature continues along the facade as the top parapet, above a verandah which exhibits elaborate cast iron valencing and cast iron columns and vermiculated quoin work emphasises corners and openings. The original cast iron fence and gate is intact.

## Intactness

This residence is substantially intact.

## 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**

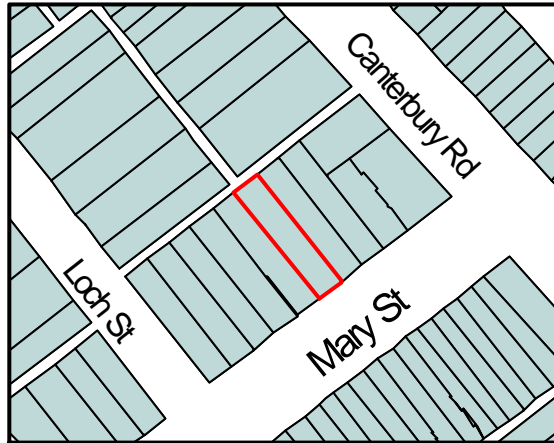
References

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

Rate Book, City of St Kilda, 1895: vacant land; 1896, 4165, Albert A. Pitt, electrical engineer, 0 & 0, 45 pounds.

**Identifier** Residence

**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 38 Mary St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1910s

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

36 and 38 Mary Street appear to have been erected concurrently and together form an interesting pair differing slightly from each other in selected details but not, it appears, in plan form. No. 38 is the more interesting of the two, chiefly for its Ipswich style window on the gabled projection to the street elevation.

## Primary Source

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

## Other Studies

## Description

Style : Arts and Crafts  
One storey residence

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

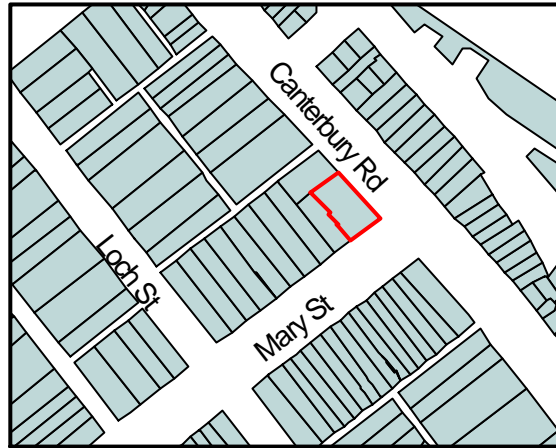
recommended inclusions:

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

## References

unknown

**Identifier** Residence  
**Formerly** unknown



**Heritage Precinct Overlay HO3**  
**Heritage Overlay(s)**

**Address** 44 Mary St  
ST. KILDA

**Category** Residential:detached

**Constructed** c. 1900,1924

**Designer** unknown; (1924) H.V. Gillespie

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

This substantial Federation period residential complex is in intact condition, and incorporates distinctive attic additions dating from 1924 and undertaken by important architect H V Gillespie. The building's plan form and appearance responds to its prominent corner location, with the main verandah, front door and entrance hall addressing the gate at the street intersection and the largely symmetrical side elevation to Canterbury Road finely composed with a pair of gables separated by an arched recessed porch. The fine, profiled brick and render boundary fence, remarkable garage with its overtly Anglo Dutch decorated gable and acroteria, and the conservatory and garden layout all are in an intact condition and contribute to the building's significance. The attic additions comprise an additional bedroom, sleepout and a billiard room (complete with dais), and were constructed to the designs of the architect H.V. Gillespie for the then owner H.L.E. Lovett. The corner bay windows ignore the simple hipped roof composition of the original building and the materials used, such as the timber shingles, derive from Interwar Arts and Crafts practice. The eccentricity of this detail and the low proportions of the windows themselves are all characteristic of Gillespie's work and important to the character of the addition.

## Primary Source

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

## Other Studies

## Description

Style : Queen Anne, Arts and Crafts  
Two storey residence

## History

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

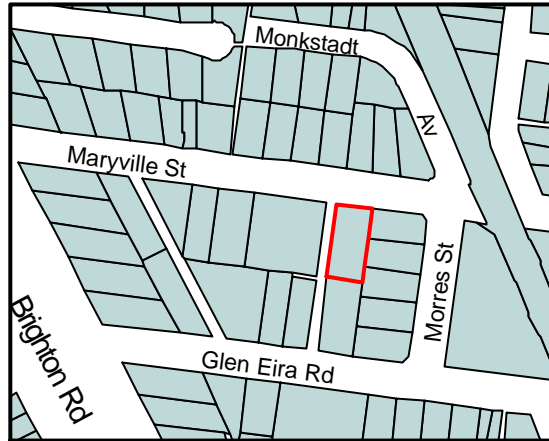
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

### NOTES

St K C C building approval No. 5603 for plans dated November 1923, for 1924 additions.

**Identifier** Residence  
**Formerly** unknown



**Heritage Precinct Overlay HO7**  
**Heritage Overlay(s)**

**Address** 14 Maryville St  
RIPPONLEA

**Category** Residential:detached

**Constructed** 1934

**Designer** Alder and Lacey

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

This house is a distinctive and late design in the Spanish Mission style, of particular note for internal detailing including the arched recesses to either side of the lounge fireplace, various internal arches and the fittings to the main rooms. The original bathroom wall tiles remain in the shower and bath recesses. The external detailing includes a pergola on piers lining the side public laneway and Spanish tile roof. The planning is also of interest.

## 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 / Glen Eira Road conservation area.

The original front fence remains and is unusual in design, being brick piers with timber infill panels and art deco style metal grilles to each bay.

This house is a surprisingly late example of this style, which characterises the second half of the 1920"s.

Various new windows have been fitted internally and the eastern and southern walls roughcast rendered in contrast to the original pargeting wall finish. Otherwise the building is reasonably intact, retaining original door handles.

## History

see Description



## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

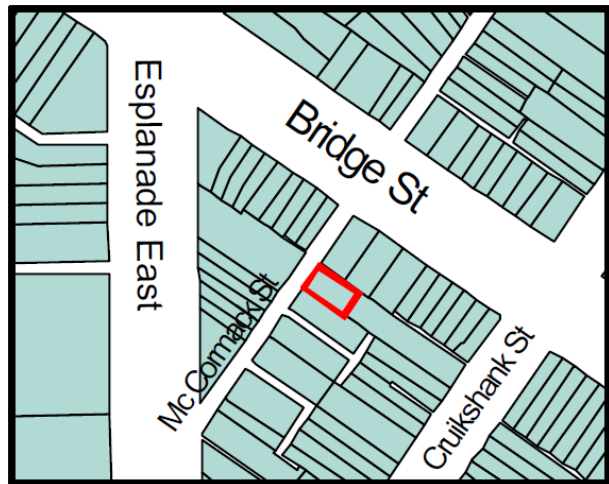
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

City of St. Kilda building permit records, no. 8496 granted 28/2/1934, contains working drawings and specification, Alder and Lacey Architects and Consulting Engineers, E. Ollson builder - Appendix.

City of St. Kilda Rate Books, 1934/35 no.11502, Alexander R. Sacks Barrister, N.A.V. 140, Miss R. Grosby on specification.

**Identifier** Residence  
Formerly Residence and art gallery



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 26 McCormack St  
PORT MELBOURNE  
**Constructed** 1879

**Category** Residential:detached  
**Designer** unknown

**Amendment** C 89  
**Comment**

### Significance

The house at the rear of the “Cricketers Arms Hotel” at number 26 McCormack Street was built in 1879, two years after the hotel. It is historically and aesthetically significant. It is historically significant (Criterion A) as the house of the publican whose name was given to the street which it faces. It is aesthetically significant (Criterion E) as an understated villa in the Georgian mode, the understated facade treatment and absence of a verandah being redolent of the Georgian Style and early Victorian domestic forms. In these respects the house is unusual in Port Melbourne.

### Primary Source

Andrew Ward, City of Port Phillip Review, 1998

### Description

A mid Victorian two storeyed face brick villa, formerly stuccoed but now sand blasted and having two windows upstairs with cement sills and two windows downstairs with bluestone sills and a front door. There is a plain brick string course and a corrugated iron clad hipped roof with a chimney. A recent verandah has been removed. Condition: Sound. Integrity: medium, stucco removed, later double hung windows, recent windows on east side.

### History

George Thomas Potter of Sandridge paid one hundred and eighty pounds for a parcel of land of twenty four perches on 24<sup>th</sup> September 1873. The land on which the house was built, Lot 12, Section 50, was subsequently sold to Thomas McCormack on 31<sup>st</sup> October 1873. Thomas

was an Irishman from Cork who came to Port Melbourne in 1861, living in Railway Place. The land was vacant until Thomas built the six roomed brick house for his family residence in 1879 and lived there until his (and his wife and several childrens') death in 1891, the year of the influenza epidemic. Thomas appears to have collected properties in Port Melbourne from his arrival in the area and it is believed that he may have used the property for a dairy and there were stables on the property up until 1893. At his death Thomas, a list of properties were up for sale owned by he and his wife Catherine including a row of houses around the corner in Bridge Street (numbers 53,55,57,59 and 63) and 26 McCormack Street was listed as renting weekly for 8 shillings per week. The house was subsequently owned by the McCormack family sons until 1914 when it passed to the Doig family who owned it until 1925. The McCormack family still owned and resided in the hotel at the rear of the house until 1940. After remaining vacant in 1926, the Peterson family owned the house until 1943 followed by the Bone/O'Connor family until 1974. After the Bone/O'Connor family left in 1974, the house became derelict until about 1982. In 1982 it was leased and operated as a collective art gallery known as the "McCormack Gallery" that only lasted a short few months. The house remained on the title of the land of the hotel until February 1986 when two titles were issued, with a right of way down the eastern boundary ostensibly to be used as a fire escape for the hotel. Legend has it that this strip of land was used as a quick getaway for police raids on the hotel relating to SP bookmaking activities. Subsequent to the title change, the house was owned by a builder who renovated it internally in 1986 as a residence and subsequently sold it. After a couple more owners, it was again sold to an enthusiastic renovator and in 1998 it was significantly modified both internally and externally. This was just prior to the area being classified under a Heritage Overlay, and the works were overseen by the well-known architect Graeme Gunn. External modifications to the dwelling at the rear were made as well as the addition of side and rear windows and front entrance modifications.

### **Thematic Context**

- 4. Building settlements, towns and cities.
- 4.1.2. Making suburbs (Port Melbourne).

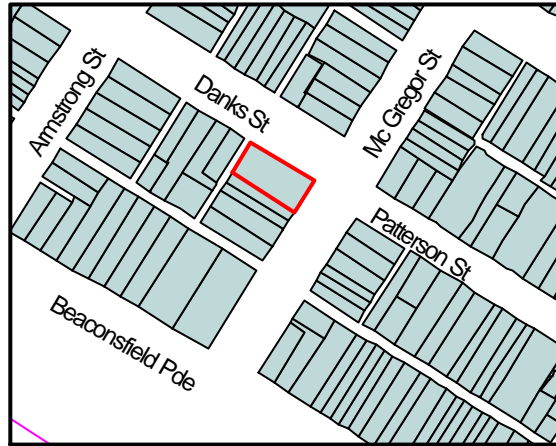
### **Recommendation**

It is recommended that the current Nil contributory rating as identified on the Port Phillip Heritage Policy map be changed to Significant based on the fact that the residence has been identified for 10 years with a Heritage Citation and it is the only remaining heritage building in the street segment. (Note this occurred with Amendment C70)

### **References**

1. S McCulloch, *McCormack Gallery*, The Age, Melbourne, 1982
2. N U'ren & N Turnbull, *History of Port Melbourne*, Oxford University Press, Melbourne, 1983
3. Valuation Books of the Borough of Port Melbourne and City of Port Melbourne
4. *Sands and McDougall Directories*, Melbourne, 1879 - 1974
5. Planning and Building Files of the City of Port Phillip 1986, 1998
6. Certificate of Title for 26 McCormack Street, Port Melbourne
7. Andrew Ward, City of Port Phillip Review, 1998
8. City of Port Phillip Heritage Review, 2005

**Identifier** House  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 60 McGregor St  
SOUTH MELBOURNE

**Category** Residential:detached

**Constructed** c. 1905

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

60 McGregor Street is of significance as a prominent departure from the norm of the Edwardian housing stock throughout the Albert Park area. Its restraint from over-embellishment is substituted by powerful massing.

## Primary Source

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

## Other Studies

## Description

Original Use: Residence

Date of Construction: c.1905 (1)

60 McGregor Street is one of the more substantial Edwardian houses in Middle Park and it has a relatively unadorned confidence of design in comparison with other houses in the area. The whole is dominated by the corner entrance porch with its arched openings edged with bullnose bricks. Within this there are three doors with very fine Art Nouveau leadlight glazing and an encaustic tile floor. The remainder of the building has quite plain red brick walls with the main decoration having been applied to the groups of three double hung sash windows in the projecting gable unit, the rough cast render above them and the roughcast and moulded render to the chimneys. The roof has been reslated and it is possible that it also had decoration, in the form of terracotta ridging.

## 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 Based on stylistic considerations

**Identifier** Store  
**Formerly** Hart and Company Pty. Ltd.



**Heritage Precinct Overlay HO4**  
**Heritage Overlay(s)**

**Address** 21-27 Meaden St  
SOUTH MELBOURNE

**Category** Industrial

**Constructed** 1930's

**Designer**

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The former Hart and Company Pty. Ltd. Store at nos. 21-27 Meaden Street, South Melbourne is understood to have been built during the 1930's. It is of interest as an inter war industrial building, once common place in the area.

### Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

### Other Studies

### Description

A large corrugated iron clad industrial building characterised by two shallow gable ends facing Meaden Street with timber and steel framed windows and two roller shutter doors and a single sliding door to Meaden Street. The lettering: "Nathan Blight Customer Car Park" has been painted out on the façade. There are red brick party walls at the north and south ends and a corrugated iron clad wall facing the railway line. Inside there are unusual slotted metal parallel chorded roof trusses.

Condition: Sound. Integrity: High.

### History

Meaden Street was built to provide access to the triangular shaped area near the junction of the Port Melbourne and St.Kilda railway lines. It was low lying land prone to flooding, however subsequent filling made it suitable for industry.

Meaden Street was listed in the Sands and McDougall directories by 1911 however at that time, the east side was undeveloped. Twenty years later there were factories on both sides, the east side being further developed in the mid 1930's when the furniture makers E. & E. Jansen built a factory and Hart and Co. P/L built a store, both buildings being erected at the south end of the street. They were listed in the Sands and

McDougall directories for the first time in 1936, at which time the neighbouring factories were Brolite P/L (storage), W.H.Johnson, Jams P/L (jam manufacturers) and Brolite P/L, (lacquer manufacturers). Brolite at the north end of the street and Johnson continued production from these premises in the 1960's.

In 1941, from the north end the occupants of the buildings were Brolite, Johnson, the Defence Department (bulk storage depot in the store and former furniture factory) and Maxim Engineering, which was occupied by Presha Engineering Co. in 1942 and the Army in 1943. The Army continued to be listed in these three buildings in 1950. In 1951, they were returned to civilian use and were occupied by Doyles Free Stores, Sheffield Platers P/L and Dunne and McLeod (storage). The last named site at the south end of the street was the factory of Melbourne Rope Works in 1960.

### **Thematic Context**

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

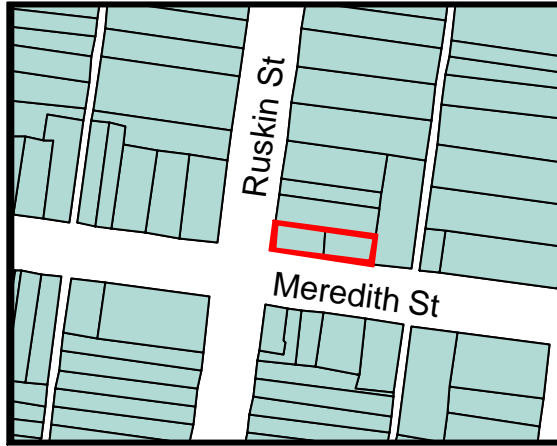
### **Recommendations**

Nil.

### **References**

Sands and McDougall directories: 1931, 1935-7, 1940-55, 1960, 1973.  
MMBW litho plan no. 19, c.1894.

**Identifier** Flats  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO365

**Address** 4a Meredith St  
ELWOOD

**Category** Residential:apartment

**Constructed** 1934

**Designer** James H. Wardrop

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

A conventional block of flats notable mainly for the extremely elaborate brickwork of its window surrounds. Located at the intersection of Meredith and Ruskin Streets, it is also of importance as a streetscape element. Following a pattern that characterises its precinct, its more pronounced architecture and its two storey, corner block form give special definition and atmosphere to the intersection amidst the otherwise single storeyed streets. The brickwork is well preserved in its raw state; the rest of the building has been painted several shades darker than its likely original scheme, and an anachronistic fence has been added to the corner of the block.

## 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  
Original owner: A. King

## History

see Description

## Thematic Context

unknown

## Recommendations

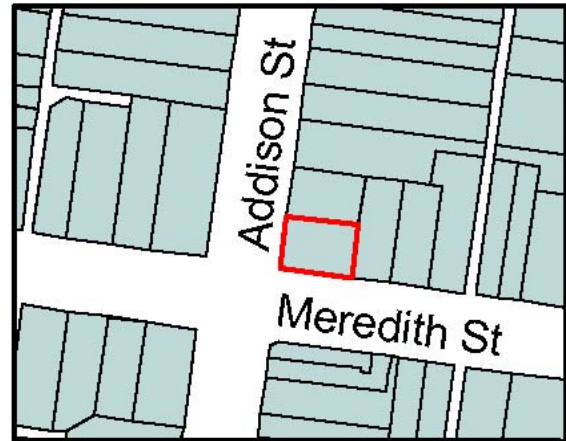


A Ward, Port Phillip Heritage Review, 1998  
recommended inclusions:  
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

### NOTES

St K C C permit No 8677.

**Identifier** Residence**Formerly** unknown**Heritage Precinct Overlay** HO403**Heritage Overlay(s)** None**Address** 20 Meredith St **Category** Residential:detached  
ELWOOD**Constructed** 1915 **Designer** unknown**Amendment** **C 54****Comment** [Incorporated within the Addison Street/ Milton Street Precinct](#)**Significance** (Mapped as a Significant heritage property.)

A well preserved two storey residence on the corner of Meredith and Addison Streets featuring, among many fine architectural elements, a most attractive asymmetrical shingled gable. Its western facade, as a whole, is notable, and, in conjunction with the buildings on the other corners, contributes greatly to the special charm of this intersection.

## 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 Builder: Pike and Christian

Pike and Christian designed and built the attic villa on the diagonally opposite corner of Meredith and Addison Streets at the same time. Estimated cost of No 20: 625 pounds; of No 15: 700 pounds.

## **History**

see Description

## **Thematic Context**

unknown

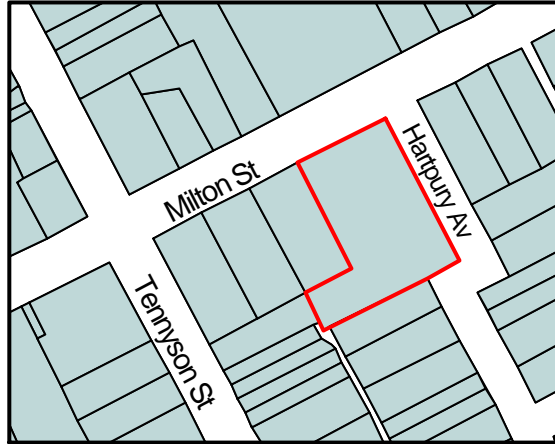
## **Recommendations**

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 2717 issued 2/9/15.

**Identifier** "Hartpury"  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO191

**Address** 9 Milton St  
ELWOOD

**Category** Residential:detached

**Constructed** 1865/66

**Designer** Crouch and Wilson

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

Hartpury and the buildings on its site together form a most unusual development in Melbourne and illustrate the various phases in the development of this part of St Kilda. Hartpury itself is an early surviving St. Kilda mansion, extensively upgraded in the later 19th century and home then of a Victorian Premier. During the 20th century the building was converted into a private hotel, whilst flats were built on the site. The resultant development is rare if not unique in Melbourne for the early 20th century. Features of Hartpury include surprisingly elaborate perforated cornices. The fabric is surprisingly intact in terms of 19th century work, though the main stair was installed during the 20th century, probably as part of the 1938 alterations (Architect D.F. Cowell Ham).

## 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 Hartpury Court

Crouch and Wilson were most probably the Architects for Hartpury, having designed F.G. Smith's house of 1865 on the other side of Milton street (demolished) and called tenders in the same year for a house for H.S. Smith, the original owner though in Toorak. Directories show no H.S. Smith living in Toorak or anywhere in Melbourne around this time.

## 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**

### **BIBLIOGRAPHY**

City of St. Kilda building permit records:

-no. 5454 granted 11/9/1923, Hartpury Court flats.

-no. 10,060 granted 5/9/1938, alterations to Hartpury, includes specification (D.F. Cowell Ham Architect) .

City of St. Kilda Rate Books, various years:

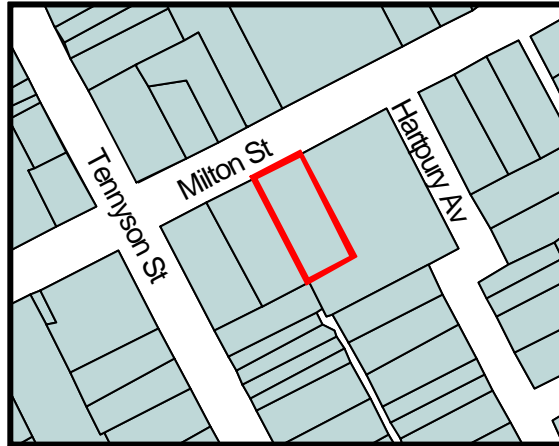
Michael Cannon (ed.), 'Victoria's Representative Men at Home', Today's Heritage, Melbourne, not dated, vol. 1, pp. 50-51, Hon. William Shiels M.P., 14/Jan/1904 (Shiels was Premier of Victoria when living at Hartpury) - Attached.

Kathleen Thomson and Geoffrey Serle, 'Biographical Register of the Victorian Parliament 1851-1900', Australian National University, Canberra, 1972, p. 189 Appendix.

J.E.S. Vardy surveyor, 'Plan of the Borough of St. Kilda', compiled under the direction of the Borough Council, Hamel and Ferguson, Melbourne 1873, map no 10 South Ward - Appendix.

**Identifier** "Hartpury Court", (Hartpury Group, Garage & assoc. Flats)

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO190

**Address** 11 Milton St  
ELWOOD

**Category** Residential:apartment

**Constructed** 1923

**Designer** Arthur W. Plaisted

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

9-11 Milton St (Hartpury Court Site, Garage and Associated Flats)

Hartpury Court as a whole forms an unusual and important place, rare if not unique in Melbourne for its exposition of changing social trends during both the 19th and 20th centuries. The site, garage and associated flats are essential parts of the whole.

Features of the site are the established trees, tennis court and site of the croquet lawn. The garage building, possibly erected after construction of the flats in 1923, is an unusually substantial private garage constructed at a time when motor cars belonged mostly to the well-off. The external design of the flats in front of the entrance and integral with it is of note, whilst the two storey block facing Hartpury Avenue was apparently the stables, dating at least from the Hon. William Shiels time.

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

11 Milton St (Hartpury Court)

### CULTURAL SIGNIFICANCE

Hartpury Court is an important, comparatively early block of flats built in a 20th century Elizabethan style. In the quality of its external detailing as well as the detailing and planning of the flats themselves, the building is one of the finest of its type in the State. Externally each part of the two main facades, each entrance and stair well, is detailed differently. Likewise each pair of flats is different from the next. Advances of the time include garbage shutters and built-in cupboard units with drawers, separating the dining room and kitchen, opening to either side.

### EXTENT OF SIGNIFICANCE (SEE ALSO 'HARTPURY')

The entire building, garage building, glasshouse, foot entrance structure with attached trellis along the Milton Street frontage.

## SURROUNDING ELEMENTS OF SIGNIFICANCE

Remains of the old croquet lawn and tennis court, both part of the flat development. Hartpury itself. Garden.

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

## Primary Source

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

## Other Studies

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

## Description

Style : Old English

Two storey walk-up flats

Builder: W.B. Plaisted

Original owner: Frank S. Goon

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

## DATE OF CONSTRUCTION

1923 - last months (building permit granted 11/9/1923)(1).

## ORIGINAL OWNER

Dr. Frank S. Goon(1).

## ARCHITECT

Arthur W. Plaisted(1).

## BUILDER/ ARTISANS

W.B. Plaisted(1) builder.

## LATER ADDITIONS/ ALTERATIONS

Verandahs filled in.

## DESCRIPTION

Construction of the flats is in rendered brickwork with a flat tile roof. Half timbering and exposed brickwork is used in some locations. Windows are generally timber, leadlight to the north and east facades and multi-pane top over clear lower sashes to the other (rear) facades. The principal room internally has a bracketed shelf, exposed beams with an egg and dart cornice and an exposed brick fireplace.

Each flat is the same as the one above, but different to those adjacent, some with an extra bedroom. The dining room opens off the lounge area and the kitchen off it with separate rear access. A passage gives access to the bathroom and bedrooms. There is a basement laundry at the rear of the building.

The garage is constructed in brick with a tile roof, the glasshouse in timber and the foot entry structure in timber with a flat tile roof.

## CONDITION

The building is in good condition, though neglected. Some ridge capping tiles are missing. The glasshouse and garage have not been well maintained, but are in reasonable condition.

## ORIGINAL USE

Rented flats.

## PRESENT USE

Rented flats.

## INTACTNESS (February, 1984)

The buildings are substantially intact. Several of the verandahs have been filled in and the flats generally have been redecorated, exposed woodwork internally often having been painted. The glasshouse (is) essentially intact.

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

## History

Hartpury Court was built in 1923 for the then owner of Hartpury, Frank S. Goon, by W.B. Plaisted. Architect Arthur W. Plaisted designed the flats, positioning them along the Western boundary of the site. A croquet lawn was established in the space between the two buildings, with a tennis court south of the old house. The small glasshouse is in between the flats and the tennis court.

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

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

## **References**

### NOTES

National Trust listing for 9 Milton St.

### BIBLIOGRAPHY

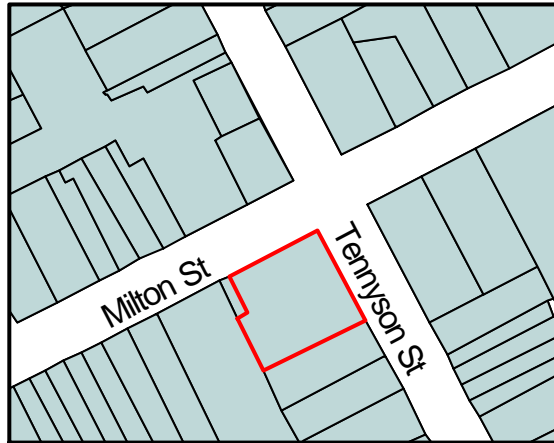
1. City of St. Kilda building permit records, no. 5454, site plan only.

### OTHER

A.W. Plaisted's interest in new styles is reflected by an article he wrote 'Spanish Mission Design for Australia' (in 'The Australian Home Builder', 15 June, 1925, pp. 26-7, 46.)



**Identifier** Flats  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 17a Milton St  
ELWOOD

**Category** Residential:apartment

**Constructed** late 1930's

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

A representative example of walkup flat development of the late 1930s, this building is of significance primarily for the size of the development, its symmetrical arrangement around an unusually large central court, its contribution to the Tennyson and Milton Street streetscape at this key corner and for its intactness. The gardens, hedge and fence contribute to the character of the development.

## 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

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

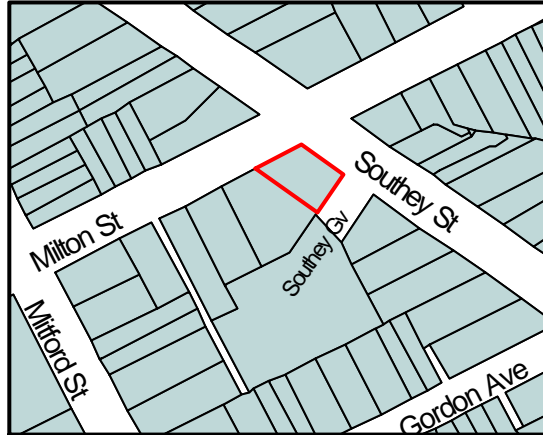
recommended inclusions:

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

## References

unknown

**Identifier** Flats  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 41 Milton St  
ELWOOD

**Category** Residential:apartment

**Constructed** late 1920's

**Designer** unknown

**Amendment** [C 29](#)

## Comment

**Significance** (Mapped as a Significant heritage property.)

This block of flats is of typological and stylistic importance. Aspects of the design which contribute to its typological significance include the strong expression of the side access porches and bold central loggia. The clear expression of these components help to make this a model example of the side access flat type. The Mediterranean style of the building is evident in the arched loggias to the east facade, the arched entrances to the sides, the rough rendered finish and the distinctive cross motifs to the heavy, rendered balustrades. The intactness of the building contributes to its significance and intact elements include the low original fence and hedge. The building is prominently located on the corner of Milton and Southey Streets and is a landmark in the area.

## 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

Comparable examples of the side access stair type with central loggias include 15 and 17 Wimbledon Avenue.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

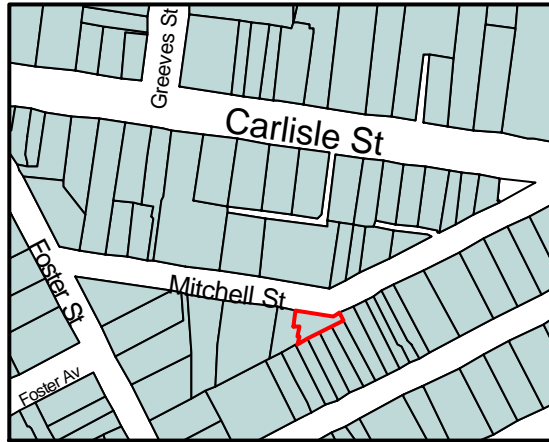
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

unknown

**Identifier** "Waiora"

**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 5-5a Mitchell St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1930

**Designer** unknown

**Amendment** [C 29](#)

## Comment

**Significance** (Mapped as a Significant heritage property.)

A fine and representative example of a multi-unit residence, with two flats designed to look like a single dwelling. The building is in fine intact condition, and the position of the structure hard on the footpath makes it an important part of the Mitchell Street streetscape.

## Primary Source

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

## Other Studies

## Description

Style : Arts and Crafts  
One storey multi-unit residence

## History

see Description

## Thematic Context

unknown

## Recommendations

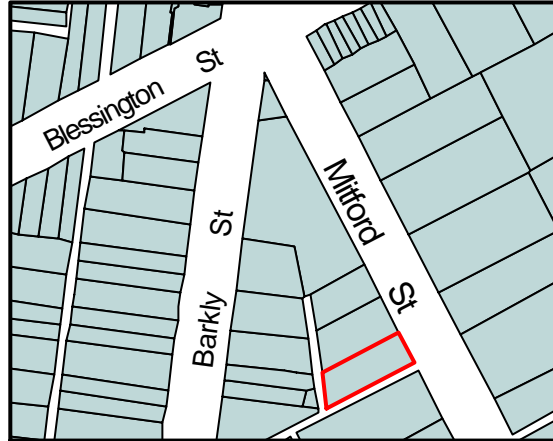
A Ward, Port Phillip Heritage Review, 1998  
recommended inclusions:  
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References

unknown

**Identifier** "Birnam" Apartments

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO192

**Address** 15 Mitford St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1918

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The apartment building "Birnam", at 15 Mitford Street, St. Kilda, was built for Alex Murie, the chemist, in 1918. It is historically and aesthetically important (Criteria A and E) for its capacity to epitomise the halcyon years of apartment building in St. Kilda, the treatment of the Arts and Crafts theme being especially picturesque.

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A picturesque two storeyed Arts and Crafts apartment block exploiting motifs characteristic of the period and including the arch, inverted to form balustrades, and further re-iterated in the curved shingled balcony. The shingled gable end is also characteristic as is the use of rough cast in conjunction with face brickwork and the cartouche with the apartment name "Birnam" in raised cement. Chimneys are tapered and there is a side staircase to the upper level units. Condition: Sound. Integrity: High, upper level balcony glazed in.

## History

In 1916, Clara and Miriam Polack purchased land on the west side of Mitford Street between Blessington and Dickens Streets, from the executors of J. Manson. The land had a frontage of 41 feet and an NAV of 14 pounds.

The following year, A. Murie of Barkly Street, St. Kilda, acquired the land and in 1918 had a building consisting of four brick flats erected. They were occupied by Frederick De Valle, (gentleman), Ralph Isaacs, (dentist), Alex Murie, (chemist) and Edward Wilson, (gentleman).

In 1919, Llewellyn Robinson of Ascot Vale purchased the property, which was named "Birnam". Robinson

lived on the premises. He continued as owner/occupant in 1935 and the other three flats continued to be let.

### **Thematic Context**

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

### **Recommendations**

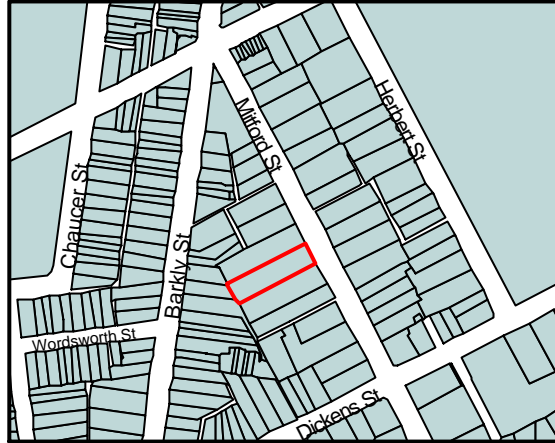
Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

### **References**

St. Kilda Rate Books: 1915-21, 1925-26, 1935-36. VPRS 8816/P1, PROV.  
MMBW litho plan no.48, undated.



**Identifier** Residence (See also Air Raid Shelter)  
**Formerly** unknown



**Heritage Precinct Overlay** HO7  
**Heritage Overlay(s)** HO193

**Address** 23 Mitford St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1921-1941

**Designer** Edwin J. and C.L. Ruck

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

A representative example of an interwar bungalow in the Arts and Crafts style in fine intact condition. This property is, however, primarily of significance for the World War Two air raid shelter that survives in its back yard.

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

This house and site exemplify a better than average residence of the early 1920's, whilst the air raid shelter (dealt with separately) is very rare and important. The nature of this property illustrates that St. Kilda was a prestige residential suburb then.

(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**

**Description**

One storey residence and air raid shelter  
Style Arts and Crafts  
Original owner: Mrs Sicree

The whole is surprisingly intact, complete with established trees, original front fence and garden layout. The air raid shelter was constructed on the old tennis court.

Benjamin Davis built this house for himself in the last months of 1921, to design of Edwin J. and C.L. Ruck, Architects.

## **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**

### **BIBLIOGRAPHY**

City of St. Kilda building permit records, no. 10,739 granted 13/2/1941, includes working drawings

City of St. Kilda building permit records, no 4570 granted 9/8/1921, includes working drawings

**Identifier** Air Raid Shelter (Second World War)

**Formerly** unknown



**Heritage Precinct Overlay** HO7  
**Heritage Overlay(s)** HO193

**Address** 23 Mitford St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1941

**Designer** Engineer: David V. Isaacs

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

#### CULTURAL SIGNIFICANCE

This structure is an extremely rare, privately built, full air raid shelter from the Second World War. It is completely intact. Only a couple of in-ground, concrete air raid shelters were built in Melbourne at the end of 1940. The most elaborate survivor is almost certainly that constructed for the late Dame Meryl Myer at Cranlana in Toorak. The Mitford Street shelter is slightly smaller and differs in internal arrangement, having bunks instead of just seats. Both merit addition to the Historic Buildings Register, due to their rarity and illustration of the particular social conditions then. They contrast with alterations to existing buildings, of which there were a few at the same time (two in St. Kilda).

#### EXTENT OF SIGNIFICANCE

Entire structure and immediate surroundings.

#### SURROUNDING ELEMENTS OF SIGNIFICANCE

Whole property, including site, house and established trees.  
(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

The air raid shelter at 23 Mitford Street is a barrel vaulted reinforced concrete structure measuring ten metres long and two metres high. It includes air locks at each end, and consists of a main entry at the foot of the stairs and an escape hatch in the toilet compartment, three pairs of bunks, a hand basin, two folding benches

and food containers (1). The shelter is located in the back yard of an 1920s bungalow in fine intact condition. (Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

See also residence and grounds, 23 Mitford Street

#### DATE OF CONSTRUCTION

1941 - from middle of February(1).

#### ORIGINAL OWNER

Mrs. Sicreel.

#### ARCHTECT

Engineer David V. Isaacs M.C.E., Assoc. M. Inst. C.E., A.M.I.E. Aust.l.

#### BUILDERS /ARTISANS

Pollard Brother(1).

#### LATER ADDITIONS/ ALTERATIONS

None - intact.

#### DESCRIPTION

This air raid shelter measures 31 feet (9.4 m) long by 5 feet (1.5 m) in width. It is 7 feet (2.1 m) high to the top of the semi-circular ceiling. There are locks at each end, one to the main entry at the foot of the stairs, whilst there is an escape hatch in the toilet compartment at the other. There are three pairs of bunks down one side, each with its own ladder. On the other side are a hand basin and two folding benches.

#### INTACTNESS

This shelter is totally intact, complete with all equipment including tins for supplies. There has been various damage due to water penetration and the mattresses and two wire bunk bases have gone.

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

### History

Davis V Isaacs, consulting engineer, designed this air raid shelter for Mrs. Sicree in December, 1940(1).

Construction began in February, 1941(1). Pollard Brothers were the builders(1). The property remains in the hands of the Sicree family to this day, no doubt the reason for the intactness of the shelter, constructed on the old tennis court.

(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

City of St. Kilda building permit records, no. 10,739 granted 13/2/941, includes working drawings

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

#### NOTES

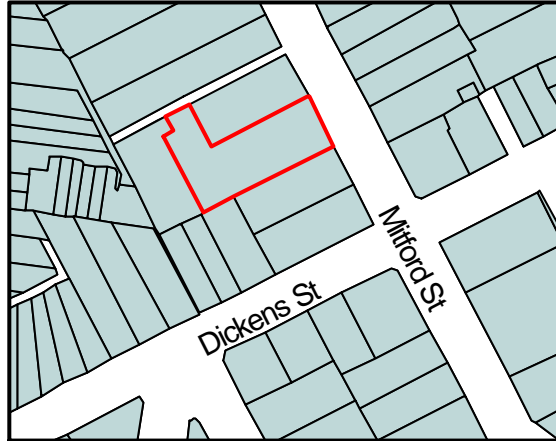
(1) Sally Heath, 'Seeing out the Bombs in Style', Emerald Hill, Sandridge and St Kilda Times, 7 May 1987

SKCC Minutes, 10 February 1941

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

**Identifier** "Saret"

**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 31 Mitford St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1930

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

A refined example of a large Mediterranean style residence. The comparatively large grounds surrounding the house, the fine wrought iron gates, the fine roman brick piers, the glass and gold leaf signage and the pantile roof all contribute to the character significance of the house.

## Primary Source

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

## Other Studies

## Description

Style : Mediterranean  
Two storey residence

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

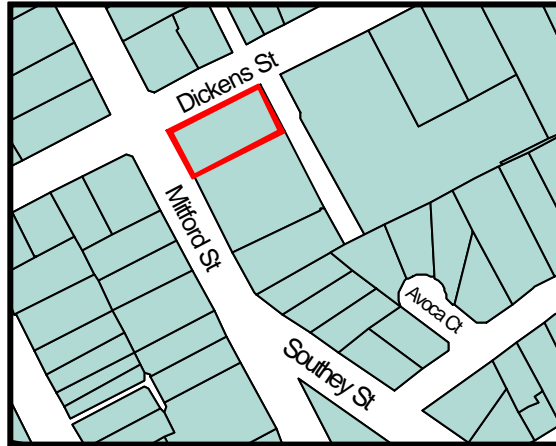
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References

unknown



**Identifier** Marks house  
**Formerly** Unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 32 Mitford St  
ELWOOD

**Category** Residential:detached

**Constructed** 1917-18

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The Marks house at Mitford St, Elwood is significant to the City of Port Phillip because:

- it is associated with the noted commercial figure of Henry marks whose name is linked with some of the earliest furniture businesses in the Colony (Criterion H1);
- it is a relatively well preserved Federation Bungalow style house, with associated attic form, leadlights, and window bays, which is distinguished by the columnated entry porch (Criterion D2, F1);
- as a contributory element in a locally significant and related group of Edwardian and Victorian-era houses, representing an early localised group of houses among generally later development (Criterion A4).

## Primary Source

## Other Studies

## Description

This is a red brick and rough-cast stucco attic-form house in a Federation Bungalow style, with shingling, truncated ribbed chimneys, front and side bay windows, leadlights, columnated entry porch, and terra-cotta Marseilles pattern tiles. A number of additions have been made to the roof.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

Context: The house is near to large and significant precinct of inter-war flat development but is adjacent to a large Victorian-era villa and the nearby Cheyne house which is similar in design and era. This is an isolated group among other laterdevelopment.

## History

The house was built in 1917-18 for Henry Marks, a merchant, who occupied what was described as an 8 room house until c1925 { RB 1917-18, 5416; RB 1926-7, 6791}. Typically there were 5-6 people living in the house in that period. Marks was followed by Samuel Kemelfield, a draper, into the 1930s. The house owner was listed as Doris Kemelfield (Samuel's wife?). Doris may have been the daughter of Solomon Nathan. Esther Kemelfield was also an occupier of one of the flats created at the house around 1931 as well as the listed owner of the house. Simeon Kemelfield, draper, replaced Samuel c1933-4. Simeon died in 1966 aged 69, the son of Barnett & Esta or Esther (nee Nathan) { Macbeth}. Esther had died in 1933 aged 63.

The name Marks was well established in Melbourne commercial circles with the prosperous Marks brothers business at Williamstown and Henry Marks who was in the furniture warehouse trade in Melbourne since the 1850s when he started off with Solomon & Co { Sutherland: 712}. Marks claimed in the 1880s to have one of the largest warehouses of that type in the Colony and stated that he had invented time-payment method of purchase. This Henry Marks was a second-hand clothes dealer in King St, Melbourne during the Edwardian-era, and lived in Dickens St, St Kilda, prior to building this house { D1910: 1246}. In the mid 1930s, David Marks, a manager lived in one of the flats.

The firm Kemelfield & Yinder were hat makers in Franklin St, Melbourne during the Edwardian-era { D1910: 1142}.

## 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.

Identified as a Significant Heritage Place on the City of Port Phillip Heritage Policy Map.

## References

VPRO St Kilda Municipal Rate Book (RB) VPRS 8816, central ward;

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

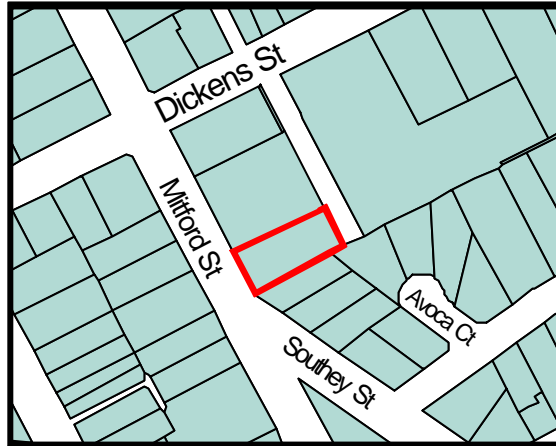
Sands & McDougall 'Melbourne Directory' (D);

Sutherland, A. 1888, 'Victoria & Its Metropolis';

Macbeth 'Pioneer Index Victoria 1836-1888'.



**Identifier** Cheyne house  
**Formerly** Unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 36 Mitford St  
ELWOOD

**Category** Residential:detached

**Constructed** 1920-1

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

Cheyne house in Mitford St, Elwood, is significant to the City of Port Phillip because:

- it is a relatively well preserved Federation Bungalow style house, with associated leadlights, distinctive sleep-out porch and window bays (Criterion D2, F1);
- as a contributory element in a locally significant and related group of Edwardian and Victorian-era houses, representing an early localised group of houses among generally later development (Criterion A4).

## Primary Source

## Other Studies

## Description

This is a red brick and rough-cast stucco attic-form house in a Federation Bungalow style, with bay windows, leadlights, distinctive side sleep-out verandah and terra-cotta Marseilles pattern tiles. A ruinous shed is at the rear. Fence is new.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

Context: The house is near to large and significant precinct of inter-war flat development but is adjacent to a large Victorian-era villa and the nearby Marks house which is similar in design and era. This is an isolated group among other later development.

## History

The house was built in 1917-18 for Henry Marks, a merchant, who occupied what was described as an 8 room house until c1925 { RB 1917-18, 5416; RB 1926-7, 6791}. Typically there were 5-6 people living in the house in that period. Marks was followed by Samuel Kemelfield, a draper, into the 1930s. The house owner was listed as Doris Kemelfield (Samuel's wife?). Doris may have been the daughter of Solomon Nathan. Esther Kemelfield was also an occupier of one of the flats created at the house around 1931 as well as the listed owner of the house. Simeon Kemelfield, draper, replaced Samuel c1933-4. Simeon died in 1966 aged 69, the son of Barnett & Esta or Esther (nee Nathan) { Macbeth}. Esther had died in 1933 aged 63.

The name Marks was well established in Melbourne commercial circles with the prosperous Marks brothers business at Williamstown and Henry Marks who was in the furniture warehouse trade in Melbourne since the 1850s when he started off with Solomon & Co { Sutherland: 712}. Marks claimed in the 1880s to have one of the largest warehouses of that type in the Colony and stated that he had invented time-payment method of purchase. This Henry Marks was a second-hand clothes dealer in King St, Melbourne during the Edwardian-era, and lived in Dickens St, St Kilda, prior to building this house { D1910: 1246}. In the mid 1930s, David Marks, a manager lived in one of the flats.

The firm Kemelfield & Yinder were hat makers in Franklin St, Melbourne during the Edwardian-era { D1910: 1142}.

## 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.

Identified as a Significant Heritage Place on the City of Port Phillip Heritage Policy Map.

## References

VPRO St Kilda Municipal Rate Book (RB) VPRS 8816, central ward;

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

Sands & McDougall 'Melbourne Directory' (D);

Sutherland, A. 1888, 'Victoria & Its Metropolis';

Macbeth 'Pioneer Index Victoria 1836-1888'.

**Identifier** "Poets Corner"

**Formerly** unknown



**Heritage Precinct Overlay** None

**Heritage Overlay(s)** HO376

**Address** 38 Mitford St  
ELWOOD

**Category** Residential:apartment

**Constructed** 1939

**Designer** unknown

**Amendment** [C 32](#)

**Comment** [Landscape assessment](#)

**Significance** (Mapped as a Significant heritage property.)

A large three storey block of flats given significance by its prominent location at the head of the Southey Street and Mitford Street intersection and its dominant position as part of a group of flats, all of similar design and dating from the late 1930s, in Southey Street, Avoca Avenue and Avoca Court. The plain Vernacular Functionalist form of the building responds to its wedge shaped site with the simple gesture of the rounded corner at the north end of the site. The lettering to the facade, the articulation of the steel framed windows, the curved corners to the brickwork, the use of render bands to highlight the form of the building and the low matching fence are all characteristic of the Functionalist design idiom and contribute to the buildings significance.

The planting of a Bhutan cypress and two Italian cypress at 38 Southey Street is historically and aesthetically significant to the locality of Elwood.

### 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

One mature Bhutan cypress (*Cupressus torulosa*) and two Italian cypress (*Cupressus sempervirens*) associated with apartment building.

### History

see Description

## **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:

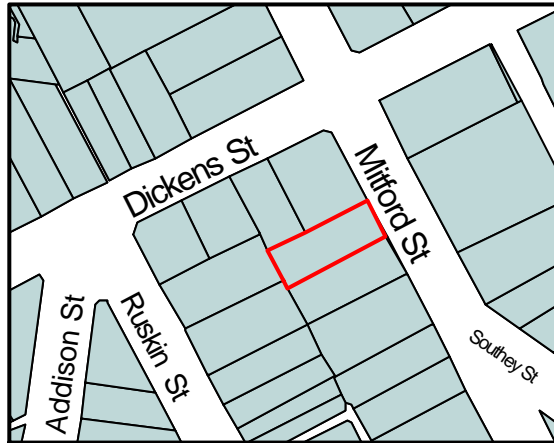
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme, including tree controls.

## **References**

unknown

**Identifier** "Las Palmas"

**Formerly** unknown



**Heritage Precinct Overlay H07**  
**Heritage Overlay(s)**

**Address** 43 Mitford St  
ELWOOD

**Category** Residential:apartment

**Constructed** 1927

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

Number 43 Mitford Street is of importance as a fine, typical example of a three storey flat block in a stripped form of the Spanish Mission style, which forms part of a prominent group of four flat blocks (numbers 39, 43, 45 and 47) of a similar period in this part of Mitford Street.

**Primary Source**

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

**Other Studies**

**Description**

Style : Mediterranean  
Three storey walk-up flats

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

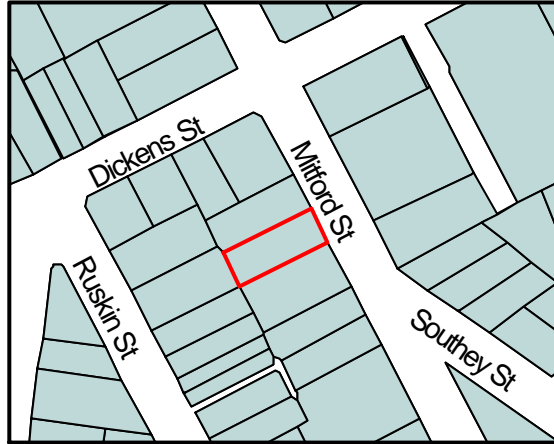
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

**References**

unknown

**Identifier** "Santa Fe"

**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 45 Mitford St  
ELWOOD

**Category** Residential:apartment

**Constructed** 1925

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

'Santa Fe' is of significance as a fine example of a 3-storey flat block in the Spanish Mission style. The twisted baroque columns, parapet details, cross motifs to the balustrades, original front fence and sympathetic landscaping contribute to its character and significance. The building also forms the focus for a prominent group of four flat blocks of a similar period in this part of Mitford Street (numbers 39, 43, 45 and 47).

**Primary Source**

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

**Other Studies**

**Description**

Style : Spanish Mission  
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** Flats  
**Formerly** unknown



**Heritage Precinct Overlay HO7**  
**Heritage Overlay(s)**

**Address** 73-75 Mitford St  
ELWOOD

**Category** Residential:apartment

**Constructed** 1917

**Designer** Schreiber and Jorgensen

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

This structure is one of the small group of suburban scale buildings from this period with a flat roof. It may well be the only block of flats from this time with such a roof. Until a comprehensive evaluation of these flat roofed buildings in Victoria is undertaken, it is not possible to state exactly how rare or otherwise it is. Hence it rated as being of Possible Future Significance (P.F.S.). The external design otherwise is unusual and portends the so-called modern design of later periods, though probably not intentionally. Leadlight windows are the one nostalgic element in the external design of what is one of the earliest surviving suburban blocks of flats in Melbourne.

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

## Primary Source

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

## Other Studies

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

## Description

Style : Arts and Crafts

Two storey walk-up flats

Original owner: Mrs Clark

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

The building contains one flat to each floor, the upper one having its entry at ground level, into a stair well. Schreiber and Jorgensen were the Architects, their client being Miss Clark. The estimated cost was £900 and construction took place in the latter half of 1917.

(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**

### **NOTES**

St K C C permit No. 3324 issued 17/7/1917.

### **BIBLIOGRAPHY**

City of St Kilda building permit records, no. 3324, granted 17/7/1917

**Identifier** Duplex

**Formerly** unknown



**Heritage Precinct Overlay HO7**  
**Heritage Overlay(s)**

**Address** 83-85 Mitford Street  
ELWOOD

**Category** Residential:attached

**Constructed** 1924

**Designer** unknown

**Amendment** [C 54](#)

**Comment** [New citation](#)

**Significance** (Mapped as a Significant heritage property.)

What is Significant?

The dwellings at 83-85 Mitford Street, Elwood, comprise a semi-detached pair that are expressed as one large bungalow-style house. It has a clinker brick plinth with roughcast-rendered walls above, and a broad gabled roof of cement tiles. There are prominent gabled bays to three sides, with small entry porches at the junctions. The house was evidently erected c.1924.

How is it Significant?

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

Why is it Significant?

Aesthetically, the house is significant as a representative and substantially intact example of a semi-detached bungalow-style house, articulated a single dwelling. This sub-set of inter-war duplex housing is quite common in Elwood, and this house, with its clinker brick plinth, rendered walls and minimal decorative detailing, can be considered as a typical example, rather than particularly distinguished one. Nevertheless, its T-shaped form, with gabled bays to three sides, is neatly revealed by its corner siting, and the house consequently remains as a prominent element in the streetscape, and forms an appropriate termination to the edge of heritage overlay area HO7.

## Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

## Other Studies

## Description

The building at 83-85 Mitford Street, Elwood, comprises a semi-detached pair of dwellings on a corner site, articulated as a single large bungalow-style house on a T-shaped plan. Of brick construction, it has an

unpainted clinker brick base plinth with a roughcast rendered finish above. The broad gabled roof is clad in cement tiles, with board-lined eaves on timber brackets, and three squat roughcast-rendered chimneys. The Mitford Street frontage is symmetrical, with a large gable-end bay that (apart from the change in front fence) does not actually articulate the separate dwellings. Each half has a pair of timber-framed double-hung sash windows with clinker brick sills, quoined reveals and leaded glazing. A brick stringcourse, since overpainted, extends between the springing points of the gable.

To the side of each house, the sloping roof extends to form a small porch, set well back from the street, which is supported on a capped rendered brick pier. A splayed wall marks the front doorway, which retains original panelled timber door and is flanked by small windows, also with leaded glazing. The side elevations each have another gabled bay, similarly detailed to that on the Mitford Street front although that to No 83 has a half-timbered gable rather than a rendered one. The two houses are otherwise virtually identical, except that No 83 retains its original cement tiles while No 85 has been reclad in new cement tiles of a slightly different design.

## History

The semi-detached dwellings at 83-85 Mitford Street are first recorded in the Sands & McDougall Directory for 1924 as two of 'three houses being built' on the west side of Mitford Street, between Milton and Gordon streets. The following year, these three houses were identified as Nos 93, 97 and 99 – renumbered as 79, 83 and 83 by 1930.

The house at No 97 (now 83) was originally occupied by Horace W Bird, described in electoral rolls as a manager, and his wife Jessie, who remained listed in directories at that address until 1928. The adjacent house at No 99 (now 85) was initially occupied by Cyril Shaw, a printer, and his wife Amelia. They remained there until 1932. Both houses were then occupied by a succession of relatively short-term tenants.

## Thematic Context

Single-storey semi-detached pairs of dwellings can be articulated in several ways. During the inter-war period, it was atypical for each half to be expressed as a discrete dwelling, with disparate detailing and articulation (eg the quirky example at 22-22a Foam Street, Elwood). More commonly, they were as symmetrical pair, each half forming a mirror-reversal of the other in its composition, fenestration and detailing. This can be seen in several fine examples in the Hammerdale Avenue Precinct, namely 11-11a Hammerdale Avenue (in an unusual Spanish Mission style) and 2-8 Jervois Street.

When adopting the bungalow style, however, such houses were often 'disguised' as a single detached house, typically with a prominent gable-ended bay to the street that often makes no attempt to express the physical division between the two halves. There are numerous examples throughout Elwood, including several on the north side of Mason Avenue (Nos 6-8, 22-24 and 34-36), and others that have been designated as significant or contributory buildings within heritage precincts, such as 4-6 McRae Street and 20-22 Byron Street. These, like 83-85 Mitford Street, are all simply representative of their type and era. Conversely, an example at 17-19 Havelock Street, St Kilda, stands out above the norm for its particularly fine decorative detailing, acknowledged by its inclusion in the City of Port Phillip Heritage Study (2000) as an individual heritage place.

## Recommendations

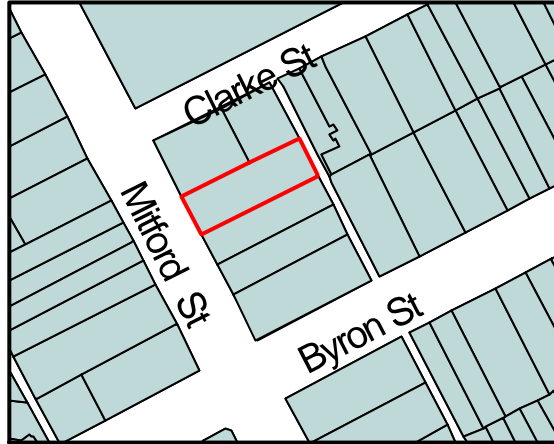
Recommended inclusions:

Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme as a significant building within the Elwood, St Kilda, Balaclava, Ripponlea heritage precinct (HO7).

## References

Sands & McDougall Directory, various.

**Identifier** Residence  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO194

**Address** 86 Mitford St  
ELWOOD

**Category** Residential:detached

**Constructed** c. 1920

**Designer** See notes

**Amendment** [C 29](#)

## Comment

**Significance** (Mapped as a Significant heritage property.)

This Californian style bungalow forms a pair with number 88 and is notable for the exquisite refinement of its detailing, including the carefully proportioned windows with their elongated sills and canopies, the fine articulation of the brickwork bands to the gables and plinth and the tiny pebbles carefully set into the render of the tapering piers of the verandah piers. The contradiction between the supposedly robust and natural Californian style and the delicate handling of materials displayed here is one of the most notable characteristics of the building. The building is intact though the front fence is not original. See also number 88 Mitford Street.

## 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

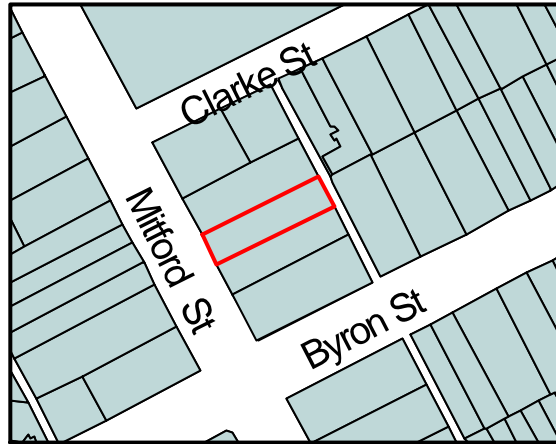
A Ward, Port Phillip Heritage Review, 1998  
recommended inclusions:  
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

### NOTES

These houses show stylistic similarity to designs by an architect whose name is currently unknown, but may be R. Levy, refer 60 Glenhuntly Road, 25 Mitchell Street, 311 Orrong Road and 79 Park Street.

**Identifier** Residence  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO194

**Address** 88 Mitford St  
ELWOOD

**Category** Residential:detached

**Constructed** c1920's

**Designer** See notes

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

This building forms a pair with the Californian style bungalow at number 86. Like number 86, this building is notable for its exquisite detailing, including the tiny divided lights of the upper portion of the bay window, the careful brick detailing of the plinth and around the entrance arch, and the fine timber brackets to the eaves. Together, these buildings are a case study in the difference between the Arts and Crafts and Californian styles, with the understated references to classicism and arched porch integral to the volume of the building of number 88 contrasting with sweeping horizontal elements, Japanese stylistic references and compound form of number 86. Number 88 is in intact condition. See also number 86 Mitford Street.

### Primary Source

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

### Other Studies

### Description

Style : Arts and Crafts  
One storey 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

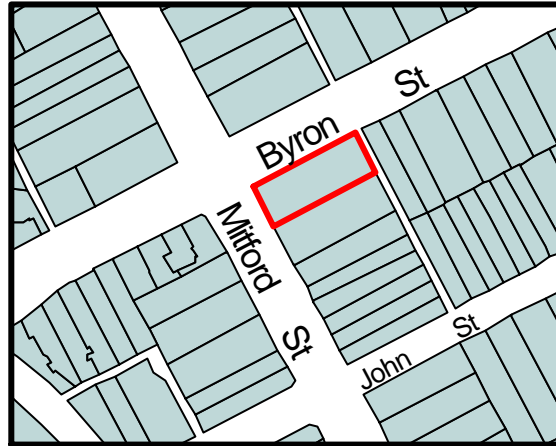
## **References**

### **NOTES**

This building shows stylistic similarities to the work of an architect whose name is currently unknown, but may be R. Levy. Refer 60 Glenhuntly Road, 25 Mitchell Street, 79 Park Street and 311 Orrong Road.



**Identifier** House  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO195

**Address** 96 Mitford St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1917

**Designer** unknown

**Amendment** [C 29](#)

## Comment

**Significance** (Mapped as a Significant heritage property.)

The house at no. 96 Mitford Street, St. Kilda, was built for the civil engineer, William Kennaugh, in 1917. It is a representative substantial Federation villa of its period, demonstrating the area's attraction to the middle classes following the opening of the electric tramway service from St. Kilda station in 1906 (Criterion A).

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A red brick Federation period villa with half timbered gable ended wings having curved window bays and a dominant dormer window at the intersection of the roof gables. The window heads and dormer have shingle cladding and there are curved and fretted brackets supporting the overhanging gable ends. There is a small verandah protecting the entry small arched window alongside. Condition: Sound. Integrity: High, recent sympathetic front fence and possibly in the vicinity of the entry.

## History

At the early Crown land sales, Hugh Glass bought several portions including portion 116 consisting of about 5.5 acres and was bounded by Mitford, Byron and Tennyson Streets. In 1880, this land was vacant and had been acquired by W.J.T.Clarke.

By 1916, the land had been sold in large portions and 275 feet of it facing Mitford Street between Byron and John Streets was vacant and owned by T.H.Hardman of the Fitzroy Racecourse, St.Georges Road, Northcote.

In 1917, William Kennaugh purchased 100 feet of this land from Hardman. By the end of the year, Kennaugh, a civil engineer, had built for his residence a brick house with seven rooms and an NAV of 60 pounds. At the

time, the street number was 134.

Kennaugh continued as owner/ occupant in 1920, however by 1931, ownership had passed to Mrs. Kennaugh who leased the house to Michael Gordon, a gentleman. By then, the street number was 96 and the NAV had risen to 120 pounds. The house continued to be described as "brick, seven rooms".

### **Thematic Context**

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

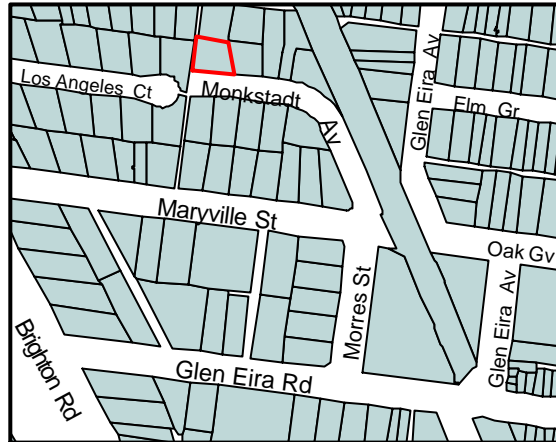
### **Recommendations**

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

### **References**

St. Kilda Rate Books: 1915-21, 1930-31. VPRS 8816/P1, PROV.  
MMBW litho plan no.48, undated.  
Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.  
J.E.S.Vardy, "Plan of the Borough of St. Kilda", c.1873, South/13.

**Identifier** Residence  
**Formerly** unknown



**Heritage Precinct Overlay HO7**  
**Heritage Overlay(s)**

**Address** 17 Monkstadt Avenue  
RIPPONLEA

**Category** Residential:detached

**Constructed** 1934

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

Part of the Los Angeles Court / Glen Eira Road conservation area, this house is one of a group in varied architectural styles, all built during the same period as a result of the closure and subdivision of Brunning's Nursery in 1926.

## Primary Source

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

## Other Studies

## Description

This house was constructed in the middle of 1934 for E. Jenkins by L.S. Nichols Pty. Ltd., builders also of number 16 Monkstadt Avenue as well as numbers 5 and 15 Los Angeles Court.

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

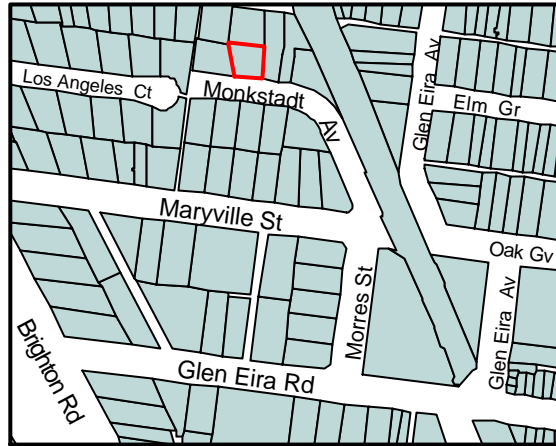
recommended inclusions:

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

## References

City of St. Kilda building permit records, no. 8532 granted 4/4/1934, includes working drawing.

**Identifier** Residence  
**Formerly** unknown



**Heritage Precinct Overlay HO7**  
**Heritage Overlay(s)**

**Address** 19 Monkstadt Avenue  
RIPPONLEA

**Category** Residential:detached

**Constructed** 1932?

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

This house forms part of a group of houses of varying styles and types erected following the closure and subdivision of Brunning's Nursery in 1926, all part of the Los Angeles Court / Glen Eira Road 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

see Significance

## History

The records are not clear, but this house appears to have been built in the latter half of 1932 by and for G. Dance and Son builders.

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

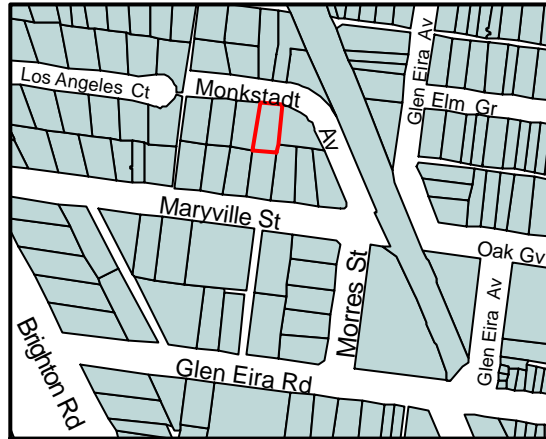
recommended inclusions:

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

## References

City of St. Kilda building permit records, no. 8092, granted 23/7/1932.

**Identifier** Residence  
**Formerly** unknown



**Heritage Precinct Overlay HO7**  
**Heritage Overlay(s)**

**Address** 20 Monkstadt Avenue  
RIPPONLEA

**Category** Residential:detached

**Constructed** 1931

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

Of architectural interest individually, this building forms part of a group of houses of varying architectural styles and types constructed following the closure and subdivision of Brunning's Nursery in 1926, now a key element in the Los Angeles Court / Glen Eira Road 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

see Significance

## History

H. White and Son built this house for R. Sidebottom in the latter half of 1931.

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

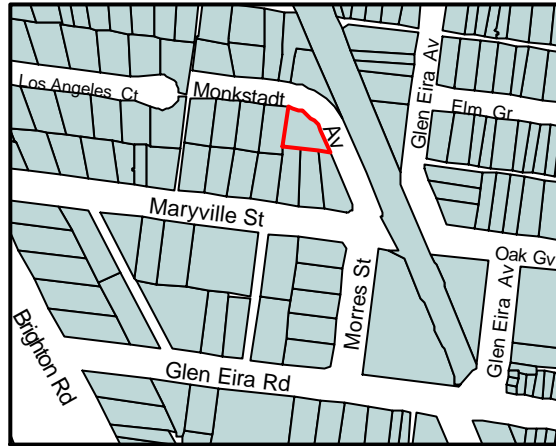
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References

City of St. Kilda building permit records, no. 7936, granted 22/6/1931.



**Identifier** Residence  
**Formerly** unknown



**Heritage Precinct Overlay HO7**  
**Heritage Overlay(s)**

**Address** 22 Monkstadt Avenue  
RIPPONLEA

**Category** Residential:detached

**Constructed** 1929

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

Part of a group of houses illustrating the variety of architectural styles and types during this period, all constructed as a result of the closure and subdivision of Brunning's Nursery in 1926, this house is of interest also for some of its detailing, including bands of tiling and columns framing the main windows internally. It 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

see Significance

## History

C. Menero built this house for Ross Grey Smith early in 1929.

## Thematic Context

unknown

## Recommendations

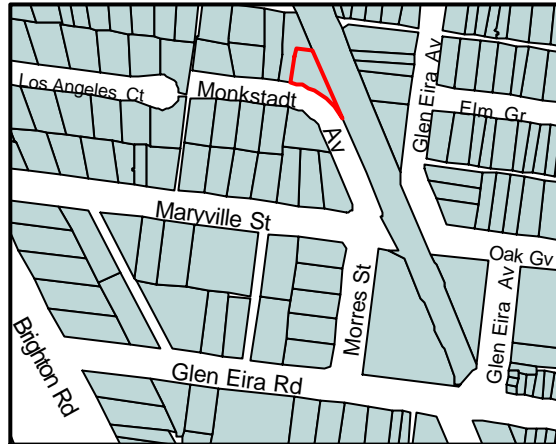
A Ward, Port Phillip Heritage Review, 1998  
recommended inclusions:

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

## References

City of St. Kilda building permit records, no. 7404 granted 29/1/1929.

**Identifier** Residence  
**Formerly** unknown



**Heritage Precinct Overlay HO7**  
**Heritage Overlay(s)**

**Address** 23 Monkstadt Avenue  
RIPPONLEA

**Category** Residential:detached

**Constructed** 1932

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

This 20th century Elizabethan style house forms part of the Los Angeles Court / Glen Eira Road conservation area and is one of a group of houses in varied architectural styles all constructed during the same period as a result of the closure and subdivision of Brunning's Nursey in 1926. Construction of this building took place in the last months of 1932 and the house as built did not have the front verandah or sleepout over the garage, which were added in 1939.

## 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

Deakin and Murick built this building for D.J. Ferrier.

## 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. 8122 granted 9/9/1932, includes working drawing; no. 10,372 granted 29/8/1939 includes working drawing for the additions.

# City of Port Phillip Heritage Review

Place Name: Dunlop Pneumatic Tyre Company  
Factory  
Other names: Dunlop Rubber Company

Citation No:  
**2134**



Address: 66 Montague Street and 223-229  
Normanby Road, South Melbourne

Category: Industrial

Style: Edwardian

Constructed: 1913

Designer: Unknown

Amendment: C29, C117

Comment: Updated Citation

Heritage Precinct Overlay: None

Heritage Overlay(s): HO218

Graded as: Significant

Victorian Heritage Register: Recommended

## Significance

### What is Significant?

The former mill of the Dunlop Pneumatic Tyre Company at the corner of Normanby Road and Montague Street, South Melbourne, was built in 1913, and stands as a four storey brick industrial building with additional levels added in recent decades.

### How is it Significant?

The Dunlop Factory is of historical, aesthetic (architectural), social, and scientific (archaeological) significance at the local level to the municipality.

### Why is it Significant?

The Dunlop Factory is historically and aesthetically important. It is historically important (Criterion A) for its capacity to demonstrate an aspect of the former Dunlop complex at this location in South Melbourne, recalling its pre-eminence as the Municipality's largest employer as well as the years during which South Melbourne was a hub of Melbourne's industry. It is the last of more than twenty buildings that made up the industrial complex, and the principal mill, which was given prominence in the company's advertising, letterheads and other promotional material.

The place is also historically significant as physical evidence of the major change from steel wheeled horse drawn vehicles of the 19th century to the rubber tyred motor vehicles of the twentieth century, as well as the rise of the pneumatic tyred bicycle as a significant form of personal transport in the period 1880s to 1930s (Criterion A).

It is also historically significant as an especially rare building type, being one of only two multi storey manufacturing plants in Port Phillip (with the Laconia Woollen mills) and perhaps a dozen such buildings left in Melbourne (Criterion B).

In this respect it also helps interpret a past way of life through the strong link which once existed between residential location and place of employment. It is aesthetically important (Criterion E) as a rare example of multi storeyed industrial architectural form which demonstrates manufacturing practices at a time when industrial processes employed large numbers of workers on cramped sites readily accessible by public transport. It is important from this viewpoint also on account of its prominence which is symbolic of South Melbourne's industrial past.

The place is of Social significance (Criterion G) as it fills in connecting the much changed local community to its historical past. Although the connection between current residents and the old industries is waning as the demographics of Port and South Melbourne changes, social significance remains through the local attachment to the area's history. For example South Melbourne footballer Tommy Lahiff, made the point that : "...you were either a wharfie or you worked in one of the factories. Swallow and Ariell's, Kitchens, Dunlops, Laycocks". (Lahiff, 1991) The involvement of the Port Melbourne Historical and Preservation Society in documenting and celebrating the industrial history of Port Melbourne, and more recently framing submission to the Fishermans Bend URA process, demonstrates this social significance.

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## Thematic Context

### *Victoria's framework of historical themes*

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

### *Port Phillip thematic environmental history*

5.4 Industry: 5.4.2 South Melbourne, 5.4.5 Growth and prosperity

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## History

The early 20th century saw some dramatic expansion of industry in the South Melbourne and Port Melbourne area, partly as a result of government stimulus programs and then for the war effort itself. Port Melbourne prospered as an industrial location in the mid twentieth century. Amongst the factories established in the 1920's were the works of the engineering company, Malcolm Moore Pty. Ltd. on Williamstown Road from 1927, Kellow-Faulkner had its showrooms on City Road, the Union Can Company, and the Dunlop Pneumatic Tyre Company, which erected a vast factory complex straddling Normanby Road and Montague Street in 1901. The Southbank foundries, carriage builders and engineering works gave rise to local the automotive industry, with various motor car showrooms, Holden and other body builders spreading down City Road. Bicycle makers such as Malvern Star were also focussed in this area. Along with the increasing demand for rubber tyres and the advances in pneumatic tyres, these and more distant manufacturers could be reached by the immediately adjacent railway goods yards.

This was also an area of working class housing, particularly the Montague area, which was to become a slum in hard times, and the more established Sandridge and Emerald Hill districts, ensuring an available local workforce. Streets and housing were confined to an area south of City Road in 1866. The area to the north

was low lying and swampy and was not developed at the time. Subsequent, draining and filling enabled development of the area to begin in the 1870's. (Parish Plan, 1866)

John Boyde Dunlop patented the pneumatic tyre, initially for bicycles in 1888, and contracted to the first factory for its manufacture in 1889. By 1902 it had its own manufacturing subsidiary, Dunlop Rubber Co. Ltd, in Birmingham. Dunlop and his partner William Harvey du Cros, (businessman and president of the Irish Cyclist's Association) formed the Pneumatic Tyre and Booth's Cycle Agency in 1889 and then the Dunlop Pneumatic Tyre Co. Ltd in Dublin to acquire and commercialise Dunlop's patent for pneumatic tyres. Commercial production began in late 1890 in Belfast, and rapidly grew to meet demand. Dunlop assigned his patent to Du Cros in return for 1500 shares in the new company. Dunlop Tyre opened divisions in Europe and North America in the 1890s, and a branch office and factory in Melbourne, Australia in 1893. The English subsidiary was established in 1896. Despite sales success, financial difficulties, led to the selloff of its overseas operations including the Australian division during 1899 to a Canadian consortium, which incorporated it as the Dunlop Pneumatic Tyre Company of Australasia Ltd. (Oldbike blog)

## References

Ambrose Pratt (ed.), "The National Handbook of Australia's Industries, Specialty Press, Melbourne", 1934, Pp.286-290.

ANU Archives <http://digitalcollections.anu.edu.au/handle/1885/48352>

Archive for ALBERT KAHN, Vertical Urban Factory, <http://www.mascontext.com/tag/albert-kahn/>

eMelbourne Encyclopaedia, Dunlop Pneumatic Tyre Co. <http://www.emelbourne.net.au/biogs/EM00493b.htm>

Kowsky , Francis R. Daylight Factory Style: An International Style Substyle, <http://www.buffaloah.com/a/archsty/daylight/index.html>

Melbourne & Metropolitan Board of Works (MMBW) litho plan no.19, c.1894.

Oldbike blog, <http://www.oldbike.eu/museum/tyres/pneumatic-tyres/the-pneumatic-tyre/> [Accessed 23/07/15]

Parish Plan South Melbourne, Sheet 2. PMHS.; Cox, "Hobson Bay and River Yarra", 1866. SLV, Map Section

Susan Priestly, South Melbourne A History, Melbourne University Press, Carlton, 1995, pp.260-62.

Tommy Lahiff, quoted in "They can carry me out" Memories of Port Melbourne, (1991), p.57. cited in *Port Phillip Heritage Review* Vol 1, p.52

Ward, Andrew, *Port Phillip Heritage Review*, Version 6, 2006 Prepared for the City of Port Phillip, revised 2011

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## Description

The surviving Dunlop Tyre Factory building consists of four original storeys with two additional levels added set back from the parapets. The internal structure is partly brick load-bearing walls and columns and presumably steel-framed with fire-proofing cover of brick and cement cladding. Original large timber-framed windows are in place, but have been painted over, and heavy mesh screens installed.

There is evidence of former bridges that linked the building with other now demolished elements of the Dunlop complex, in the form of projecting concrete beam ends, blocked up openings, and bolted brackets



to the external walls. The tower with surmounting flagpole is an important element; this would have housed the dust extraction equipment, which was a critical component of the noxious and fibrous processes which occurred in the building.

An off-form concrete-walled lift well has been added on the west side, two extra levels, set back from the parapet, have been constructed on the roof, presumably with alterations to the bearing beams and posts.

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## Comparative Analysis

The Dunlop rubber mill is a distinctive type of manufacturing building, developed in the late nineteenth century and prominent in the first half of the twentieth century, known as a 'daylight factory', characterized by exposed rectangular frames usually of reinforced concrete, but sometimes brick, with glass mostly replacing solid exterior wall materials. (Kowsky) While the multistorey textile mills of northern England provided the genesis, it was the US Automotive industry which perfected the type, with Albert Kahn's Highland Park Ford plant (1908-10) in Detroit considered the type site. (Archive for Albert Kahn)

In Victoria, large multistorey factories were rare, the IXL Jam Factory in South Yarra, Bryant & May and Rosella in Richmond, several of the boot and shoe factories in Collingwood, and some of the later textile mills were built in this form, with three or four floors. However, these still did not have the very large glazed areas which characterise the daylight factories. The British United Shoe Machinery Co in Fitzroy, is perhaps the closest to the daylight factory model, and most comparable to Dunlop, (apart perhaps from the Geelong Ford Factory (almost certainly and off-the shelf Albert Kahn design), but is somewhat later – built in 1938.

The Dunlop Factory and Laconia Mill, are therefore among the earliest multistorey 'daylight factories' in Melbourne.

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## 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 B: Possession of uncommon, rare or endangered aspects of our cultural or natural history.
- Criterion E: Importance in exhibiting particular aesthetic characteristics.
- Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

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## Recommendations

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

- Nomination to Victorian Heritage Register

Ward, Andrew *Port Phillip Heritage Review, 1998* recommended inclusions:

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





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## Primary heritage study

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

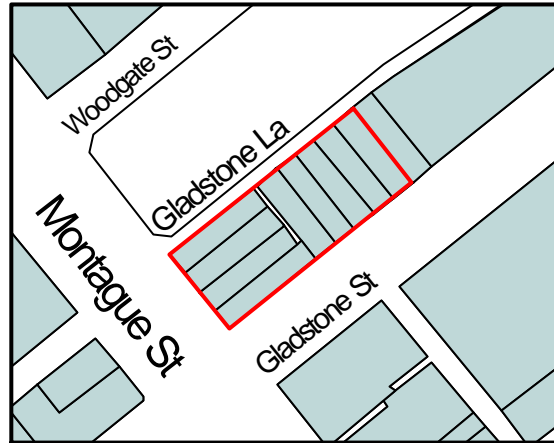
### *Other heritage studies*

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

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

**Identifier** Houses

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO131  
HO132  
HO133  
HO134  
HO135  
HO197  
HO198  
HO199  
HO200

**Address** 83-89 Montague St, 108-116  
Gladstone Street  
SOUTH MELBOURNE

**Category** Residential:attached

**Constructed** 1935-40

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The duplex houses at nos. 83-89 Montague Street and 108-116 Gladstone Street, South Melbourne, were built with assistance from the South Melbourne City Council to the standard designs of the State Savings Bank in 1937-40. They are historically important (Criterion A) for their capacity to demonstrate the South Melbourne Council's commitment to assisting families into better housing at a time when no other councils were similarly engaged. They reflect a locally experienced concern that was ultimately to be met by the State Government through the Victorian Housing Commission established in 1938. The duplex are of architectural interest as examples of State Savings Bank houses funded under the Bank's credit foncier scheme and comparable with the Garden City flats built by the State Savings Bank up to a decade earlier.

**Primary Source**

Andrew Ward, City of Port Phillip Heritage Review, 1998

**Other Studies**

**Description**

A group of single storeyed duplex dwelling units with red brick dados of varying heights and unpainted rough cast walls with cement tiled hipped roofs. Each duplex unit is divided down the centre beneath the dominant hipped roof and there are side entrances, the facades being occupied by groups of double hung windows. The eastern most unit in Gladstone Street consists of half of a duplex against a recent industrial building whilst its walls are all constructed completely of red brick. Condition: Sound. Integrity: High.

## History

Public welfare housing came to the fore in the 1930's eventually giving rise to the establishment of the Victorian Housing Commission in 1938. During 1936-37 the Housing Investigation and Slum Abolition Board surveyed Melbourne's inner suburbs with a view to identifying examples of inadequate housing. South Melbourne was recognised as having areas of sub-standard housing; problems related to zoning, building regulations and flooding being among the issues to be addressed in order to improve living conditions.

The Council resolved, under the terms of the "Housing and Reclamation Act", to embark upon its own public housing project, the "Gladstone and Montague Streets Reclamation Scheme". It entailed the acquisition and demolition of 21 sub standard homes, the draining and raising of the land and its re-subdivision for a planned nine duplexes.

There were conditions attached to the purchase of the land, including an agreement to build a State Savings Bank home. Five designs were offered from which to choose. Unfortunately the result was that those who were in greatest need of assistance could not afford to participate. The Council was criticised, but eventually the building of the houses was commenced.

The land was part of Block 57A and had frontages of about 432 feet to Gladstone and 85 feet to Montague Streets. It was not recorded in the 1936-37 Rate Book as it was possibly still Council owned and deemed "exempt", the houses themselves being erected in 1935-36.

By December 1937, six houses had been erected including the two duplexes on the east side of Montague Street. They were all of brick with five rooms and an NAV of 40 pounds. The owner/occupants of the Montague Street houses were Albert Scanlon (engineer) at no.83, Cyril Johnson (driver) at no.85, Anne Barnes (home duties) at no.87 and Desmond North (engineer) at no.89. The two houses in Gladstone Street were unnumbered. They were owned by Adam McLean, a railway employee and Maurice Young, a newsagent.

Nos. 110 and 112 in Gladstone Street were completed in 1940 and occupied in 1941 by Henry Fielding (no.110) and Edward Henley (no.112). Nos.106 and 108 were built in 1942 and occupied the following year by Oscar Anderson (no.106) and Ernest Lester (no.108). In that year, Mrs.Loughrey moved into McLean's house.

## Thematic Context

4. Building settlements, towns and cities. 4.1.2 Making suburbs. 4.4 Living with slums, outcasts and homelessness.

## Recommendations

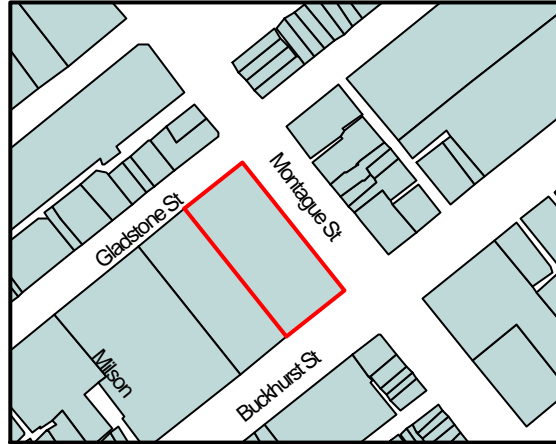
Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme. Recommended for inclusion on the Register of the National Estate. These properties are included on the Victorian Heritage Register as follows: 108 Gladstone St.: H834, no. 110 Gladstone St.: H835, no.112 Gladstone St.: H836, no. 114 Gladstone St.: no.H837, no. 116 Gladstone St.: H838, no. 83 Montague St.:H830, no.85 Montague St: H831, no. 87 Montague St.: H832, no. 89 Montague St.: H833.

## References

South Melbourne Rate Books: 1934-38. VPRS 8264, PROV.  
Sands and McDougall Directories: 1937-1943.  
Heritage Council Files for above buildings.  
MMBW litho plan no.19, c.1894.  
Charles Daly, 'The History of South Melbourne', Robertson and Mullens, Melbourne, 1940, Pp.272-73.  
Susan Priestley, 'South Melbourne, A History', Melbourne University, Press, Carlton, 1995, Pp.335-36.

**Identifier** Former State School (No. 2784)

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO201

**Address** 90 Montague St  
SOUTH MELBOURNE

**Category** School

**Constructed** 1888

**Designer** George William Watson

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The former State School no. 2784 is of significance as a substantially intact school of the 1880s that stands largely free of later additions and has had few changes made to its original fabric. The interior of the school is of significance as the most complete example to have been built of the wider classrooms introduced in the 1870s.

### Primary Source

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

### Other Studies

### Description

Original Use: Primary School

Construction:(1)

Architect: George William Watson(2)

With the population increase in South Melbourne during the 1880s, the need for a further school in the area was felt and later that year the site in Montague Street was purchased(3). The school opened in advance of the extant buildings, and in 1886 a building was leased from the St. Barnabas Church of England(4) to accommodate the new school, called State School No.2784(5). Having an estimated total enrolment of 718 students(6) the school's first head teacher was H.T. Tisdall(7). In 1888, increased enrolments prompted the letting of a contract for a new brick school building(8) and it was the Public Works Department's Central District Assistant Architect, G.W. Watson(9), who prepared the '...adventurous plan'(10) of State School No.2784. In the following year the school was transferred to its new building(11).

With retrenchments in the public services during 1894 the Montague Street school was made an adjunct of State School No. 1253(12) in Dorcas Street (q.v.)(13), while in 1917 No.2784 became a Domestic Arts

School(14) which was later transferred to the City Road State School (q.v.)(15).

The building remains substantially intact except for the window openings that, like nearly all the schools in the area, appear to have been enlarged in the Edwardian period. The building does however remain intact in its form, being long and low, and despite the symmetrical arrangement onto Montague Street, it is most picturesque in effect. The central building has a hipped roof, from which projects a central gabled roof decorated with freestanding timbering to the gable. Surmounting this is a timber and metal-clad octagonal fleche. Two rooms flank the central building, being set back in line and with gabled roofs. All the buildings are built in red brick with polychrome horizontal bands across them and in their styling are typical of the 1880s. The reference to the, '... adventurous plan' of the school related to the wide rooms, that appear to have been made available to house the free subjects of drawing and singing introduced in the 1870s and the Montague Street school was the only school to receive this arrangement in all of its rooms.

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

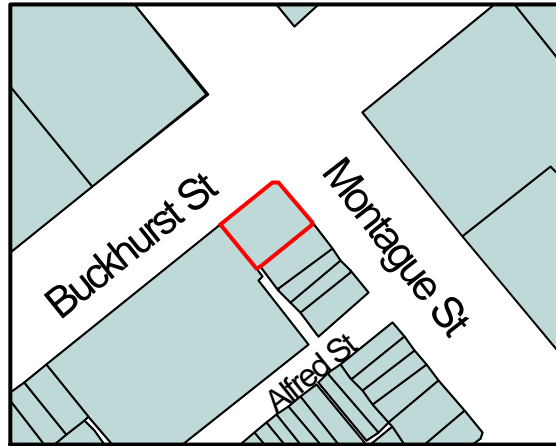
National Estate Register

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

## References

1. L. Burchell, 'Victorian Schools', p. 139
2. ibid
3. 'History of Montague Special School, No. 2784' held in South Melbourne Local History Collection, LH: 20
4. ibid.
5. C Daley, 'History of South Melbourne'. p. 244
6. History of Montague...', loc.cit.
7. Daley, loc.cit.
8. History of Montague... ' loc.cit.
9. B. Trethowan, 'Public Works Department of Victoria .. ', Research Report, 1975
10. Burchell, op.cit., p. 158
11. 'History of Montague...', loc.cit.
12. C. Daley, 'History of South Melbourne', p. 244
13. Refer Citation No. for 286 Dorcas Street
14. J.11. Boyd Girls' High School 1885-1985, One Hundred Years of Education at City Road, held in South Melbourne Local History Collection LH: 1124
15. Refer Citation No. for 207 City Road

**Identifier** Golden Fleece hotel  
**Formerly** Unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO202

**Address** 120 Montague St  
SOUTH MELBOURNE

**Category** Commercial

**Constructed** 1872,1880 and later.

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The Golden Fleece hotel was built in stages between 1872 and 1880 for J.E. Deeble. It was subsequently extended and later again refurbished, presumably during the inter-war period. It has historical and aesthetic significance. It is historically important (Criterion A) along with other examples of its type for its capacity to demonstrate a past way of life wherein the corner pub was a meeting place within its neighbourhood, accessible by foot with the houses and centres of employment that it was built to serve. It is aesthetically important (Criterion E) as an example of a hotel refurbished in a manner characteristic of the inter-war period, thereby adding stylistic diversity to South Melbourne's stock of comparable corner hotels.

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A prominent two storeyed stuccoed Victorian period hotel with corner splay remodelled during the inter-war period, the frieze, upper level windows and chimney being exterior indicators of the building's age and the lower level windows, parapets and upper level balcony with Tuscan order columns overlooking Montague Street being indicative of the inter-war refurbishment. The parapets to Montague and Buckhurst streets have the hotel name in raised cast cement letters. Inside, the public areas have been recently refurbished. Condition: Sound. Integrity: High (inter-war refurbishment).

## History

Commander H.L.Cox surveyed Hobson Bay and the River Yarra in 1866. At the time Montague Street extended north as far as City Road beyond which the land was low lying and swampy, bisected and contained by the railway line to Port Melbourne. The area was subdivided from the late 1860's, although at the time, land lots were below the road levels and adequate drainage was not provided, a situation made worse by

periodic flooding into the 1880's.

Section 52 was carved out of this area. Its boundaries were Buckhurst, Thistlethwaite, Montague and Boundary Streets. At Crown land sales local real estate agent William Parton Buckhurst bought numerous allotments in this section including lot 24 on the south west corner of Montague and Buckhurst Streets. By 1870, the corner portion was owned by John Edward Deeble who began developing the site, initially with a four roomed timber building to which he added a "brick bar" in 1872 named the "Golden Fleece" hotel. By 1880, the timber section of the building had been removed and the brick section had been extended to eleven rooms. Caroline Murray was the licensee. Deeble continued as the owner. At the same time, Deeble owned an adjoining brick shop which he let to the grocer, Edward Barton. It had five rooms and has since been incorporated into the present day hotel.

For a brief period in the late 1880's when Mrs E.Strieff was licensee, the hotel was known as "Strieffs' Hotel", however with the next licensee, it reverted to its former name. At the turn of the century the hotel was owned by the brewer Alexander McCracken. It was described as "brick, ten rooms, NAV 150 pounds". It had the street number 54 and was run by licensee James Burke.

### **Thematic Context**

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

### **Recommendations**

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

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

### **References**

South Melbourne Rate Books: 1869-73, 1880-81, 1900-01. VPRS 2332, PROV.

MMBW litho plan no.19, c.1894.

Parish plan South Melbourne, Sheet 2. PMHS.

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

Hotels, Vol.2. Port Phillip Library, Local History Collection, LH 647.949 4 SOU.

Susan Priestley, South Melbourne, A History, Melbourne University Press, Carlton 1995, pp.122-125, 132-3.



**Identifier** House

**Formerly** Talbot Inn



**Heritage Precinct Overlay** None

**Heritage Overlay(s)** HO203

**Address** 144 Montague St  
SOUTH MELBOURNE

**Category** Commercial

**Constructed** 1875

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The former "Talbot Inn" at 144 Montague Street, South Melbourne, was built for James B. Lamond in 1875. It is historically important along with other examples of its type for its capacity to demonstrate a past way of life wherein the corner pub was a meeting place within its neighbourhood accessible by foot with the houses and centres of employment that it was built to serve (Criterion A). It is aesthetically important as a prominent hotel characteristic of the mid Victorian period (Criterion E).

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A two storeyed stuccoed mid Victorian hotel with corner splay. The upper level has round arched windows with drip moulds and a plain cornice, the corner splay being surmounted by a semi-circular pediment. The string course is dentillated and there is a small ledge above at the corner splay that may have had a cast iron railing giving visual emphasis to the main entry. At street level the openings are invariably intact although it would appear that the shop windows either side of the door, now bricked up, were provided following the closure of the hotel. Condition: Sound. Integrity: Medium.

## History

In 1866, the land north of City Road was low lying and swampy. Within the decade, however, it had been drained and subdivided for housing. At the land sales, William Buckhurst, a prominent local real estate agent, bought a substantial number of allotments including lot 1 of Block 52 on the north west corner of Montague and Thistlethwaite Streets.

By 1875, James B. Lamond owned the corner lot which measured 33 by 66 feet. During that year, he erected



on the site a brick building with nine rooms and a bar. Lamond held the licence for the first year, thereafter leasing the business to a succession of licensees.

The Melbourne Brewing and Malting Company acquired the freehold c.1884, and like its predecessor, leased the business. During its time, the Company had only two tenants, Sarah Gaff from 1884 to 1890 and the long serving Elizabeth Green from 1891 till the pub closed in 1913. The hotel was known as the "Talbot Inn".

Over this time, the Melbourne Brewing and Malting Company emerged as the Carlton Brewery Company. After the closure of the hotel, it retained ownership, leasing the building as a shop. In 1920, it was rented to Mrs. Mary Dawes(?) who ran a "small goods" business. At the time, the property was described as "brick, 10 rooms, population 14, NAV 60 pounds".

In 1951, the building housed the Finnish Seamen's Mission and currently it is a private residence.

## **Thematic Context**

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

## **Recommendations**

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

## **References**

South Melbourne Rate Books: 1874-75, 1880-81, 1886-87, 1892-93, 1900-01, 1910-11, 1920-21. VPRS 2332, PROV.

Sands and McDougall Directories: 1885, 1900, 1916, 1951.

MMBW litho plan no.19, c.1894.

Parish Plan South Melbourne, Sheet 2. PMHS.

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

"Hotels" vol 2. Port Phillip Library, Local History Collection.

**Identifier** Commercial and residential complex  
**Formerly** Commercial, residential and industrial complex



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO272

**Address** 146 Montague St, 79 Thistlethwaite St  
SOUTH MELBOURNE

**Category** Industrial

**Constructed** Unknown

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The residential, retail and industrial complex at nos. 146 Montague Street and 79 Thistlethwaite Street, South Melbourne, appears to have been built as a bakery during the inter-war period. It has historical significance (Criterion A). This significance rests on its capacity to demonstrate an aspect of a past way of life in this part of South Melbourne wherein a bakery was established in a predominantly residential area to meet local needs. Today it is a prominent though indirect reference to the area's past residential character and also to past methods of food manufacture wherein local food manufacturing enterprises were customarily established to meet local requirements.

**Primary Source**

Andrew Ward, City of Port Phillip Heritage Review, 1998

**Other Studies**

**Description**

An interwar period development consisting of two shops and upper level residences facing Montague Street and two storeyed industrial premises at the rear. The Montague Street buildings are in overpainted brick with metal framed shop windows and a single ingo representing an alteration to the original configuration. The upper level has casement windows, the upper sashes of which retain some leadlighting and there are capped pilasters and a curved pedimented treatment in cement to the parapet in the Arts and Crafts manner.

The rear buildings have parapeted gable ends to Thistlethwaite Street and they are separated from the main building by a pitched crossing and yard, now built in. Openings have cement lintels and some of the street level openings have been defaced. At first floor level timber windows suggest a past industrial use and there is a pulley (manufacturer's name Trevor G) and beam with doorway for loading. An overpainted sign reads "JDM Products".

Condition: Sound. Integrity: High.

## **History**

The prominent citizen and real estate agent, William Parton Buckhurst, bought numerous Crown allotments in this area including those on the south west corner of Thistlethwaite and Montague Streets in Block 51. By the turn of the century, four buildings existed between Montague Street and Carrington Place. They comprised two houses, a bakery and a store in 1906 and continued to be occupied in 1934. By 1938 these places had been demolished and the area was described as nos.81-85, "vacant land" owned by Harold Charge of Camberwell.

The site was redeveloped by 1944. At that time, the cartage contractors Neal and Meighan operated their business from the new premises that had been erected there at nos.81-85. In 1973, the site was occupied by the machine merchants, Agency Sales and Service P/L (nearest Montague Street), Neal and Meighan who continued as cartage contractors, and the engineers, Premier Engineering. The addresses for these businesses were the same, 81-85 Thistlethwaite Street, this being the only property between Montague Street and Carrington Place at the time.

This locality has its origins as a residential area, the MMBW litho plan no.19 showing Thistlethwaite Street as predominantly residential and Montague Street with a mixture of residential and non-residential buildings. By 1924 no. 146 was occupied by Jno. Parry and no. 148 by R.H. Jones. By 1935-37 A.J. Herbert, the baker, occupied no. 146 and A. J. Palmer, a bookshop proprietor, occupied no. 148. In 1938, the premises now known as 146-48 were occupied by A.J. Herbert, baker and in 1951 by Unger and Aldor, pastrycooks. In 1973 the proprietors were Quick Bakery and F.F. Macaroni Pty. Ltd., pastry cooks.

## **Thematic Context**

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

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

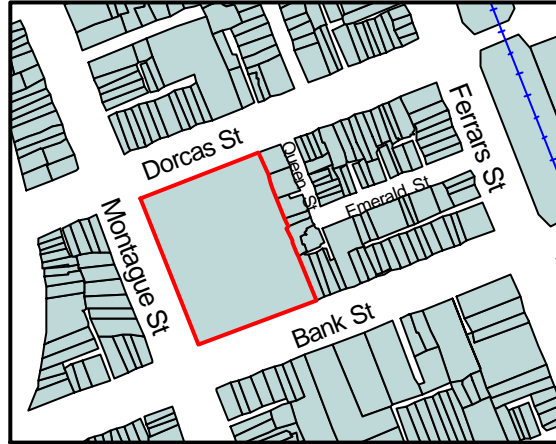
recommended inclusions:

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

## **References**

Rate books (1937-38, Sands and McDougall directories.

**Identifier** Sts Peter and Paul Church and School  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO204

**Address** 217-239 Montague St  
SOUTH MELBOURNE

**Category** Church

**Constructed** 1872

**Designer** T A Kelly, Reed & Barnes & Edgar J  
Henderson

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The Sts Peter and Paul complex is of significance as one of the major ecclesiastical groups of buildings in South Melbourne and for the input it has had into the social fabric of the area. The church is of individual significance for its architecture.

## Primary Source

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

## Other Studies

## Description

Original Use: Church and School

Date of Construction: 1872,1879,1913(1)

Architect: T.A. Kelly, Reed and Barnes and Edgar J. Henderson(2)

The site of St. Peter and Paul's Church Complex, on the corner of Montague and Bank Streets, was designated as early as 1852(3) and comprises the church, a presbytery and the parish school. The church itself was designed by T.A. Kelly and was constructed in three stages, the earliest being in 1872(4). Reed and Barnes, the noted Melbourne architectural firm(5) was responsible for the presbytery built in 1876(6). Several years later, in 1891, the parish school was established, its buildings being designed by Edgar J. Henderson.

Some well-known clerics of the church were the Rev. O'Driscoll, Dr. Graber, Monsignor Lonergan and Monsignor Collins, the latter being known in South Melbourne for more than thirty years(7). In 1870 the later notorious South Melbourne Building Society magnate Matthias Larkin(8) was the Honorary Secretary of the Committee(9).

Despite the input of several architects, this is a coherent complex of buildings. They are however, in quite contrasting styles. The Gothic revival church is a very fine basalt structure with an outstanding rose window. The effect of the church does however suffer from not having received the planned spire to the north-west corner. The school is a relatively early example of the English Vernacular Free Style and its two storeyed form is quite massive in effect being built in exposed brickwork with applied render decoration. The mid-Victorian presbytery has suffered from the alterations made to its verandah in the early twentieth century.

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

## References

1 National Trust of Aust. (Vic.), 'Walking Tour of South Melbourne', 1982

2 *ibid.*

3 C. Daley, 'History of South Melbourne', p 372

4 National Trust of Aust. (Vic.), *loc.cit.*

5 M. Lewis, 'Architectural Survey: Final Report', National Estate Project 244, November 1977, p. 80

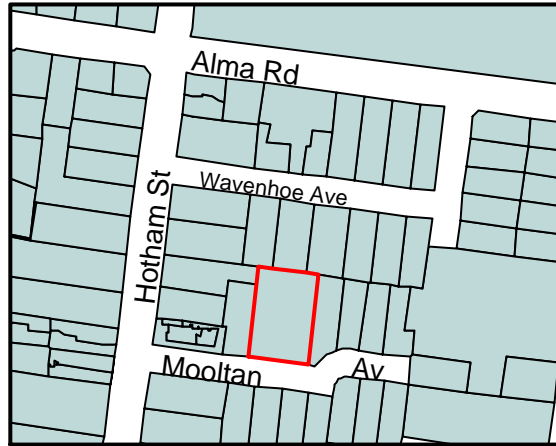
6 Architects Index, University of Melbourne

7 *ibid.*

8 M. Cannon, 'Land, Boom and Bust', p. 158

9 Daley, *loc. cit.*

**Identifier** Flats  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO302

**Address** 8 Mooltan Ave  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1968

**Designer** Sol Sapis, designer

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

A grievously ill-sited block of flats by a prominent 1960s developer, which, none-the-less, is one of the best and most important examples of its type and period in St Kilda.

## Primary Source

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

## Other Studies

## Description

Style : Vernacular Functionalist  
Three storey walk-up flats  
Builder: North South Development Co  
Original owner: North South Development Co

This large block of flats was built by one of St Kilda's most prominent developers of the 1960s on the site of 'Mooltan', the Victorian mansion through whose grounds the Mooltan Avenue subdivision was built in the 1920s. The demolition of 'Mooltan' and the siting there of a block of flats of this scale was disastrous for this otherwise attractive street. Nevertheless, the present flats exhibit certain qualities and architectural features that make it one of the best and most important examples of its type in St Kilda. Among these are the bold massing and structural expression of its brickwork and reinforced concrete elements, the excellent garden court yard planning (and creditable internal planning as well) and its extraordinary circular entry from the footpath through its front courtyard wall. Sapis designed a number of flat blocks around St Kilda, the most prominent (and similarly problematic) being the twin tower development on the Esplanade and Alfred Square.

## **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**

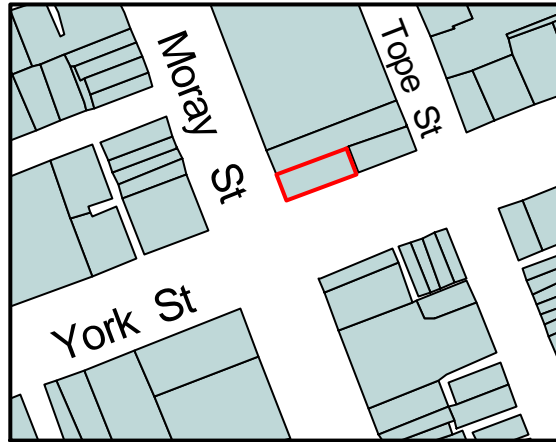
### NOTES

St K C C permit No 2165 (current series).



**Identifier** Maori Chief Hotel

**Formerly** unknown



**Heritage Precinct Overlay** None

**Heritage Overlay(s)** HO205

**Address** 117-119 Moray St  
SOUTH MELBOURNE

**Category** Commercial

**Constructed** 1875

**Designer** M Hennessy

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The Maori Chief Hotel is of significance as a South Melbourne landmark and as one of finest and most intact hotels of the 1870s remaining in Melbourne. The intact state of the exterior of the ground floor is rare in Melbourne.

## Primary Source

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

## Other Studies

## Description

Original Use: Hotel

Construction: 1875(1)

Architect: M. Hennessy(2)

In 1867 J.Reidy was granted a licence to operate his hotel on the corner of Moray and York Streets(3), however in 1875 the earlier building was replaced. The new hotel, called the Maori Chief Hotel was designed by M. Hennessy, architect(4) who was also responsible for the design of the former 'Meagher's Family Hotel' (q.v.)(5) built in 1874, and the former 'Freer's Family Hotel' (q.v.)(6) constructed in 1875.

The Maori Chief Hotel remains as a landmark in South Melbourne, both for the dominance it holds over the corner on which it stands and for the very high quality of its detailing. It is a tall building, being three storeys and is relatively narrow. The ground floor is treated as a basement course with rustication across its render and the piano nobile floors above are enframed with composite pilasters with very fine bracketed cornice lines. The effect of this decoration is added to by the window architraves and the cast iron balconettes to the first floor level. The two decorated facades of the building are unified by the rounded corner.



## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

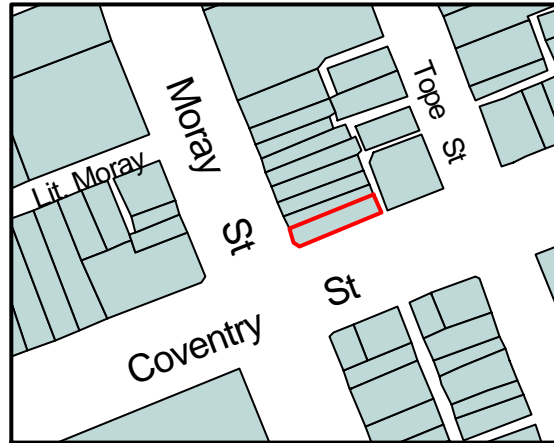
National Estate Register

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

## **References**

- 1 Architects Index.
- 2 *ibid.*
- 3 Cole Collection, Vol. 3, State Library of Victoria
- 4 Architects Index, University of Melbourne
- 5 Refer Citation No. for 505 City Road
- 6 Refer Citation No. for 159 City Road

**Identifier** Bell's Hotel and Brewery  
**Formerly** Freer's Family hotel



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO206

**Address** 147 Moray St  
SOUTH MELBOURNE

**Category** Commercial

**Constructed** 1873-74

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The building formerly known as Freer's "Family" hotel is situated at 147 Moray Street, South Melbourne and was built in 1873-74. It is historically important along with other examples of its type for its capacity to demonstrate a past way of life wherein the corner pub was a meeting place within its neighbourhood accessible by foot with the houses and centres of employment that it was built to serve (Criterion A). It is aesthetically important as a prominent hotel characteristic of the mid Victorian period (Criterion E), distinguished by its façade treatment.

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

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

## Description

A richly decorated two storeyed Italianate stuccoed hotel distinguished by its enrichment and the arrangement of its pilastrated façade with upper level quoining and plain lower level pilasters. There is a corner splay and entry off Coventry Street, both of which are given emphasis by the treatment of the pilasters with half finials and balustrading beneath the upper level windows. The roof has bracketed eaves and there is a string course separating the upper and lower levels. Condition: Sound. Integrity: High, recent glazing to Moray Street elevation.

## History

In 1855, Moray Street ended at York Street. The east side of Moray Street from Coventry Street was undeveloped as the area stretching towards St. Kilda Road formed part of a large swamp. By 1866, Moray Street extended across the swamp to City Road. By 1871, the north-east end of Moray street had been drained and Block 20 had been surveyed. At the Crown land sale, John Shearer purchased lot 1 (33 x 165 ft) and Henry Freer purchased lot 2. Freer built two four roomed brick houses on his land and in 1873 acquired

lot 1 from Shearer. In 1873, he commenced building a four roomed brick shop on part of lot 1 and a "brick bar, eight rooms" at the Coventry Street corner. The shop had an NAV of 40 pounds and the barn 100 pounds. The buildings were completed in 1874 at which time Freer leased the shop to David McClure, a grocer, and took up occupancy of the bar himself. He remained there in 1876 but by 1886 the bar was leased to William Glover. Freer retained ownership of the shop and two houses in Moray street. In that year the bar was described as having eight rooms, the shop, five rooms and the houses four rooms each. Today, Bell's hotel and Brewery includes Freer's bar and the adjoining three buildings.

### **Thematic Context**

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

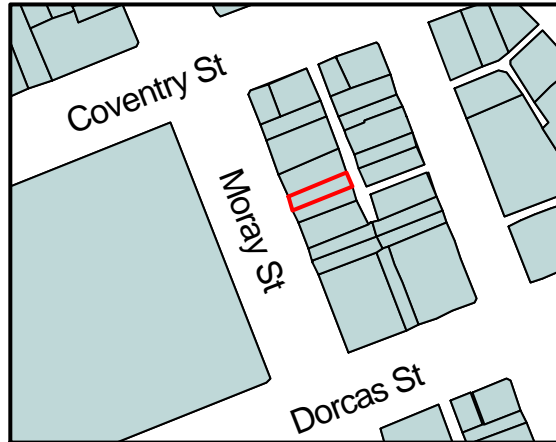
### **Recommendations**

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

### **References**

South Melbourne Rate Books: 1868-77, 1881-87, VPRS 2332, PROV.  
MMBW litho plan no. 19, c.1894.

**Identifier** "Templemore House"  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO207

**Address** 175 Moray St  
SOUTH MELBOURNE

**Category** Residential:row

**Constructed** 1881

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

"Templemore House" was built at 175 Moray Street, South Melbourne, for Henry Freer of "Freer's Family" hotel in 1881. It is historically of interest (Criterion A) for its link with "Freer's Family" hotel at 147 Moray Street and is aesthetically representative of its period.

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A representative two storeyed terrace house of the late Victorian Boom period having a two storeyed cast iron lace verandah and fence, stuccoed walls and an elaborate pedimented balustrade with "Templemore House" in cast cement, and urns. The verandah line is at the footpath.

Condition: Sound

Integrity: High

## History

Henry Freer was an early resident in Moray Street being publican of the "Freer's Family" hotel at no.147 Moray Street which he established in 1874. Further south between Coventry and Dorcas Streets, Freer also owned a block of land with a frontage of 18 feet to Moray Street. In 1879, it had a wood stable at the rear and an NAV of 10 pounds. In 1881, Freer built a brick house for his residence on this site. It had four rooms and an NAV of 38 pounds.

By 1886, Freer was described as a "gentleman". At the time he retained his holdings on the north east corner of Moray and Coventry Streets and resided at his house in Moray Street which was named "Templemore House". He was still in residence there in 1911.

## **Thematic Context**

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

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## **References**

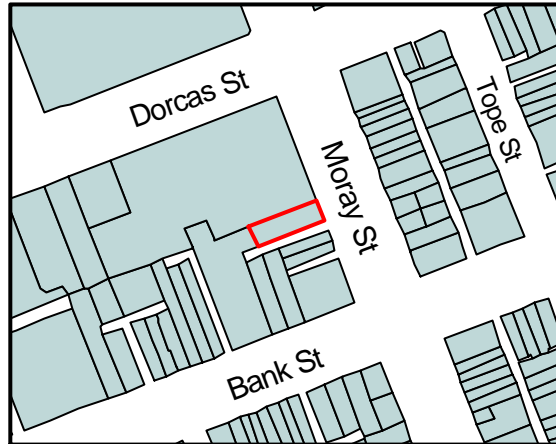
South Melbourne Rate Books: 1879-87, 1890-91, 1900-01.

MMBW litho plan no.21, dated 17.7.1894.

Sands and McDougall directory: 1911.

Port Phillip Study: Data Sheet for 147 Moray Street, South Melbourne.

**Identifier** Shop and Residence  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 206-208 Moray St  
SOUTH MELBOURNE

**Category** Commercial: residential

**Constructed** c.1880

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

This building is of significance for having retained in a substantially intact state, both its ground and first floor facades. The recent defacement of the ground floor joinery has greatly reduced the significance of these buildings.

## Primary Source

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

## Other Studies

## Description

Original Use: Shop and Residence

This building houses a pair of shops and a residence on the second floor. The walls are clad in render, the two floors are divided by a dentilated cornice and there is a bracketed cornice above the first floor. The first floor is framed by raised quoins. It is most regrettable that the removal of the original joinery to the shop windows has recently been allowed to take place.

## 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 Residence  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 244 Moray St  
SOUTH MELBOURNE

**Category** Commercial: residential

**Constructed** c.1880s

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

244 Moray Street is of significance as a substantially intact Victorian shop and residence. The retention of most of the shop window intact is integral to the significance of the building.

## Primary Source

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

## Other Studies

## Description

Original Use: Shop and Residence

This building appears, from its styling, to have been built in about the 1880s. The Rate Books are however inconclusive concerning its exact date and appear to record what is now this site, as having remained as vacant land and as owned by the McCracken Brewery Co Ltd, Melbourne, until at least the turn of the century (1). The rendered façade with moulded architraves and cornice and the timber framed window with a corinthian colonette forming one of the framing members, are all substantially intact and typical of the late Victorian period. The building appears to have originally had a verandah and the front door and upper section of the shop window have been altered.

## History

see Description

## Thematic Context

unknown



## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

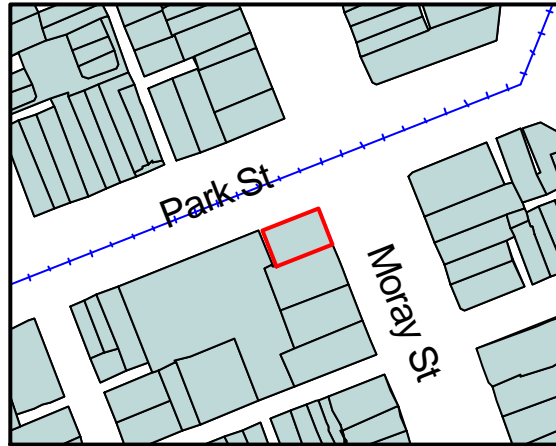
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

1 City of South Melbourne Rate Books, 1900-01

**Identifier** Former Freemasons Hotel, now The Water Rat

**Formerly** Druid's hotel



**Heritage Precinct Overlay HO3**  
**Heritage Overlay(s)**

**Address** 256 Moray St  
SOUTH MELBOURNE

**Category** Public

**Constructed** 1859

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The former "Freemasons" hotel at 256 Moray Street, South Melbourne, was built for Charles Roy in 1859. It is historically important. This importance (Criterion A) is derived from its early date and the building's resultant capacity to demonstrate an aspect of life in South Melbourne during its formative period. This capacity, however, is diminished by the low level of integrity of the fabric.

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A defaced two storeyed early corner hotel with corner splay, stuccoed walls, bluestone plinth and walls, mostly concealed from view, and arched street level openings with flat arched upper level windows. The street level windows and door have been rebuilt but the upper level double hung windows appear to be early. The north end side wall has a gable end and chimney at the apex and the toothed stonework at the end of the façade suggests that it once extended to form the residence of the first owner, Charles Roy.

Condition: Sound.

Integrity: Low.

## History

Although Block 32 bounded by Park, Napier, Clarendon and Moray Streets was not part of the original survey of Emerald Hill in 1852, within a few years of the survey, it had been formed, subdivided and sold. Lot 1 on the south west corner of Park and Moray Streets was bought by Archibald Roy. The land passed to Charles Roy in 1858 and in the following year, Roy built on the corner site a brick and stone hotel which he named the "Freemasons" hotel. The hotel had ten rooms and a slate roof. The NAV was 176 pounds and the licensee was William Lloyd. In 1860, adjacent to the hotel in Moray Street, Roy built a stone house for his residence.

It had ten rooms and a cellar . Next to this house he built a pair of four roomed stone houses. The NAVs of these houses were 85, 22 and 22 pounds respectively. The houses all had slate roofs. A stable was listed with the hotel in 1861 and the hotel was described as a "bar, nine rooms".

Roy, a solicitor, continued to own the properties and reside next door to the hotel in 1880. In that year, Charles Johnston was the licensee of the hotel and the tenants of the houses were a mariner, William Slone and a fireman, John Price. By this time Moray Street was substantially developed and had for many years extended across the swamp to join the Sandridge (now City) Road. By 1890, boat builder James Edwards had bought the properties. The hotel at that time was named the "Druid's" and the licensee was John Cox. It would seem the main house may have been incorporated in the hotel by this stage. The pair of stone houses were let to labourers Samuel Cox and George Loder. Edwards continued to own the properties in 1900 when George Jones was licensee.

In the book "South Melbourne A History" Priestley refers to a Jem (James) Edwards as having a "Yarra boathouse near Princes Bridge which was the centre for rowing clubs and hired pleasure boats." Edwards also seems to have had a boathouse on the shore of Albert Park lake in 1870 and, in anticipation of a yacht club being formed, provided a bath, club rooms and ladies' waiting room.

## **Thematic Context**

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

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## **References**

South Melbourne Rate Books: 1858-64, 1868, 1880-81, 1890-91, 1900-01.

MMBW litho plan no.21, dated 17.7.1894.

Commander H.L.Cox R.N., "Hobson Bay and River Yarra", 1866. SLV 821.09 AJ 1866 Cox.

Susan Priestley, "South Melbourne, A History", Melbourne University Press, Carlton, 1995, p.195.

**Identifier** Shop and Residence

**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 300-302 Moray St  
SOUTH MELBOURNE

**Category** Commercial: residential

**Constructed** c.1870

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

300-302 Moray Street is of significance as one of the few remaining buildings that dates from the early development of Moray Street and for being one of the humbler examples: few of which have survived. The significance of the building is being detracted from by its bad state of repair.

## Primary Source

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

## Other Studies

## Description

Original Use: Shop and Residence

The Rate Book research for this pair of shops has been inconclusive. They appear to date from no later than the 1870s and while in a bad state of repair, are still key elements in the early fabric of Moray Street. One storeyed and rendered, the central entrance is flanked by Doric pilasters and there is a plain rendered cornice above. The whole is framed by plain pilasters decorated with large console brackets. The original timber shop window remains partially intact, while the tripartite double hung sash window with colonettes between the sashes, is 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**

unknown

**Identifier** Shop and Residence

**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 315 Moray St  
SOUTH MELBOURNE

**Category** Commercial: residential

**Constructed** probably 1869

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

315 Moray Street is of significance as a substantially intact shop and residence of the late 1860s and as one of the few remaining buildings that dates from the early development of Moray Street to have survived.

## Primary Source

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

## Other Studies

## Description

Original Use: Shop and Residence

The first mention in the Rate Books of a building on this site is in 1868-69, with a three roomed brick building and shop owned by Thomas Shaw and occupied by Thomas McGregor, a grocer (1). The number of rooms remained consistent until 1884 (2), when it rose to eight, however this may not indicate a new or extended building because in 1895, it again reduced to four rooms (3). Stylistically it is quite feasible that the building dates from 1869. It is two storeyed and rendered with little applied decoration, bar moulded string courses and a small corner pediment. The timber framed shop windows remain intact, however the doors have been replaced. The building appears to have originally had a verandah.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## **References**

1 City of South Melbourne Rate Books, 1868-1869

2 *ibid.*, 1884-1885

3 *ibid.*, 1895-1896

**Identifier** Terrace Houses  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 344-346 Moray St  
SOUTH MELBOURNE

**Category** Residential:row

**Constructed** probably 1873

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

344-346 Moray Street are of significance as terrace houses built in a form and alignment onto the street unusual to South Melbourne. Their significance is enhanced by their very intact state.

## Primary Source

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

## Other Studies

## Description

Original Use: Residences

This pair of terrace houses appears to have been built in 1873, as at that date the site is listed as having two houses on it, one five-roomed and the other six-roomed, both of brick, and owned by one George Haythorpe, who was to remain the owner until at least 1898. The design of the terrace is unusual in South Melbourne, but has equivalents in areas such as Carlton and East Melbourne. They are built hard onto the pavement and the ground floor facades are recessed behind a rendered loggia. The façade above is plain render with five rectangular architraves, the central architrave framing a blind opening and the remainder, double hung sash windows.

## History

see Description

## Thematic Context

unknown



## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

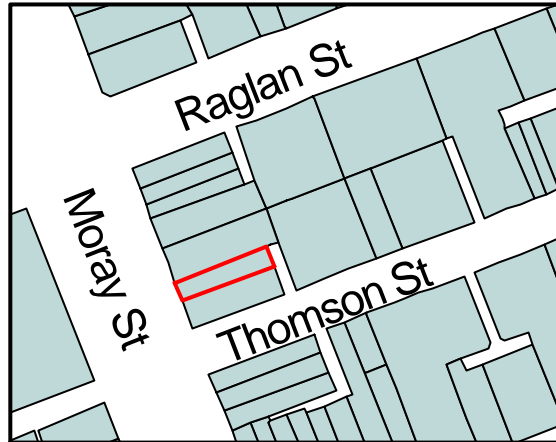
recommended inclusions:

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

## **References**

unknown

**Identifier** House  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO208

**Address** 347 Moray St  
SOUTH MELBOURNE

**Category** Residential:detached

**Constructed** 1861

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

347 Moray Street is of significance as a timber house of the early 1860s that has survived in a substantially intact state including its door and window joinery and verandah decoration. The concrete verandah floor detracts from the significance.

## Primary Source

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

## Other Studies

## Description

Original Use: Residence

This timber house was built in 1861 (1), and was owned and occupied by John Hemingway, a pattern maker, for at least the next twelve years (2). The house is two storeyed and built in a terrace-like form. The façade is clad in weatherboards to represent banded rustication and is decorated by a single storeyed verandah and coupled brackets to the eave. The verandah has a combination of timber and cast iron decoration in a manner typical of its date and is in an almost completely intact state except for the verandah floor that has been paved with concrete. The ground floor is outstanding in its degree of intactness with fully glazed french doors and the four panelled front door.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

## **References**

1 City of South Melbourne Rate Books, 1861-1862

2 *ibid.*, 1873-1874

**Identifier** Terrace Houses  
**Formerly** unknown



**Heritage Precinct Overlay HO3**  
**Heritage Overlay(s)**

**Address** 348-350 Moray St  
SOUTH MELBOURNE

**Category** Residential:row

**Constructed** 1860

**Designer** John Elder?

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

348-350 Moray Street are of significance as one of the earliest buildings to have been built in Moray Street, and for the substantially intact state of the early joinery to both houses. The concrete verandah floor detracts from the significance.

## Primary Source

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

## Other Studies

## Description

Original Use: Residences  
Architect: John Elder (?)

This pair of single storeyed terrace houses was first listed in 1860 (1) as a pair of four roomed brick houses owned by John Elder, a builder. It is very possible that Elder built and perhaps also designed, the houses. He owned the houses and occupied one, until 1884 (2). Despite the Rate Books indicating that the houses were built in the same year, there are subtle differences between their designs and these all appear to be early alterations. Both are built in tuckpointed Hawthorn bricks and No. 350 has chamfered red corner bricks. No. 348 has multipaned french doors and No. 350 multipaned double hung sash windows and a four panel door with octagonal panels. The verandah posts are in turned timber with accentuated entasis and applied Corinthian capitals. The verandah floor has been replaced by a concrete floor.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

## **References**

1 City of South Melbourne Rate Books, 1860-1861

2 *ibid.*, 1884-1885

**Identifier** "Pembroke Terrace"  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 351-353 Moray St  
SOUTH MELBOURNE

**Category** Residential:row

**Constructed** 1865

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

'Pembroke Terrace' is of significance as one of the earliest and most substantial buildings to have been built in Moray Street and for retaining a substantial degree of its original detailing on two of the houses. The defacement of No. 355 detracts markedly from the significance of the row.

## Primary Source

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

## Other Studies

## Description

Original Use: Residences

Pembroke Terrace was built in 1865 (1) and was owned by John Thomas, a 'gentleman' until at least 1895 (2). Thomas did not live in the terraces, and initially leased them to Benjamin Peto a composer, James McFarlane, a civil servant and one John Stewart. The terraces are clad in render and while No. 344 has its verandah and render decoration removed, the remaining terraces have some outstanding detailing intact. The verandahs are decorated with timber to a stylistic effect typical of the 1860s and include dentils to the eave, very substantial turned timber columns and carved timber consoles and capitals. The render to the façade is fashioned with decorative architraves to the arched window and door openings and the parapet where intact has a chain-like pattern. The terracotta and cream tiles to the verandahs and the cast iron fences and gates are intact to Nos. 351 and 353. No. 351 is the only terrace to retain some of its original multipaned double hung sash windows at the rear.

## History

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

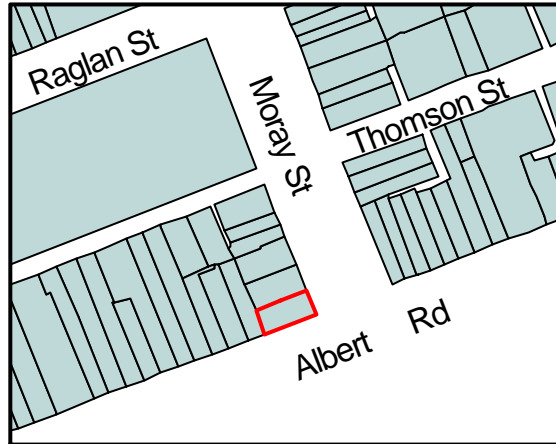
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

1 City of South Melbourne Rate Books, 1865-1866

2 *ibid.*, 1895-1896

**Identifier** "Park House"  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO209

**Address** 352 Moray St  
SOUTH MELBOURNE

**Category** Residential:detached

**Constructed** 1856

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

'Park House' is of significance as an intact, relatively large house, built very early in the development of South Melbourne. The solidity of its fabric, being masonry rather than timber, was relatively unusual in South Melbourne at that time and adds to the significance. Its association with Lowe Kong Meng and Sir J.B. Patterson enhance the significance.

## Primary Source

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

## Other Studies

## Description

Original Use: Residence  
Date of Construction: 1856 (1)

The first listing of this property (2) was in 1856 when the Rate Books record John Carmichael as being the owner of a vacant eight-roomed brick building with an attic and a workhouse in the yard (3). At that date the N.A.V. for the property was £100 (4). In the following year Daniel Carmichael, presumably a close relative, became the owner and occupier of the building, by then described as being of eleven rooms and having an N.A.V. of £120 (5). A more detailed description is given in 1858 when the building is listed as having a balcony, eight rooms, a kitchen, pantry and an attic (6).

In 1860 until 1863 Lowe Kong Meng tenanted 'Park House', described in that year as constructed of both brick and stone and having thirteen rooms; the N.A.V. increasing again to £130 (7). Lowe Kong Meng, a most prominent member of the Chinese community in Victoria (8), was recorded as being a tea merchant and importer (9), establishing his business Kong Meng and Co. in Little Bourke Street as early as 1854 (10). With another South Melbourne Chinese community member, Louis Ah Mouy (11), Kong Meng was instrumental in



fighting against anti-Chinese legislation imposed by the British government. For his services to his community Kong Meng was honoured with the civil order of Mandarin of the blue button in 1863 by the Chinese Emperor T'ung Ch'ih (12). By 1864 Kong Meng had vacated 'Park House' and was listed as living at 111 Albert Road, East Melbourne (13).

In 1882 (14), after a series of owners and occupiers in the 1860s and 1870s 'Park House' was purchased by Sir J.B. Patterson MLA, an auctioneer and speculator who became Premier in 1891 (15). 'Park House' was owned and occupied by Patterson until his death in October 1895 (16), when, in the following year it was passed to George Patterson, his nephew, also an auctioneer (17).

'Park House' remains substantially intact from the 1850s. It is a very simple two storeyed house with an attic set within the gabled roof. The only adornment of the façade is in the banded piers at each corner, the ashlar ruling in the render (now not all evident), and the fanlight, typical of its period, with fine glazing bars in a diagonal cross. The double hung sash windows remain intact with six panes of glass per sash. The verandah appears to have been a later addition/replacement, and the cast iron is almost certainly a later addition, probably of the 1870s-80s. The hoop iron fencing and the simple wrought gate do however appear original and are very rare survivors of this type of fencing in Melbourne.

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

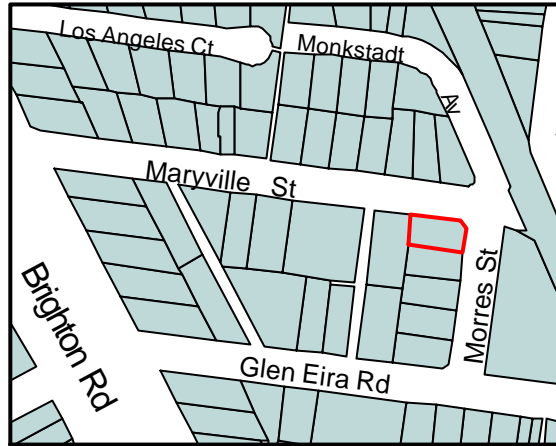
National Estate Register

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

## References

- 1 National Trust of Aust. (Vic.), '352 Moray Street ..', Building Citation
- 2 The address given in the 1857/58 City of South Melbourne Rate Book is for the corner of Moray and Bridport Streets (now Albert Road)
- 3 National Trust of Aust. (Vic.), 'Research into 'Park House' ...', 5 January 1976
- 4 *ibid.*
- 5 *ibid.*
- 6 *ibid.*
- 7 National Trust of Aust. (Vic.). *loc.cit.*
- 8 ADB, Vol. 5: 1851-1890, p. 106
- 9 Sands and McDougall Melbourne Directory, 1885
- 10 ADB, *loc.cit.*
- 11 ADB, Vol. 3: 1851-1890, p.19. Ah Mouy's youngest son, Mee How, was a local South Melbourne architect, designing at least two Edwardian terrace-house rows in the Middle Park area; one in 1904 being six houses in Nimmo Street and the other in 1907 for eight houses on the corner of Armstrong and Richardson Streets
- 12 ADB, Vol. 5, LOC.CIT.
- 13 National Trust of Aust. (Vic.), *loc.cit.*
- 14 *ibid.*
- 15 ADB, *op.cit.*, p. 415
- 16 *ibid.*
- 17 *ibid.*

**Identifier** "La Mascotte"  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 1 Morres St  
ELWOOD

**Category** Residential:detached

**Constructed** 1928

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

One of a significant group of four individual residences erected by E. Marsh in 1928. Each house has a very similar plan form and exhibits the same external finishes, however each takes on a distinctly different style with the application of varying fenestration types, entrance porch designs and to a lesser extent roof forms and fence designs.

The consistency and quality of detail across the group is noteworthy and extends to the internal timber panelling and leadlights. The importance of the buildings, however, lies essentially in their collective quality and stems from the aesthetic variations that have been applied from house to house and the intact state of each dwelling, including the garden layout, front fence and interior finishes.

See also REFERENCES/NOTES

## 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 : Mediterranean  
One storey residence  
Builder: E. Marsh  
Original owner: E. Marsh

## History

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

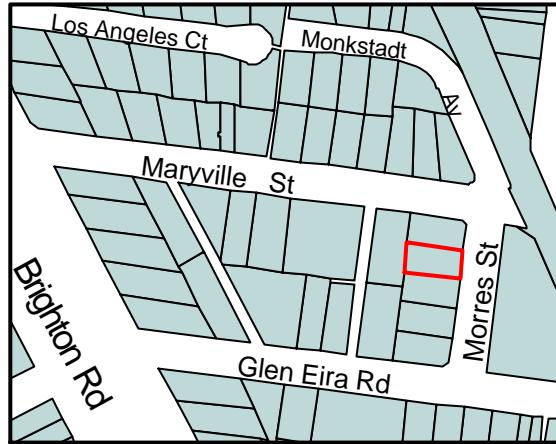
## **References**

### NOTES

Refer Bick. Of further significance is the extensive and elaborate timber panelling and leadlight work of the largely intact interior.

Bick, Area 31 Appendix A91

**Identifier** Residence  
**Formerly** unknown



**Heritage Precinct Overlay HO7**  
**Heritage Overlay(s)**

**Address** 2 Morres St  
RIPPONLEA

**Category** Residential:detached

**Constructed** 1928

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

One of a significant group of four individual residences erected by E. Marsh in 1928. Each house has a very similar plan form and exhibits the same external finishes, however each takes on a distinctly different style with the application of varying fenestration types, entrance porch designs and to a lesser extent roof forms and fence designs.

The consistency and quality of detail across the group is noteworthy and extends to the internal timber panelling and leadlights. The importance of the buildings, however, lies essentially in their collective quality and stems from the aesthetic variations that have been applied from house to house and the intact state of each dwelling, including the garden layout, front fence and interior finishes.

See also REFERENCES/NOTES

## 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 : Mediterranean  
One storey residence  
Builder: E. Marsh  
Original owner: E. Marsh

## History

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

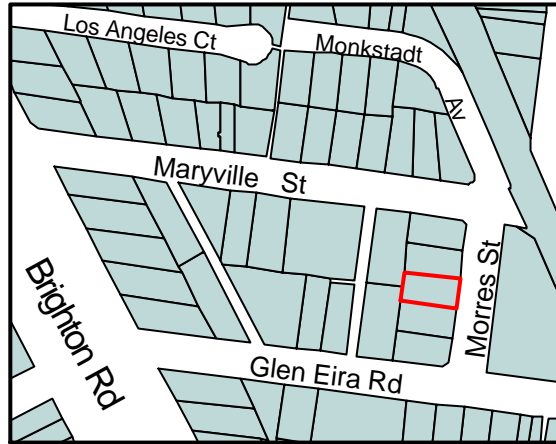
## **References**

### NOTES

Refer Bick. Reportedly, the interior is intact but for the timber panelling which has been painted over.

Bick, Area 31 Appendix A91

**Identifier** Residence  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 3 Morres St  
ELWOOD

**Category** Residential:detached

**Constructed** 1927

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

One of a significant group of four individual residences erected by E. Marsh in 1928. Each house has a very similar plan form and exhibits the same external finishes, however each takes on a distinctly different style with the application of varying fenestration types, entrance porch designs and to a lesser extent roof forms and fence designs.

The consistency and quality of detail across the group is noteworthy and extends to the internal timber panelling and leadlights. The importance of the buildings, however, lies essentially in their collective quality and stems from the aesthetic variations that have been applied from house to house and the intact state of each dwelling, including the garden layout, front fence and interior finishes.

See also REFERENCES/NOTES

## 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  
One storey residence  
Builder: E Marsh  
Original owner: E Marsh

## History

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

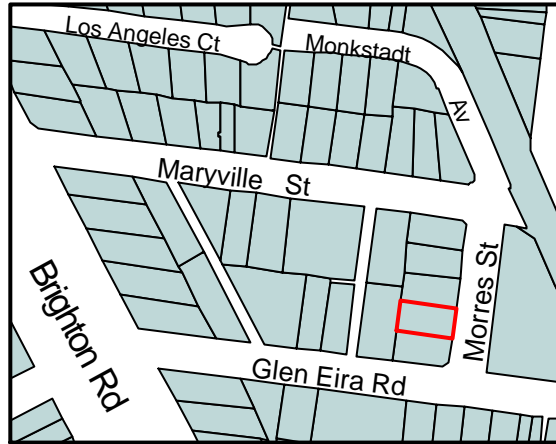
## **References**

### NOTES

Refer Bick. Interior reported to be intact and similar to No 1 Morres St.

Bick, Area 31 Appendix A91

**Identifier** Residence  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 4 Morres St  
ELWOOD

**Category** Residential:detached

**Constructed** 1928

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

One of a significant group of four individual residences erected by E. Marsh in 1928. Each house has a very similar plan form and exhibits the same external finishes, however each takes on a distinctly different style with the application of varying fenestration types, entrance porch designs and to a lesser extent roof forms and fence designs.

The consistency and quality of detail across the group is noteworthy and extends to the internal timber panelling and leadlights. The importance of the buildings, however, lies essentially in their collective quality and stems from the aesthetic variations that have been applied from house to house and the intact state of each dwelling, including the garden layout, front fence and interior finishes.

See also REFERENCES/NOTES

## 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 : Mediterranean  
One storey residence  
Builder: E Marsh  
Original owner: E Marsh

## 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**

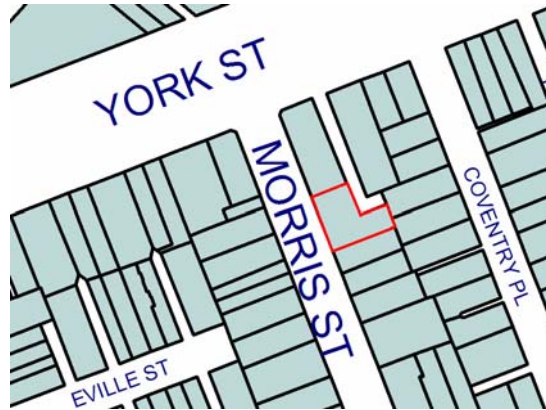
### NOTES

Interior reported to be intact and similar to No 1 Morres St.

Bick, Area 31 Appendix A91

**Identifier** House

**Formerly** House



**Heritage Precinct Overlay** HO3  
**Heritage Overlay(s)**

**Address** 1 Morris St  
SOUTH MELBOURNE

**Category** Residential:detached

**Constructed** unknown

**Designer** unknown

**Amendment** [C 70](#)

**Comment** [New Citation](#)

**Significance** (Mapped as a Significant heritage property.)

What is significant?

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

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

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

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

How is it significant?

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

Why is it significant?

The house at 1 Morris Street, South Melbourne is historically significant as it is one of the oldest houses in South Melbourne (and Port Phillip generally) and provides evidence of the earliest phase of development of South Melbourne (then known as Emerald Hill) in the years immediately after the first land sales of 1852. It is significant as a representative example of the type of simple cheap housing erected in Melbourne in the wake of the gold rush. Its significance is enhanced by its rarity value as one of only a small number of surviving examples of an 1850s workers cottage in South Melbourne and one of only a few in the metropolitan area (AHC criteria A.4, D.2).

The house at 1 Morris Street, South Melbourne is architecturally significant as a rare surviving example of an early building type, which retains its characteristic form with a steeply pitched roof and some early detailing including to the front façade and verandah. (AHC criteria D.2)

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

Levels of significance

Primary significance – all c.1855 fabric as noted above. Note: The interior has not been inspected and it is possible that further significant fabric may survive, for example, the original shingles under the later iron.

Secondary significance – nineteenth century additions to the rear.

No or limited significance – twentieth century alterations and additions.

## Primary Source

## Other Studies

## Description

Description

The house at 1 Morris Street, South Melbourne, is a small weatherboard building. Its façade faces south, perpendicular to the street, indicating that the house was built before the rest of the street was subdivided (Figure 4.2). Its early 1850s origins are reinforced by its high-hipped roof and casement windows. The west side of the house abuts the footpath, and the rear of the house abuts the boundary with the former Marine Hotel on York Street. There is a small garden on the south side of the house and a small open area on the east side of the house.

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

It is now clad in new corrugated metal. It does not have any external chimneys. Behind the hipped roof section is a skillion roof addition (north end). There is a skillion-roofed verandah to the façade, with very narrow chamfered posts (Figure 4.3). The fascia above them appears to be original, though the roof structure of the verandah has been reconstructed. There is a central front door between two long casement windows; all three openings retain moulded architraves. The door is a typical four-panelled Victorian door with raised mouldings. It has a fine transom with diamond-shaped panes and deep muntins. The double casement windows have three large panes each (originally the panes probably would have been smaller). The weatherboards of the façade have a rectangular profile and appear to be original.

The west, or street, elevation has three windows: a one-over-one sash window near the back of the hipped-roof section and two small fixed windows to the rear skillion extension (Figure 4.2). All three have narrow, plain 20th-century architraves. The join between the hipped-roof section and skillion extension is clearly delineated by a narrow timber post. This side of the house has largely been reclad with curved-profile weatherboards (c1930s or later). Square-edged boards remain on the hipped-roof section, between the sash window and the join with the rear extension, and a few boards at the top of the wall between the window and the front of the house.

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

The rear elevation of the house forms the boundary with the former Marine Hotel to the north, without even

a fence to separate them. This elevation has no windows. The west half of the skillion extension is clad in painted corrugated iron (Super-8 profile) in very good, undinted condition. Considering its location in a high traffic area (providing access to the hotel and its bins), this siding does not appear to be very old. The east half of the skillion extension is constructed of rendered brick and extends further east than the hipped-roof section.

#### Condition and integrity

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

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

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

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

## History

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

The exact date of the house at 1 Morris Street, South Melbourne is not known, but valuers and rate book information shows that it was in existence by August 1855, and so it was built sometime in the period before that date and after it was purchased late in 1852. As noted above, the municipality of Emerald Hill was created in May 1855. In August of that year a valuation for assessment of all rateable properties was carried out by George Avery Fletcher, ‘surveyor and valuator’. The subject property, location given as ‘off York St’ was described as a wooden house of 4 rooms with ‘64 yds & garden’. It is owned and occupied by Stephen Dorman and has a rateable value of £32. A notation in the ‘Remarks’ column appears to say ‘no frontage’. Stephen Dorman also owned the building immediately to the north facing York Street, which is described as ‘Brick 2 stories’ of 9 rooms with kitchen with a rateable value of £117. This building, later known as the ‘Halfway House Hotel’, was the predecessor of the Marine Hotel (RB,1855i:680, 681; Daley, 1940:Map in Appendix A).

Over the next 25 years the description for the subject property remains very similar and there are only three changes in ownership. In 1856-57 the house is noted as being ‘behind’ the adjoining brick building, now referred to as the ‘Halfway House Hotel’ RB, 1856-7:316, 317). In 1857-58 the house is described as having 5 rooms and as having a ‘shingle roof’, while the valuation has increased slightly to £35 (RB, 1857-8:330, 331). By the following year, it is listed in Nimmo Street for the first time and the valuation has increased to £48. Stephen Dorman is still owner of both the house and the hotel, but the house is listed as ‘vacant’ (RB, 1859-60:1775, 1776). By this time there are another 6, 2 or 3 room weatherboard cottages on the opposite side of the street.

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

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

## Comparative analysis

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

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

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

## Thematic Context

Settlement: Growth and Change; Three settlements: Sandridge, St Kilda and Emerald Hill

## Recommendations

Recommended inclusions:

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

## References

Primary sources

Land Victoria, Certificate of titles

Municipality of Emerald Hill Rate Books, as cited

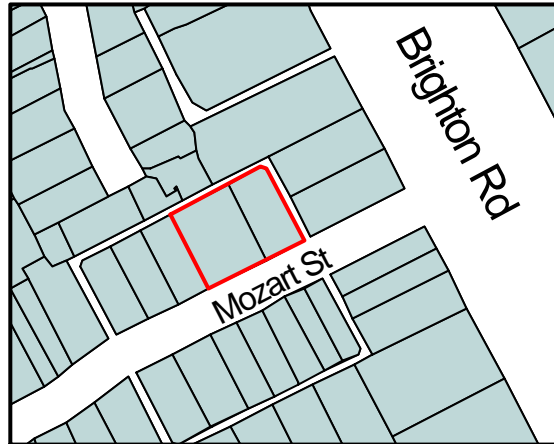
'Valuation for assessment of all rateable property in the municipality of Emerald Hill made August by Geo. Avery Fletcher, Surveyor and Valuator' – referred to as '1855i' (VPRS)

Secondary sources

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

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

**Identifier** Flats  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 2-4 Mozart St  
ST. KILDA

**Category** Residential:row

**Constructed** 1890

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The terraced houses at nos. 2-4 Mozart street, St. Kilda, were built as an investment for H.S. Wills in 1890. They are of aesthetic importance. This importance (Criterion A) arises from the early date of the building as an example of the Queen Anne style in Australia which has its origins in the late 1880's and in England with the work of Richard Norman Shaw in the 1870's. It is unusual in the Municipality (Criterion B) and enhanced by its intact state.

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A substantial two storeyed Queen Anne terrace being arranged symmetrically about a projecting bay having twin pedimented gable ends with half timbered gable ends. The upper sashes of the windows have glazing bars and the two storeyed flanking turned timber posted verandahs have solid curved timber spandrels and pedimented corners. Roof linings are terra cotta tiles with ridge cresting and there are red body bricks, a rough cast frieze and strapwork to the chimneys.

Condition: Sound

Integrity: High

## History

Mozart Street did not appear on J.E.S.Vardy's plan of 1873 or on the 1879 Sands and Mc Dougall "Plan of Melbourne and its Suburbs". Initially only the eastern end was formed and subdivided, the western end being part of the property "Corinella" which faced Tennyson Street at the time. In 1890, Mozart Street was owned by H.S.Wills. It comprised a subdivision of ten allotments, each of which was "vacant" with a frontage of 50 feet and an NAV of 30 pounds. During that year, Wills built a pair of brick houses on the north side at nos.2

and 4. The houses had eight rooms each and NAVs of 130 pounds. Thomas Loader, a merchant, leased no.2 and Elias Blaubaum, a clergyman leased no.4.

The properties were in the hands of the Trustees Ex. and Agency Co., Melbourne in 1896 and continued to be at the turn of the century. Blaubaum continued as a tenant, the other house being let to David Dickinson Wheeler.

### **Thematic Context**

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

### **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

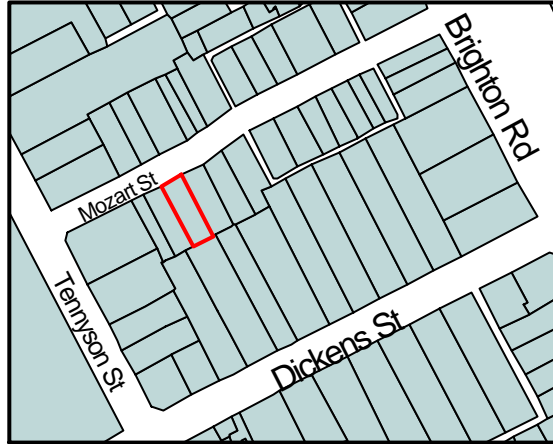
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

### **References**

St. Kilda Rate Books: 1889-95, 1899-1900.

MMBW litho plan no.45, undated.

**Identifier** Residence  
**Formerly** unknown



**Heritage Precinct Overlay HO7**  
**Heritage Overlay(s)**

**Address** 21 Mozart St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1915

**Designer** F.W. Thomas

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

This building is of importance as a rare and early example of the use of reinforced concrete in domestic construction, and as an example of the use of the Monolyte construction method.

## Primary Source

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

## Other Studies

## Description

Style : Queen Anne  
One storey residence  
Builder: Monolyte Pty. Ltd.

Though very conventional in design this house is distinguished by an unusual use of reinforced concrete in its walls and chimneys. Permits were sought for the construction of the building in January 1914 by architect F W Thomas and the building was erected by concrete specialists Monolyte Pty Ltd of Queen Street Melbourne. Monolyte was later associated with the builder S B Marchant who built several houses using the Monolyte system in Adelaide, and the State Savings Bank of Victoria experimented with the system during the 1920s, building Monolyte houses at Brighton and Sunshine.(1) The Mozart Street house predates these by some ten years, but the extent of Monolyte's house building activities during the 1910s is not known. It is known, however, that architect Leslie M. Perrott's more stylistically advanced concrete houses were being built at about the same time, using a different system.

## History

see Description



## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

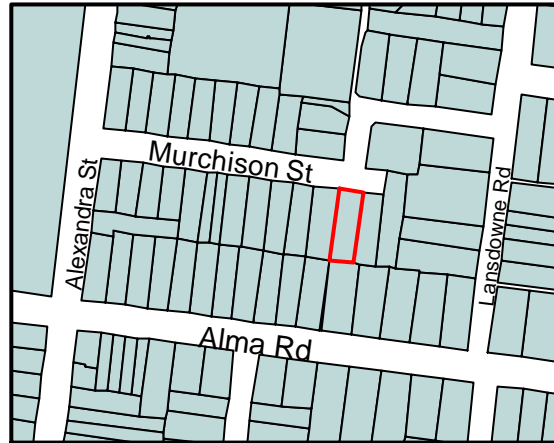
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

### NOTES

(1) John Clare, 'The Post Federation House in Melbourne', University of Melbourne Faculty of Architecture Research Report, 1984, pp. 89-90

**Identifier** Residence  
**Formerly** unknown



Heritage Precinct Overlay HO391  
Heritage Overlay(s)

**Address** 23 Murchison St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1925

**Designer** unknown

**Amendment** C 46

**Comment** Incorporated within the Murchison Street/Alma Road precinct.

**Significance** (Mapped as a Significant heritage place.)

A house typical of the building stock in Murchinson Street but given importance by its association with Albert Jacka during a key period of his career.

### Primary Source

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

### Other Studies

Heritage Alliance, East St Kilda Heritage Study, 2004

### Description

Style : Californian  
One storey residence  
Builder: Dickson and Yorston (attrib.)

23 Murchison Street is of interest as the residence of Albert Jacka during his Mayoralty of St Kilda between 1930 and 1931. Jacka is an important figure in the history of St Kilda as a war hero (he fought at Gallipoli and was the first Australian to be awarded the Victoria Cross) and for his involvement in local politics during the difficult period of the Great Depression. Jacka's role during this period as a champion of the rights of the unemployed earned him a reputation for vision and fairmindedness, and his premature death in 1932 resulted in a gathering of the unemployed in commemoration and a large funeral attended by important public and military figures. Jacka himself was unemployed from 1929, and his incumbency as Mayor coincided with this period. His importance is reinforced by the poignant conjunction of his status as politician, war hero and victim of the depression.

### History

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998  
recommended Conservation

Heritage Alliance - Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme as a part of the Murchison Street / Alma Road precinct.

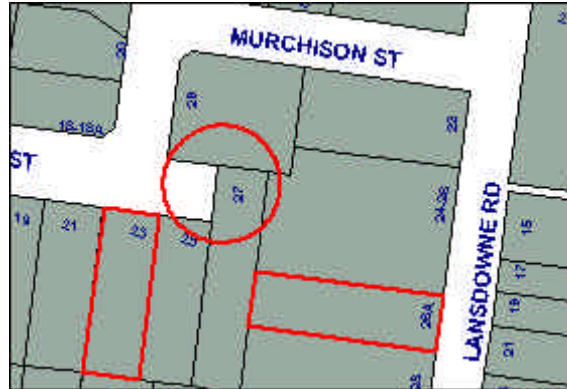
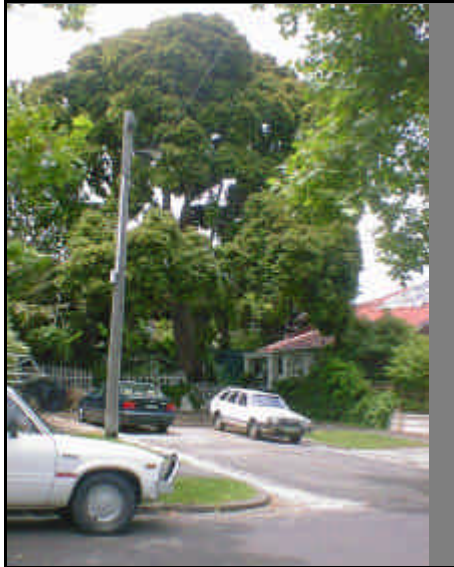
## **References**

St K C C permit No. 6580 for addition of garage to property by Dickson & Yorston Builders, c1926.

East St Kilda Heritage Study, 2004

**Identifier** WA flowering gum

**Formerly**



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO377

**Address** 27 Murchison St  
EAST ST KILDA

**Category** Tree

**Constructed** n/a

**Designer** unknown

**Amendment** C 32

**Comment** New citation

**Significance** (Mapped as a Significant heritage place.)

The mature WA flowering gum is of significant to the East St Kilda locality as well as to the Port Phillip region as a representative of an era, of high aesthetic value and as an unusually large tree of this type in a private residence.

### Primary Source

Council file

### Other Studies

Heritage Alliance, East St Kilda Heritage Study, 2004

### Description

Mature WA flowering gum (*Eucalyptus calophylla*) in front garden, forming major landmark at end of street.

### History

Tree thought to have been planted at same time as house construction. Possibly one of the largest WA flowering gums in the Melbourne metropolitan area.

### Thematic Context

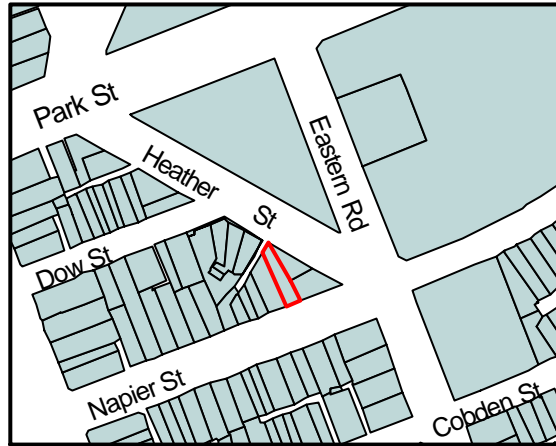
Australian Heritage Criteria: 1.5 Settlement:Growth and Change; 1.5.3 Depression and recovery: the inter-war years

### Recommendations

Include in planning scheme at regional level of significance.  
Tree controls to apply.  
Refer to the National Trust Register of Significant Trees.

## References

**Identifier** House  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO211

**Address** 88 Napier St  
SOUTH MELBOURNE

**Category** Residential:detached

**Constructed** 1861

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

88 Napier Street is of significance as a small timber house that remains in a substantially intact state from the 1860s and for being one of the first houses to have been built in Napier Street and in South Melbourne generally.

## Primary Source

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

## Other Studies

## Description

Original Use: Residence

This house appears to have been built in 1861 for one Robert Lim (1), who owned and occupied the house for two years, when it was sold to one John McGrath (2). The house is a small timber cottage clad in weatherboards and with a gabled slate roof. The double hung sash windows to the front façade have two panes of glass per sash, while the front door is a four panelled door. The verandah appears to be original with its timber floor and stop chamfered columns intact, however the cast iron decoration across it was almost certainly a latter addition. The chimney is a simple shaft of hand pressed bricks.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

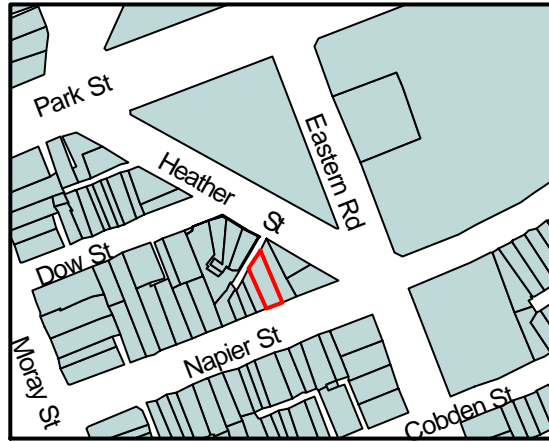
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

1 City of South Melbourne Rate Books, 1861-1862

2 *ibid.* 1863-1864

**Identifier** House  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 90 Napier St  
SOUTH MELBOURNE

**Category** Residential:detached

**Constructed** c. 1867

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

90 Napier Street is of significance as a small rendered house that remains in a substantially intact state from the 1860s and for being one of the first houses to have been built in Napier Street.

## Primary Source

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

## Other Studies

## Description

Original Use: Residence

This house is a small single-storeyed rendered house that was listed as owned and occupied by Denis Lynch, a Law Clerk in 1867(1). Lynch owned the first house on this land, built in 1861(2), however that house was listed until 1865 as being built in timber. As would be expected of a small cottage of the 1860s, the walls are not decorated except for ruling to represent ashlar blocks. The windows are double hung sash windows and the front door, a four panelled door. The slate roof is hipped. The bullnose verandah appears to be a later addition.

## History

see Description

## Thematic Context

unknown

## Recommendations



A Ward, Port Phillip Heritage Review, 1998

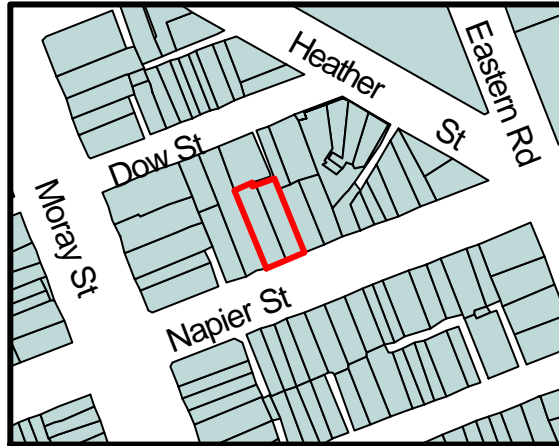
recommended inclusions:

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

## **References**

- 1 City of South Melbourne Rate Books, 1867-1868
- 2 *ibid.* 1861-1862

**Identifier** Terrace Houses  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 106-108 Napier St  
SOUTH MELBOURNE

**Category** Residential:row

**Constructed** probably 1869

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

106-108 Napier Street is of significance as a pair of terrace houses built in the 1860s that remain substantially intact. They are also of significance for being one of the first buildings to have been built in Napier Street.

## Primary Source

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

## Other Studies

## Description

Original Use: Residences

This pair of terrace houses appears to have been built in about 1869 for S.G. Jamieson, a Master Mariner (1). Jamieson occupied one of the pair until at least 1881 (2). The houses are two storeyed and clad in render. They are simple in ornamentation with the render having been ruled to represent ashlar blocks and moulded to form simple architraves around the openings. In a similar manner to Nos. 110-112 Napier Street next door (q.v.), the early date of the building is reflected in the turned timber columns of Tuscan detailing and the simple cast iron and timber decoration that is set onto a stop chamfered timber frame. The ground floor cast iron frieze is only partially intact and the verandah floor has been replaced.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

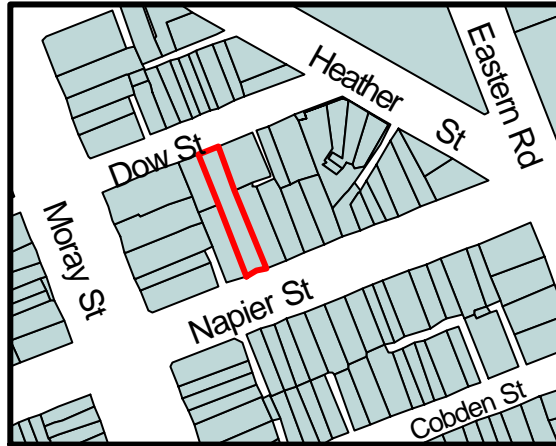
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

1 City of South Melbourne Rate Books, 1869-1870

2 *ibid.*, 1881-1882

**Identifier** Terrace Houses  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 110-112 Napier St  
SOUTH MELBOURNE

**Category** Residential:row

**Constructed** probably 1868

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

110-112 Napier Street is of significance as a pair of terrace houses built in the 1860s that remain substantially intact. They are also of significance for being one of the first buildings to have been built in Napier Street.

## Primary Source

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

## Other Studies

## Description

Original Use: Residences

This pair of terrace houses appears to have been built in 1868 by William Moore, a Master Mariner (1) who occupied one of the houses until 1877 (2). George Moore, a printer, is listed as having owned and occupied a house on the land in 1863 while William Moore is listed as the owner the next year (3), however the property does not appear to have had this terrace on it until 1868. The houses are two storeyed and clad in render. They are simple in ornamentation with the render having been ruled to represent ashlar blocks and moulded to form simple architraves around the openings. In a similar manner to Nos. 106-108 Napier Street next door (q.v.), the early date of the building is reflected in the turned timber columns of Tuscan detailing and the simple cast iron and timber decoration that is set onto a timber frame. The ground floor cast iron frieze is intact, although only two of the three columns are extant. The verandah floor has been replaced.

## 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, 1868-1869

2 *ibid.*, 1877-1878

3 *ibid.*, 1863-1865

**Identifier** House  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 116 Napier St  
SOUTH MELBOURNE

**Category** Residential:detached

**Constructed** 1876

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

116 Napier Street is of significance as one of the few two storeyed timber houses of the 1870s to remain intact in the area. The retention of the original verandah decoration is integral to the significance of the building.

## Primary Source

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

## Other Studies

## Description

Original Use: Residence

This two storeyed timber house was built in 1876 and was owned and occupied by John Arnold, a salesman. The front façade is clad in weatherboards to represent ashlar blocks, with the jointing between the blocks represented by a V-shaped groove. The windows are double hung sash windows and the original four panel door is extant. The verandah and its decoration appear to be original, with cast iron in a simple, regimented pattern set into stop chamfered timbers.

## History

see Description

## Thematic Context

unknown

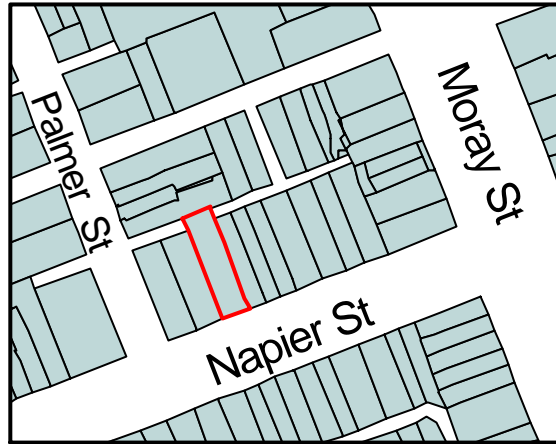
## Recommendations

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 Residence  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 130 Napier St  
SOUTH MELBOURNE

**Category** Commercial: residential

**Constructed** 1864, c.1868

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

130 Napier Street is of significance as a one of very few substantially intact timber-clad shops and residences of the 1860s to have survived in Melbourne. The awkward arrangement of the buildings stands in contrast to the more planned and orderly developments in the area and is in itself, of interest.

## Primary Source

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

## Other Studies

## Description

Original Use: Shop and Residence

Date of Construction: Residence-1864, Shop-c.1868

This timber shop and residence appears not to have been built in one stage, although Thomas Rentle, a cabinet maker was the owner and occupant of the property from the time it was vacant land in 1863 (1), through to at least 1898 (2). The configuration of the shop, rather awkwardly set in front of the house, is reminiscent of those at 86-87 Canterbury Road (q.v.). The house is clad in weatherboards and has a verandah with timber Tuscan columns with cast iron decoration that may be a later embellishment. The verandah floor has been replaced with a concrete floor. The windows to the house are the original double hung sash windows with two panes per sash. The shop is distinctive in its detailing, being framed by simple pilasters and with a very large timber-framed shop window that, while in very bad repair is substantially intact. The entrance to the shop has been boarded over.

## History

see Description



## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

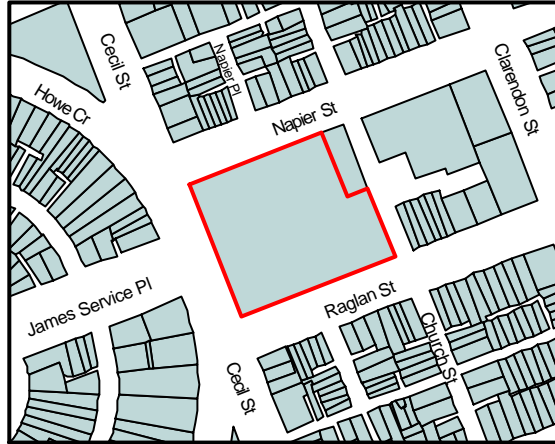
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

1 City of South Melbourne Rate books, 1863-1864

2 *ibid.* 1898-1899

**Identifier** Former St Vincent de Paul's Girls' Orphanage  
**Formerly** unknown



**Heritage Precinct Overlay HO3**  
**Heritage Overlay(s)**

**Address** 179-197 Napier St  
SOUTH MELBOURNE

**Category** Public

**Constructed** c. 1863-1866

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The former Girls Orphanage is of significance as a physical document to Australia's welfare history, to the social conditions in Melbourne in the mid to late nineteenth century and to the congregate care system administered by the Sisters of Mercy. The 1860s building is a rare example of surviving buildings of this age and type in Australia.

## Primary Source

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

## Other Studies

## Description

Original Use : St. Vincent de Paul's Girls' Orphanage  
Construction: circa 1863-1866(1)

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

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

in the removal of a double height timber verandah facing Clarendon Street and its replacement with a rendered brick structure(13).

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

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

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

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

## References

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

**Identifier** Former Temperance Hall  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO213

**Address** 199-207 Napier St  
SOUTH MELBOURNE

**Category** Public

**Constructed** 1888

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

This former Temperance Hall is of significance for having been built for the Temperance movement and as a substantially intact public building of the 1800s. The side façade onto Church Street and the hall at the rear 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: Temperance Hall (1)

Date of Construction: 1888 (2)

As early as 1854, members of the Emerald Hill community had the idea to establish a Total Abstinence Society (3), one founding member being William Fergusson (4). As the forerunner of the Temperance movement, the Society worked to provide a hall for instruction, entertainment and social gatherings for its members and it was in 1861 that twenty-three perches of land on the corner of Napier and Church Streets were secured (5). In 1874 a brick hall, adjoining the present two-storeyed building (6), was opened by Francis Longmore MLA (7). The building was used as a State School, for YMCA meetings and by Misses Oldham and King's private dancing classes (8) and in 1881 as a ladies college (9).

It was during the 1880s that the Temperance movement expanded into a strong force to counter what they considered the demon alcohol (10). The South Melbourne Temperance Society completed their hall in 1888 and in 1890 an Act of Parliament consolidated the Temperance Law in Victoria (11).

The hall at the rear, along Church Street, appears to be that constructed in 1874 and is a bichromatic brick

structure with cream brick piers set against contrastingly dark walls. The main façade to Napier Street stands in contrast, being two storeyed and rendered, with engaged columns and pilasters framing it and a pediment set above the front entrance. The balustraded parapet is no longer extant, however the double hung sash windows remain intact, as do the panelled front doors.

## 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

'Temperance Hall, Napier Street' Photographed by David Wood, c.1889 (South Melbourne Library History Collection)

- 1 'Temperance Hall' is listed on the parapet of the building
- 2 South Melbourne Total Abstinence Society, 'An Annotated Chronology of South Melbourne', held in South Melbourne Local History Collection, LH:254
- 3 *ibid.*
- 4 Refer Citation for 250 Dorcas Street
- 5 South Melbourne Total Abstinence Society, *loc.cit.*
- 6 *ibid.*
- 7 C. Daley, 'History of South Melbourne', p.223
- 8 South Melbourne Total..., *loc.cit.*
- 9 *ibid.*
- 10 M. Cannon, *Land Boom and Bust*, p.244
- 11 South Melbourne Total..., *loc.cit.*

**Identifier** Free Kindergarten

**Formerly** unknown



**Heritage Precinct Overlay** None

**Heritage Overlay(s)** HO214

**Address** 23 Nelson St  
ST. KILDA

**Category** Public

**Constructed** 1923

**Designer** Alec S. Eggleston

**Amendment** [C 32](#)

**Comment** [Landscape assessment](#)

**Significance** (Mapped as a Significant heritage property.)

A kindergarten built in 1925 whose only moderately interesting architecture has been somewhat further diminished by being painted a uniform white. The building's significance is as a reflection of the aspirations and history of the development of social services, and especially infant welfare in the City of St Kilda during the interwar period. The architect, Alec Eggleston, also designed the Wesleyan Church manse at 167 Fitzroy St.

The pepper tree (*Schinus molle* var. *areira*), planted at the rear of the property at 23 Nelson Street, Balaclava, is significant to the City of Port Phillip and the Melbourne region 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; as an integral part of a varied and distinctive cultural landscape; for its association with an historically significant place (the St Kilda and Balaclava Kindergarten) which played a role in the development of the municipality; for the combination of its maturity and extent as compared to trees in other early properties in the City; as an uncommon landscape type in the City and a specimen also uncommon for its maturity; for its association with the early development of the St Kilda/Balaclava district.

## Primary Source

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

## Other Studies

## Description

Style : Arts and Crafts, Stripped Classical  
Kindergarten  
Builder: S.W. Gwillim

Foundation stone laid by the Countess of Stradbroke, July 18, 1925.

The garden contains a number of mature and less mature exotic and native trees. The pepper tree (*Schinus molle* var. *areira*) is planted at the rear boundary of the property and is estimated to be over 100 years old, so planted pre-1900. The 1862 date of planting is very likely as the base of the tree is quite large.

### **History**

Pepper trees were planted in the 1860s particularly in association with schools and other educational institutions (refer to Victorian Heritage Register and National Trust of Victoria inventories of places for other examples). Due to its size and spreading canopy, the tree is publicly visible from the street.

Other trees within the playground area, which include a lemon scented gum, a casuarina and a blue gum, were all planted more recently (c1970-80s),

### **Thematic Context**

### **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

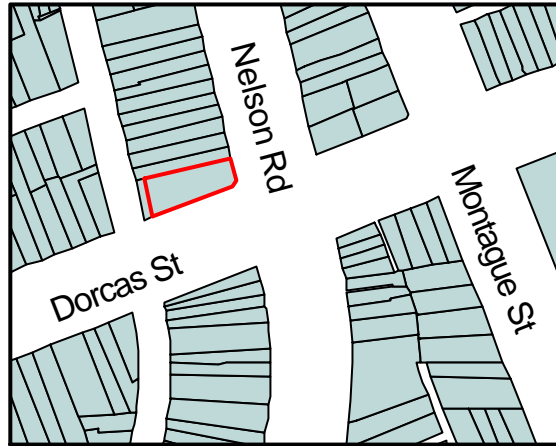
### **References**

#### NOTES

St K C C permit No 6094 issued 30/4/25.



**Identifier** Star and Garter Hotel  
**Formerly** Star and Anchor (possibly)



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 70 Nelson Rd  
SOUTH MELBOURNE

**Category** Commercial

**Constructed** 1877

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The Star and Garter Hotel is of significance as a South Melbourne landmark and as one of the finest and most intact hotels of the 1870s remaining in Melbourne. The intact state of the exterior of the ground floor is rare in Melbourne.

## Primary Source

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

## Other Studies

## Description

Original Use: Hotel  
Construction: 1877(1)

In 1876 Henry Kavanagh described as a 'gentleman', was the owner of the land of Allotment 10 Section 72, with a thirty-three foot frontage to Nelson Road(2). The following year a ten-roomed brick building and bar had been erected with an N.A.V. of £120. Kavanagh was the original licensed victualler(3). Immediately prior to the 1890s depression the hotel had an N.A.V. of £200(4) suggesting that the building had been added to in the intervening period. It has been suggested that the hotel's previous name was possibly the 'Star and Anchor'(5).

The building has two embellished facades, each of which remains substantially intact to both the ground and first floors. While the application of a trabeated system over the facade was a treatment common in the 1870s, this facade was executed with particular skill. The engaged Corinthian colonettes across the ground floor add modelling and they are repeated in the glazing bars of the window facing Nelson Road. The window architraves with their rounded corners are intact on both levels. None of the original doors are extant, however three of the four door openings are the original.



## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

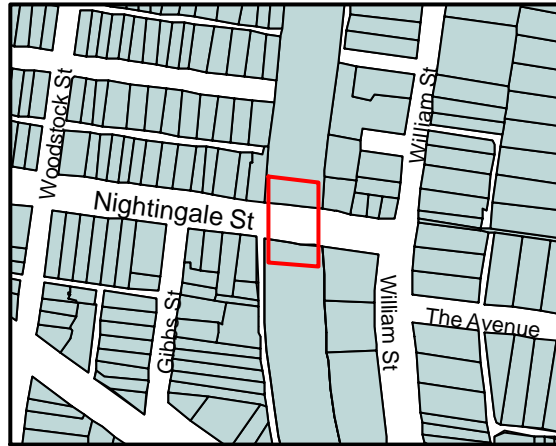
National Estate Register

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

## **References**

- 1 City of South Melbourne Rate Books, 1876-1878
- 2 *ibid.* 1876/77
- 3 *ibid.* 1877/78
- 4 *ibid.* 1890/91
- 5 A. Rowan, 'South Melbourne Hotels', 1983. held in South Melbourne Local History Collection

**Identifier** Railway Bridge  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO215

**Address** Nightingale Street  
BALACLAVA

**Category** Public

**Constructed** 1858-59

**Designer** unknown

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

The railway bridge across Nightingale 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 Grosvenor Streets, Balaclava. It is aesthetically important (Criterion E) for its graceful curved retaining walls associated with the abutments and for the similarity between this bridge and those of the Hobson's Bay Co. on the St. Kilda line of 1857 and the Government's bridges on the Williamstown Pier line opened earlier in 1859. It is technically important (Criterion F) for the evidence of removed girders on the face of the abutments, an arrangement of elements which it is understood has not survived anywhere else on the railway system (Criterion B).

### 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 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. The eastern sections of the abutments have cast iron stirrups mounted on bluestone blocks and it is presumed in the absence of further research that they once received arched timber girders similar to those seen in a view of the same company's bridge over St. Kilda Road

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 authorized 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 Nightingale 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 Elsterwick 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:

Victorian Heritage Register

National Estate Register

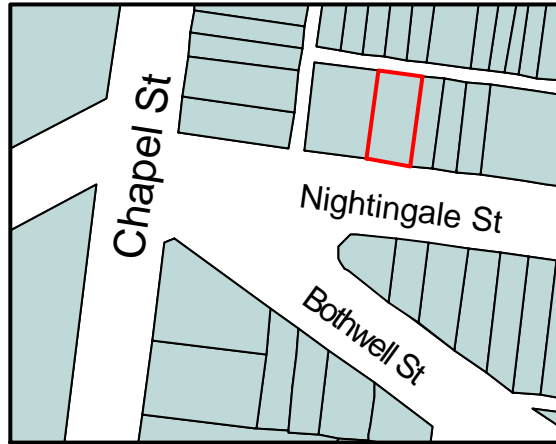
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **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** House  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO216

**Address** 8 Nightingale Street  
BALACLAVA

**Category** Residential:detached

**Constructed** 1904

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The cottage at no. 8 Nightingale Street, Balaclava, was built for William Leckie in 1904. It exhibits an unusual integration of features (Criterion E). These features are the pressed metal wall linings in conjunction with shingled weatherboards and moulded architraves used in harmony with other elements characteristic of the period.

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A representative asymmetrical Federation period cottage with timber posted verandah and half timbered gable end to the projecting wing. The use of shingled weatherboards, pressed metal wall linings and the form of the window architraves are unusual.

Condition: Sound.

Integrity: High. Later roof tiles, front fence.

## History

At Crown land sales, J.Cook purchased portions 216A and 217A and B, bounded by Carlisle, Chapel, Nightingale Streets and the railway line. By 1866, Nightingale Street had been formed and a few houses had been built on the north side. By the turn of the century, the street was well developed so that few vacant lots remained. In 1900, Mrs Green of the "Royal Saxon Hotel" in Richmond, owned a land lot on the north side of Nightingale Street between Chapel and Woodstock Streets. It had a frontage of 40 feet and an NAV of six pounds.

By 1904, William Leckie of High Street, St. Kilda had bought the land and in that year, he built a house, which

he let to William Moffat, an insurance agent. The house was described as “wood, six rooms, NAV 25 pounds”. In 1910, Leckie and Moffat continued as owner and occupant. The description of the house remained the same although it was recorded that six people lived there and the NAV had risen to 30 pounds.

### **Thematic Context**

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

### **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**

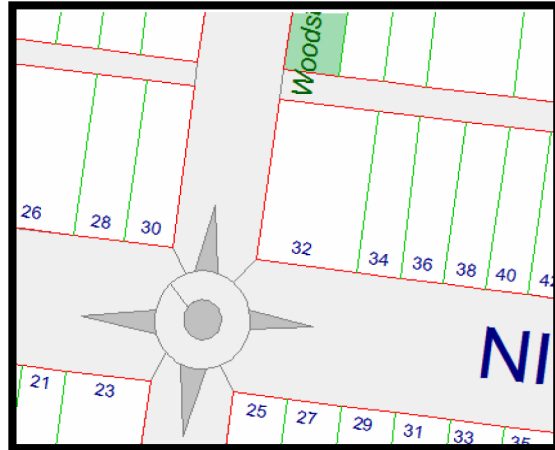
St. Kilda Rate Books: 1899-1906, 1910-11, VPRS 8816/P1, PROV.

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

MMBW litho plan no.45, undated.

H.L.Cox, “Hobson Bay and River Yarra”, 1866. SLV, Map Section

**Identifier** House  
**Formerly** Unknown



Heritage Precinct Overlay: HO439

**Address** 32 Nightingale St  
BALACLAVA

**Constructed** C 1902

**Category** Residential: detached

**Designer** Unknown

### Significance

The Victorian house at 32 Nightingale Street, was constructed C1902 and is by far the finest of the double fronted villas in the precinct.

Aesthetically, the dwelling is significant as a fine block-fronted villa including top-heavy brick chimneys with roughcast banding, a prominent return bellcast verandah with stop-chamfered posts and a fine cast iron lace frieze. At the rear, fronting the laneway, is a distinctive red brick outbuilding (possibly a former stable) with a hatch at the upper level, of interest as a rare survivor of its type.

Historically, the Nightingale Street Precinct is significant as a representative and substantially intact example of the close-grained working-class housing that proliferated in Melbourne's inner suburbs in the last three decades of the nineteenth century. Although somewhat gentrified in more recent times, the streetscapes nevertheless demonstrate something of the unpretentious lifestyle of the Victorian working class, with rows of modest timber cottages, night soil lanes, and ubiquitous corner shops (of which two examples still survive, albeit no longer in operation). Within the City of Port Phillip, this housing pattern was widespread and ubiquitous in Port Melbourne and South Melbourne, but was much less common in St Kilda, and rarer still in East St Kilda and Elwood. A small pocket of such housing developed in Balaclava (where land was flat and cheap in the nineteenth century), of which the Nightingale Street precinct now comprises the most intact and cohesive surviving remnant.

Recommended for inclusion on heritage overlay schedule as a significant graded dwelling. Refer Heritage Alliance, City of Port Phillip Heritage Review Nightingale Street Precinct, 2004 (Revised 2008).

### **Primary Source**

Heritage Alliance, City of Port Phillip Heritage Review Nightingale Street Precinct, 2004.

### **Other Studies**

-

### **Description**

The finest of the double-fronted villas in the Nightingale precinct. This ramshackle but well-preserved house has a block-fronted façade to Nightingale Street, top-heavy brick chimneys with roughcast banding, and a prominent return verandah with stop-chamfered posts and a fine cast iron lace frieze. At the rear, fronting the laneway, is a distinctive red brick outbuilding (former stable) with a hatch at the upper level, of interest as a rare survivor of its type.

### **History**

Virtually all of the modest workers' housing within the precinct dates from the mid-1870s to the late 1880s. The existing Victorian house at 32 Nightingale Street replaced the original dwelling and was constructed c1902.

### **Comparative Analysis**

Modest workers' housing of this type proliferated in Melbourne's inner suburbs in the late nineteenth century, such as Richmond, Collingwood and Brunswick. In what is now the City of Port Phillip, it became ubiquitous in Port Melbourne when industrial development in the 1870s and '80s prompted the need to provide accommodation for workers. In his thematic history, Andrew Ward noted the boom of modestly-scaled workers' housing that spread through the Emerald Hill area during the 1870s, when Gladstone Street, Buckhurst Street and Thistlethwaite Street became 'crammed with small cottages'. A glance at the MMBW map, prepared at the turn of the century, also shows extensive tracts of single-fronted timber cottages on the other side of the railway (now light rail) line, along Albert, Alfred, Ross and Evans and Farrell streets. This type of housing, however, was less common in St Kilda, which, befitting its status as a prestige residential address, developed with larger villas and mansions of brick, stone and timber construction, while the poorer working classes were drawn to flatter areas further east, near the railway line.

The block-fronted bay-windowed villa on the diagonally opposite corner at No 23 is the closest comparative example.

### **Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the Port Phillip Planning Scheme as a significant graded dwelling.

### **References**

*Sands & McDougall Directory*. Various.

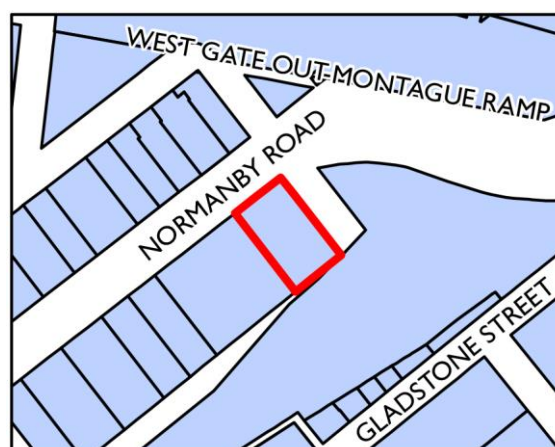
City of St Kilda Rate Books. 1875 onwards.



# City of Port Phillip Heritage Review

Place Name: Laconia Woollen Mills  
Other names: Laycock & Sons;  
Laycock Son & Company (woollen mills)

Citation No:  
**45**



Address: 179-185 Normanby Road  
South Melbourne

Category: Industrial

Style: Interwar

Constructed: 1930

Designer: unknown

Amendment: C29, C117

Comment: Updated Citation

Heritage Precinct Overlay: None

Heritage Overlay(s): HO217

Graded as: Significant

Victorian Heritage Register: No

## Significance

### What is Significant?

The former Laconia Woollen Mill of Frederick Laycock & son, is located at the corner of Normanby Road and the former Doran Street South Melbourne. It was built in 1930 to the design of architects Peck & Kempter, on the site of an early 1889 building, and stands as a five storey brick, steel and concrete industrial building with some alterations to windows new service towers, and interior fit-out in recent decades. Non-original additions and alterations made after World War II including new windows, service towers, the interior fit-out and the modern single-storey warehouse to the south east are not significant

### How is it Significant?

The Laconia Woollen Mill is of historical, social and aesthetic (architectural) significance at the local level to the municipality.

### Why is it Significant?

Laycock and Son's Laconia Woollen Mill is historically significant as a large and influential textile mill of the early 20th century (Criterion A). The building recalls South Melbourne's former role as the cradle of the furniture trades and as a supplier to the upholstery and furniture industry, along with the first retail outlets for Maples, Tyes and Anderson's furniture having their origins within the municipality. It is important also as



the home of the brand name "Laconia" that gained widespread acceptance in Victorian and Australian households throughout the inter-war period and during the early post war years.

The building is also historically significant at the local level as a rare, relatively intact and representative multi-storey mill building, reflecting changes in manufacturing industry and increasing density of development in inner suburbs, which forced manufacturers to build up due to the limits on expansion caused by rising property values (Criterion B). The mill complex is a precursor to the later shift in manufacture which saw factories moved out of the inner suburbs, to more distant fringe industrial areas, particularly in response to the introduction of metropolitan planning and separate industrial zoning from the 1950s.

The place is of architectural significance as a rare surviving example of early twentieth century textile mill building, (Criterion B) representing the peak of the industry and sophisticated design of the period. While single storey weaving sheds of the late nineteenth century are represented in various Geelong woollen mills, the space-saving multi-storeyed factory complexes were rare in Melbourne, some such as Collingwood boot factories were forced upward by the need for more production in confined areas near densely populated workers suburbs and urban transportation (Criterion A).

The place is a significant as a rare surviving example in the City of Port Phillip, of a type which was once characteristic of the South Melbourne industrial precinct (Criterion D).

The place is of aesthetic significance for its landmark quality, and representative of the state of industrial architecture and design in the early 20th century (Criterion E). The use of sky-signs, both in the former neon and surviving raised cement letters reflects the growing impact of advertising and the prominence of the iconic building as an expression of the brand.

The place is of Social significance (Criterion G) for the place it fills in connecting the much changed local community to its historical past. Although the connection between current residents and the old industries is waning as the demographics of Port and South Melbourne changes, social significance remains though the local attachment to the area's history.

## Thematic Context

### *Victoria's framework of historical themes*

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

### *Port Phillip thematic environmental history*

5.4 Industry: 5.4.2 South Melbourne, 5.4.5 Growth and prosperity

## History

Victoria's textile industry developed in the 1860s and 70s in response to post gold rush capitalisation, industrialisation and expanding rural production (Linge, 1979). A series of generally single-storey, sawtooth-roofed spinning and weaving sheds were built in Melbourne's western suburbs and Geelong. Space was not a limitation; however, these mills tended to serve export markets, and so were located for transport connections to the rural hinterland and docks, whereas the domestic furniture trade required proximity to the city to reach suppliers and buyers. Such inner city factories therefore 'grew upwards' from the turn of the century, when space was at a premium. The Laconia Woollen Mill is the epitome of this process.

Frederick Laycock (1839-1909) and his son Burdett Laycock (1861-1941), were wool traders and blanket and textile manufacturers, from Harden Beck near Bradford, Yorkshire, England. Frederick was second son of Joshua Laycock, wool and waste dealer. Burdett learnt the woollen trade with his grandfather in Bradford and at Thomas Baines's Cottingley mill. Frederick tried his luck (unsuccessfully) on the Victorian goldfields in the 1850s, and returned to Melbourne in February 1879 where he entered a partnership with William Hudson, a Brunswick rag merchant, and then with his son Burdett and F. & F. Pearson running a cloth waste and flockmaking venture until its dissolution in March 1884. The Laycocks then were joined by distant relative Samuel Nettleton in the firm of Laycock, Son & Nettleton, struggling at first and then gradually diversifying into bedding manufacture and the importation of kapok, timber and upholsterers' supplies. Commencing wool-scouring around this time, it was also one of the first Australian companies to begin wool-carbonising in 1896. (Cope, 1986)

By 1890 the company employed 81 people in Melbourne alone and had a capital investment of £30,000, with a branch in Sydney, and in 1893 began selling wool on its own account in Bradford, England. In 1897 the company partnered with Alfred J. Littledike, a Brisbane bedding manufacturer, to expand into the Queensland market.

Burdett Laycock gave evidence at the Tariff Commission in 1905, in a controversy over the identity of certain flannels and whether they were imported or locally made. In 1906, the Laycocks were described as bedding and wire mattress makers. They were suppliers to the local furniture industry including Maples and Andersons, which both had their origins in South Melbourne. The company acquired a New Zealand wool-buying agency in 1906, and further expanded into wool tops-making around 1907, exporting to America and Europe as well as spinning and combing in the 1930s. The company profited from government contracts during the World War I, re-entered the Sydney market and established a short-lived buying operation in South Africa during the 1920s. (Holt, 1959, *The Age*, *The Argus*)

Frederick Laycock died of cerebral haemorrhage in 1909, leaving an estate valued for probate in Victoria and New South Wales at £55,858. After his father's death and dissolution of the partnership with Samuel Nettleton in 1910, Burdett reorganized the firm as Laycock, Son & Co. and with his sons, Frederick Cornelius and Edwin Burdett joining as full partners in 1915. Burdett was active in the Victorian Chamber of Manufactures from 1911 to 1936, a member of the Central Wool Committee during World War I and chairman of the Australian Woollen Manufacturers' Association.

While Holt refers to a new mill constructed in 1904, the present building was completed about 1930, to designs of architects Peck & Kempster (working drawings and specification June 1927). The building was described as a store and warehouse. A construction tender was accepted in June 1928, Brooks Robinson prepared designs of the Doran St entry in October 1928 and Wormald Brothers installed a Grinnell automatic sprinkler in 1929 (Lovell Chen 2016).

## References

*The Age* (Melbourne), 5 April 1909; *Argus* (Melbourne), 5, 7 April 1909

Cope, Graeme 'Laycock, Frederick (1839–1909)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, 1986

Holt, N.J. 'The House of Laycock, 1879-1959' (Melb, priv print, 1959)

Parsons, T.G., 'Some Aspects of the Development of Manufacturing in Melbourne 1870 to 1890' (Ph.D. thesis, Monash University, 1970)

Laycock, Son & Co. Pty Ltd papers (Australian National University Archives).

'Laycock, Son and Company Proprietary Limited', Australian National University Archives, Deposit AU NBAC 79

Lewis, Miles, 'Australian Building, 7.03 Fireproof Construction', <http://mileslewis.net/australian-building/pdf/07-cement-concrete/7.03-fireproof.pdf>

Linge, G.J.R., *Industrial Awakening, the Geography of Manufacturing in Australia*, Melbourne University Publishing, 1979

Lovell Chen, 2016, 'Memorandum', 179-185 Normanby Road, Southbank, citing Noel Butlin Archive documents.

Melbourne & Metropolitan Board of Works (MMBW), 1954, Melbourne Metropolitan Planning Scheme Report.

MMBW detail plan, 477, 479 & 490, South Melbourne, 40ft : 1inch, c 1897

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## Description

The former woollen mills of Laycock and Son and Co. were built at the corner of Normanby Road and Doran Street, South Melbourne, in 1930 to the design of architects Peck & Kempster. The building is five storeys, initially intended for weaving machinery, and so has high capacity load bearing concrete floors, supported on load-bearing external walls with brick pilasters and rendered spandrels to the facade featuring rendered parapets, raised in the centre with the "Laconia Woollen Mills" and Laycock Son & Co in cast cement. Prominent down spouts with large rectangular rainheads flanking the parapet, frame the building, running down the sides until recessed in the last 2 metres above the pavement.

A cursive script animated neon sign depicting "Laconia" once crowned the building, facing towards the city and was visible from Princes Bridge.

Internal structure has a grid of riveted steel (or possibly wrought iron) columns and beams, with jack arch cinder concrete floors. The windows have been replaced and a fire stair in similar brown brick with banded concrete floors expressed externally has been constructed in the south west corner while a larger, service core in the same style has been built against the west side wall. The present canopied entry is new, with the original entry having been on the east side facing the former Doran Street – now a car park. A modern single story warehouse extends to the south east.

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## Comparative Analysis

Like the Dunlop Factory, the very large glazed areas of the Laconia Mill is unusual and demonstrates the transition from the single-storey sawtooth roof sheds and poorly-lit multi-storey buildings, to the modern early twentieth century concrete, brick and glass 'daylight factory'.

The later 1920s Australian Knitting Mill in Richmond, probably comes closest in form and design to Laconia Woollen Mills, although the massive brick wall sections reduce the impact of the large glazed areas. Laconia is, at five stories, the tallest of these multi storey factories.

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## 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 B: Possession of uncommon, rare or endangered aspects of our cultural or natural history.



Criterion D: Importance in demonstrating the principal characteristics of a class of cultural places and objects.

Criterion E: Importance in exhibiting particular aesthetic characteristics.

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions.

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## Recommendations

Ward, Andrew, *Port Phillip Heritage Review*, 1998 recommended inclusions:

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

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## Primary heritage study

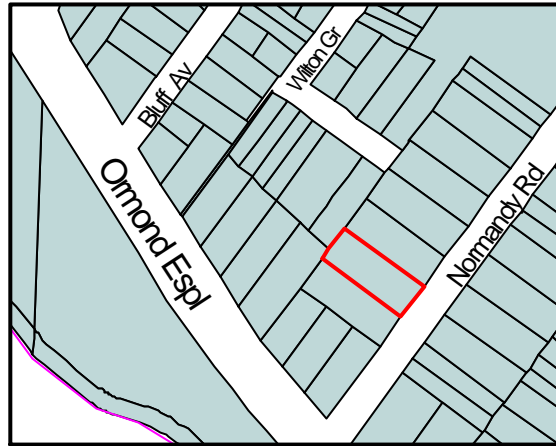
Biosis Pty Ltd, Fishermans Bend additional heritage place assessments, 2015

### *Other heritage studies*

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

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

**Identifier** Attic Villa  
**Formerly** unknown



Heritage Precinct Overlay HO8  
Heritage Overlay(s)

**Address** 18 Normandy Rd  
ST. KILDA

**Category** Residential:detached

**Constructed** 1920

**Designer** M Sherlock

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

One of the finest examples of the remarkable work of the designer/builder M. Sherlock. Its dynamic, exuberant and eclectic composition shows Sherlock as one of the great stylists of St Kilda's builders. His houses reflect all the style and imagery of the home that the respectable, wealthier middle classes aspired to in suburban St Kilda in the 1920s.

## Primary Source

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

## Other Studies

## Description

Style : Arts and Crafts, Californian  
Attic villa  
Builder: M. Sherlock  
Original owner: E. Shepard

The imagery of this house, as in most of Sherlock's buildings, is derived mainly from English Arts and Crafts models infused with a strong flavour of "Californian Bungalow" influences. The sweeping arch of the porch, and the strong horizontal emphasis of the attic window construction show the American influence. The more vertical elements, such the steep interleaved roof planes and the tall shingled bulkheads over the bay windows, as well as the overall highly picturesque massing, show more of an Arts and Crafts based intent. Both styles, as they were adopted in Australia, shared many common characteristics. The strength of Sherlock's work is in his ability to select from this stock of features and intensify their drama and impact. This he achieved along three levels. First, his detailing is always intricate, robust and precise. In 18 Normandy Rd, the glazing patterns, the shingling and the profusion of exposed rafter ends are fine illustrations. Second, each individual element is accentuated, even exaggerated, to achieve greater boldness and prominence.

Note in No 18 the completely unconventional width and scale of the attic storey dormer, the extra-wide and flat arch of the front porch, and even the enlarged gable struts. Third, his compositions are highly dramatic, always jam packed with vigorous elements, cross axes strongly emphasised, and contrasts and repetitions amongst the elements strongly accentuated. In this case, the doubled bay windows and roof sections of the south facade set up a dynamic sense of expansion along the lateral axis. The wing at the north end thrusts forward in counterpoint. The wide stretch of dormer windows and the 'leap' of the arch further emphasise the lateral expansion, but at the same time face forwards towards the street, establishing a strong sense of frontality on the main axis. Hardly any space remains unfilled by the component features. The main roof section, which reads as a huge plane, is in fact almost entirely taken up by the dormer construction and chimney. The only plain section of front wall is punctured with an eye-catching roundel window. The result of these compositional devices is a composition that seems to be bursting with energy yet remaining completely solid in character. The house, in its day, would have been regarded as very stylish and fashionable, and yet, at the same time, a solidly respectable residence. To this day, the house appears to have been kept in a well maintained and intact state. The only major alteration to its appearance is that it has been painted. The present pale grey colour seems quite within keeping, but the original contrasting natural finishes would have given even greater definition and life to this masterly 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 permit No 4025 issued 25/11/19.



**Identifier** "Jubilee Terrace" and "Queen's Terrace"  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO338  
HO339

**Address** 118-144 Nott St  
PORT MELBOURNE

**Category** Residential:row

**Constructed** 1887

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

Jubilee and Queen's Terrace are of local significance. This substantially intact group of two terrace rows is representative of speculative residential development in the late nineteenth century and is notable for its unusually large size and uniform design in the Port Melbourne context. The terraces are particularly notable for the large broken pediments and other details of the parapets.

## Primary Source

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

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

Jubilee Terrace (118-30) Queen's Terrace (132-44)

PRINCIPAL THEME: Residential

SUB-THEME: Nineteenth century brick houses, single fronted, single storey

ORIGINAL OWNER: Alexander Gunn

LOCAL/PRECINCT CHARACTER: AUTHENTICITY  
Precinct Character (similar to adjacent, contributes to overall character of the precinct) 90%+ original

BUILDING TYPE: Nineteenth century brick houses, single fronted, single storey

ORIGINAL RESIDENTIAL Private residences

USE TYPE:

ARCHITECTURAL STYLE: Victorian Filigree

PRINCIPAL MATERIAL: Rendered masonry

## PHYSICAL/STYLISTIC DESCRIPTION

These two terraces each contain seven dwellings. They are single-storey buildings of brick construction with near-identical rendered front facades. A parapet and moulded cornice runs the full length of each terrace with small square pedestals at the party walls apparently originally capped with urns. Above the centre house is a large broken segmental pediment with moulded panels and a large circular opening to the centre containing an urn. Each of the end houses has a smaller pediment with circular decorative motifs and scrolled consoles to each side. Each house has a corrugated iron roofed verandah between rendered wing walls, with cast iron valances. The houses remain substantially intact externally, apart from altered roof coverings and missing parapet urns.

## COMPARATIVE ANALYSIS

By far the longest unified terrace grouping in Port Melbourne, Jubilee and Queen Terraces can be compared with a number of single-storey terraces of similar length in Carlton, such as 753-67 Rathdowne Street and 398-422 Station Street. Apart from their length and intactness, however, the most distinctive features of these two terraces are the large broken pediments enclosing urns to the centre of each terrace. Although similar pediments exist in Melbourne, for example on a two-storey terrace in Lulie Street, Abbotsford, they are exceptional compared with the more usual rectangular or curved parapet centre pieces, particularly on single-storey terraces.

## History

In the early stages of Port Melbourne's history, reserves were set aside for various public purposes. On 12 June 1862, a grant of 2 acres was reserved for the purposes of a 'General Market'. This was bounded by Bay Street, Liardet Street and Nott Street. (1) The Nott Street frontage was later subdivided [for reasons that remain unclear] and during 1887, Alexander Gunn, an agent from South Melbourne, erected fourteen 4 room brick dwellings. This speculative venture was obviously successful, as half the houses were sold during 1888. (2)

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

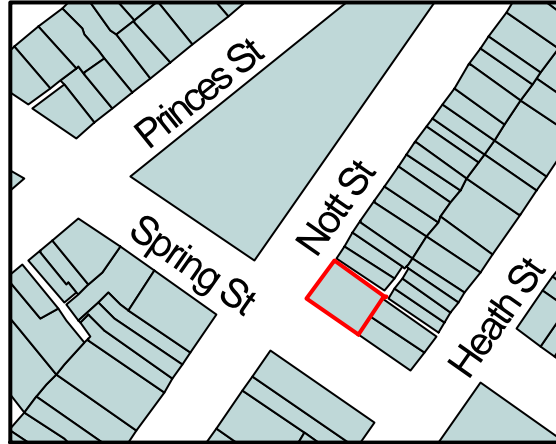
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References

1. Plan of 'Sandridge', dated 21.5.1878
2. Port Melbourne rate book. January 1888. 725 to 738



**Identifier** Former Prince Arthur Hotel  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 216 Nott St  
PORT MELBOURNE

**Category** Commercial

**Constructed** 1882

**Designer** T. J. Crouch

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The former Prince Arthur Hotel is of local significance. Substantially intact externally, it is a representative example of a once common building type in Port Melbourne, and is a prominent streetscape feature. The design, by the prominent Melbourne architect T.J. Crouch, is notable for the refined detail to the windows and cornices.

## Primary Source

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

## Other Studies

## Description

PRINCIPAL THEME: Assembly and Entertainment  
SUB-THEME: Former Hotel  
ORIGINAL OWNER:P. Hennelly  
LOCAL/PRECINCT CHARACTER: Individual Character (Individual, different from adjacent)  
AUTHENTICITY  
70-90% original  
BUILDING TYPE: Former Hotel  
ORIGINAL RESIDENTIAL na  
USE TYPE:  
ARCHITECTURAL STYLE: Victorian Free Classical  
PRINCIPAL MATERIAL: Rendered masonry  
ARCHITECT/ENGINEER:T.J. Crouch

## PHYSICAL/STYLISTIC DESCRIPTION

The former Prince Arthur Hotel is a two-storey rendered masonry structure on a corner site. The elevations

are designed in a restrained Classical Revival style with string courses and dentilled cornices at first floor and roof level and a stepped parapet with a moulded capping. Above the splayed corner is a segmental arched pediment with flanking pedestals and consoles and a scrolled central finial. The windows are segmental arched, with plain openings to the ground floor and moulded architraves to the upper floor. The name of the hotel is formed in raised pressed cement below the main cornice to both facades. The building appears to be substantially intact externally apart from alterations to the ground floor corner window frame and the later gates to the main doorway on Nott Street.

### COMPARATIVE ANALYSIS

While in general form this building is typical of nineteenth century corner hotels, it is distinctive for its very restrained and urbane facades. In comparison with other hotels of the 1870s and '80s, such as Freer's Family Hotel, Moray Street, South Melbourne or the Spread Eagle Hotel, Bridge Road, Richmond (remodelled in the 1870s or '80s), the former Prince Arthur Hotel lacks most of the characteristically flamboyant Classical detailing such as rustication, window hood moulds, bracketed cornices and elaborate pediments.

### History

The original Prince Arthur Hotel was constructed in 1871. Its first licensee was Thomas O'Brien. This building was rendered, painted and re-roofed in 1877, under the supervision of architect, George Wharton. (1) A new building was constructed for the owner, P. Hennelly, in 1882, to the design of prominent Melbourne architect, Thomas J. Crouch. (2)

Crouch began his career as an architect and surveyor in Tasmania in 1850-51. Lured by the discovery of gold, Crouch travelled to Victoria, and by 1854 had set up practice in Melbourne. In 1858 he went into partnership with Ralph Wilson, forming the well-known nineteenth century firm of Crouch and Wilson. The partnership of Crouch and Wilson produced a large body of work, including such major public buildings as the Prahran Town Hall, and the Association for the Blind buildings in St Kilda Road, a number of schools, including the Methodist Ladies College in Hawthorn, and a great many churches in both the metropolitan area and in country Victoria. (3). The partnership of Crouch and Wilson was dissolved in 1881, and Wilson died soon after. (4)

Having set up a solo practice, Crouch went on to complete a large number of commissions covering a range of building types, including a number of warehouses and shops in the city.

### Thematic Context

By the 1860s, largely because of its maritime working class character, Port Melbourne was well-endowed with hotels, particularly in the precinct on the foreshore. The 1870s and 1880s saw still more hotels constructed around the municipality, however, many of which replaced earlier buildings.

### 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'. 23 November 1877, p. 3. Miles Lewis Index of Australian Architecture.
2. 'Argus'. 5 April 1882, p. 3.
3. Alexander Sutherland. 'Victoria and its Metropolis'. McCarron Bird, Melbourne, 1888. Vol. IIB, p. 515.
4. *ibid.* p. 515.

**Identifier** Nott St Primary School

**Formerly** unknown



**Heritage Precinct Overlay HO1**  
**Heritage Overlay(s)**

**Address** 229 Nott St  
PORT MELBOURNE

**Category** School

**Constructed** 1874

**Designer** Education Department Architecture  
Branch

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The 1874 Nott Street Primary School building is of local significance. It is historically significant, being the first state primary school to be established in Port Melbourne following the 1872 Education Act. Although the original building was altered in 1914-5, it retains the original form. The 1914-5 alterations are of interest as an unusual example of a relatively complete school modernisation in the 1910s.

The 1911 Infants School is similar to many other infants schools built in the 1910s, many of which are more intact or have more individually significant design.

## Primary Source

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

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Education

SUB-THEME: State schools

ORIGINAL OWNER: Victorian Education Department

LOCAL/PRECINCT CHARACTER: AUTHENTICITY  
Individual Character (Individual, 40-70% original  
different from adjacent)

BUILDING TYPE: State Primary School

ARCHITECTURAL STYLE: Originally Victorian Gothic  
Altered to Federation Arts and Crafts

PRINCIPAL MATERIAL: Rendered brick

ARCHITECT/ENGINEER: Education Department Architecture Branch (Chief Architect Henry Robert Bastow)

## PHYSICAL/STYLISTIC DESCRIPTION

Nott Street Primary School is a two-storey structure with a symmetrical H-plan with projecting wings to each end of the front elevation and a gabled bay to the centre. As built originally, the walls were of red brick and the design, a variant of the 1874 Albert Park school design (M. Schneider, 1874) was Gothic, with pointed arched windows and door openings, steeply gabled porches and a central flèche. The large first floor window to the centre gable had two pointed lights divided by a central mullion with a round light above. The roofs were hipped on the end wings, with gable vents. There are recent additions.

As remodelled in 1914-5, the original windows were replaced with large mullioned and transomed multi-paned rectangular windows and the porches were remodelled with flat roofs and curved parapets. The central gable was remodelled with a gable parapet and flanking square piers with ball finials. The flèche was removed, and the walls were rendered and painted. These alterations were carried out as part of a widespread program in the 1910s of alterations to nineteenth century schools to meet new requirements for day lighting and ventilation. Nott Street was more thoroughly modernised compared with most schools, in which the main alterations were simply to the windows and interiors and other external details were left largely unchanged.

The 1911 Infants School comprises a large central hall with flanking classrooms and cloakrooms. The planning is expressed externally by the separate roofs to each section.

## COMPARATIVE ANALYSIS

Nott Street Primary School, as built originally, was a variant of the 1874 Albert Park School design (M. Schneider, 1874), one of a group of early schools built by the newly established Education Department following the 1872 Education Act. These designs derived from the successful entries in an architectural competition organised by the Department, and had considerable influence on the design of subsequent State schools.

The 1914-5 alterations were carried out as part of a widespread program in the early 1910s of alterations to nineteenth century schools to meet new requirements for day lighting and ventilation. Nott Street was more thoroughly modernised compared with most schools, in which the main alterations were simply to the windows and interiors and other external details were left largely unchanged.

The 1911 Infants' School was one of many such pavilion-planned infants' schools built in the 1910s. Compared with the more intact and architecturally notable infants' schools such as those at Richardson Street, Middle Park and Bell Street, Coburg, Nott Street is not outstanding.

## History

Prior to the 1872 Education Act and the establishment of this school, three schools in the Borough of Sandridge received aid from the Victorian government. These were Sandridge National School (No. 542), Sandridge Wesleyan School (No. 590), and Sandridge Catholic School (No. 602). These were struck off the roll on 1 July 1874, when Nott Street School (No. 1427) opened. (1)

The building of the school had been recommended by the District Inspector, Mr C. Topp. The School was designed to accommodate 800 - 1000 pupils and the tender of £5,375 was accepted for its construction.

Overcrowding was a constant problem at the school. Because of the large number of children who had to cross the railway-line, an annex in Graham Street [now Graham street primary School (q.v.)] was opened on 6th May 1889, and the two schools remained under the control of the same Head Teacher until 1908. Both schools were overcrowded, the average attendance being in the vicinity of 1,400, and a Presbyterian hall was used to accommodate Grade 7 and 8 pupils.

During 1911, a new infants school was erected at the Nott Street site. (2) Mr F.E. Shillabeer was the contractor, and his price was £3,670/16/10. (3) This building was constructed of red brick.

The school was remodelled in 1914 - 5 to comply with the 1908 regulations requiring greater provision of natural light and ventilation. Windows were enlarged, the porches and gables were altered and the walls were rendered. (4)

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

The school was closed in 1992 and subsequently re-opened as a Special School. The World War I honour board from the school is now located in the Port Melbourne Town Hall.

## 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. General history of the school comes from L.J. Blake (ed), 'Vision and Realisation', Vol 3, pages 338, 339
2. Building. 12 October 1911, p. 21.
3. PWD contract book
4. Contract drawing for remodelling school, contract 93, 1914/15, held at PRO.

**Identifier** Residence  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 240 Nott St  
PORT MELBOURNE

**Category** Residential:detached

**Constructed** 1860-1863

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Contributory heritage property.)

A rare surviving example of an early timber dwelling of the 1860s. The recent defacement has compromised its cultural values but it remains important as an early surviving house in Port Melbourne.

## Primary Source

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Other Studies

## Description

CONSTRUCTION DATE: between 1860 and 1863

BUILDER: probably Joseph Readford

FIRST OWNER: Joseph Readford

PRESENT OWNER AND OCCUPIER USE: M.D.Leadingham/residence

CONSTRUCTION MATERIALS: timber

## BUILDING ANALYSIS:

Allotment 5 of Section 23 is shown on a plan of Sandridge, dated 1860, although by that date it had not been sold by the Crown. Later plans show the Crown Grantee was N. Polak. By November 1863 the present house had been erected. The 1863 rate book shows the owner and occupier as Joseph Readford, a builder and carpenter(1). His workshop was situated at the rear of the dwelling. It is probable that Readford was the builder of the house. Certainly the intricacy of the bargeboard carving indicates the work of a craftsman.

This building is one of the earliest remaining houses in Port Melbourne. It is constructed of timber framed construction. Of note is the unusual proportion of the facade with the large space between the window sills

and the top of the verandah roof. The joinery is simply detailed and the front elevation was until recently finished by a splendid carved bargeboard in the form of boxthorns with circular shield panels at each end. The timber verandah has been reconstructed and the windows are aluminium framed. The external linings are in pre-finished aluminium. Similar houses at nos. 244 and 246 have been demolished.

## **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 Port Melbourne rate book, Nov.1863, 868, Joseph Readford, builder and carpenter, 0. & 0, 5 room wood house and workshop, Sec.23 (A11.5, £32).

2. The house is visible in photograph PH.126, taken after 1868.



**Identifier** Flats  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 1-3 Oak Grove  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1920s

**Designer** unknown

**Amendment** C 29

## Comment

## Significance

A block of flats still bearing its excellent roughcast rendering intact. Its complete set of original features (only the timber work has been repainted) are complemented by its period wire and wrought iron fence and gates. As a pair with its neighbour at 175 Hotham Street, which was built with identical materials, it is something of a local landmark.

## Primary Source

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

## Other Studies

## Description

Two storey walk-up flats

## History

see Description

## Thematic Context

unknown

## Recommendations

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

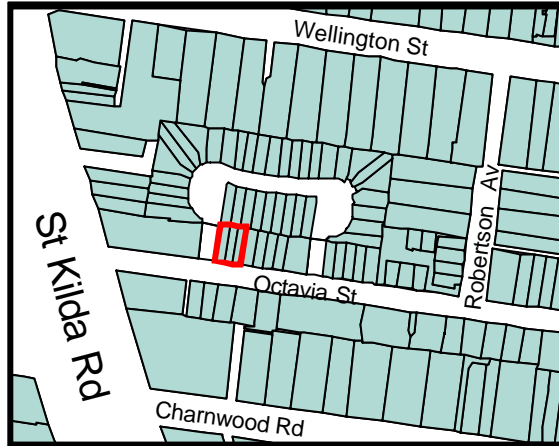
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme



## References

unknown

**Identifier** Clyde Cottage, Spring Cottage and Kilby Cottage  
**Formerly** Unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO358

**Address** 14-18 Octavia Street  
ST. KILDA

**Category** Residential:row

**Constructed** 1889

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

Clyde Cottage, Spring Cottage and Kilby Cottage in Octavia St, St Kilda, are significant to the City of Port Phillip because:

- they represent still, in part, simple worker housing in the area (Criterion D2) ;
- they exemplify the change in direction of the Housing Commission of Victoria after widespread criticism of its slum clearance philosophies (Criterion A4) .

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

Three single storey refurbished stuccoed row-house form cottages, one free standing at the lane corner and the others paired. The three are now amalgamated under the one address as part of a recent Housing Commission of Victoria infill development. The end detached house has the name Clyde Cottage in the parapet entablature. The other cottages (Spring, Kilby) have blank entablatures.

Each house has an ornate cemented Renaissance Revival inspired parapet with scrolling, acroteria and panelled entablatures. The cast-iron detail and bull-nose verandah roof are new (originally convex verandah ?) but a Victorian-era cemented chimney is visible behind the centre house parapet. Simple details such as opening architraves and small sill brackets survive. The simple iron palisade fence and timber post may be early.

The surrounding street has basalt kerb and asphalt paving.

Condition: fair (disturbed, reasonably preserved)

Integrity: partially intact/intrusions

Context: Among similarly small scale housing typically of the Edwardian-era and backing onto recent HCV development set out as a court.

## **History**

These houses, each brick and 3 rooms, were built in 1890 for John E and Jane Ellis by John Newton.

Occupants in Spring Cottage (16) included Henry Trewartha a mechanic, and under the ownership of James Mason and later his executors, Grace Cowan was a long term occupier around WW1. Ernest Patton of Barkly Street St Kilda was the owner when Fred Austin (metalworker), Sarah Curtayne, Keith Grant (storeman) and Charles Watt an engineer, occupied the house during the inter-war period. Henry Wishart, Joseph Ryan and Robert Duncan were early occupiers of number 14 while Fred Ball, Frank martin and Albert Illman were in number 18 during the 1890s. John Edwin Ellis himself was named as the owner and occupier of 18 around 1900 when it is assumed the house may have been empty, with a default rated person listed { RB} .

Precast reinforced concrete houses were constructed in the City for the Housing Commission of Victoria during the late 1930s-1940s as an initial experiment in precast reinforced concrete construction, following the establishment of the Housing Commission of Victoria in early 1938 { Tibbits}. Many old houses in St Kilda and South Melbourne were being purchased by the Housing commission (now the Ministry of Housing) in the 1960s-70s towards the aim of so called slum clearance or urban renewal. In 1960 the first concrete high rise Commission flats were built at the Emerald Hill estate in South Melbourne. This row was a later acquisition under policies which included retention of houses and infill rather than wholesale clearance.

## **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**

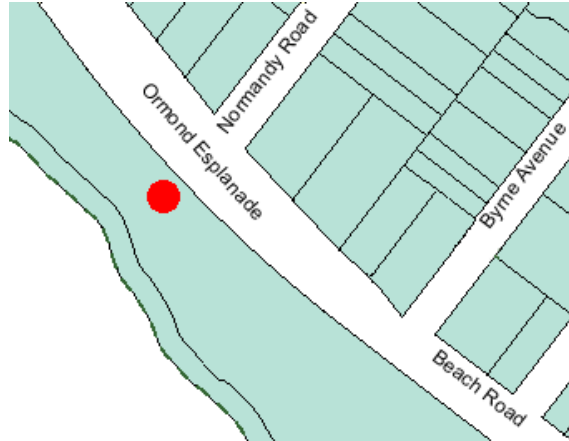
Longmire, A. 1989 'The Show Must Go On': 316-18 checked;

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

G. Tibbits. 'The Enemy Within Our Gates'. in R. Howe, ed.' New Houses for Old', p.145;

**Identifier** Beach Kiosk

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** 426

**Address** Ormond Esplanade (at Normandy Road)  
ELWOOD

**Category** Public

**Constructed** 1921?

**Designer** unknown

**Amendment** [C 54](#)

**Comment** [New citation](#)

**Significance** (Mapped as a Significant heritage property.)

What is Significant?

The beach kiosk is a small weatherboard structure on an octagonal plan, with hipped metal roof and a surrounding verandah. It was erected by the St Kilda Council, possibly in 1921.

How is it Significant?

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

Why is it Significant?

Historically, the beach kiosk is significant as the oldest surviving structure along Elwood Beach which, unlike the beaches at Port Melbourne, South Melbourne and St Kilda, did not begin to develop as a recreational facility the suburb became more settled (and accessible by public transport) in the 1910s. Possibly erected in 1921, the kiosk provides thus evidence of the earliest phase in the development of Elwood Beach as a popular recreational destination. Its ongoing operation as a refreshment kiosk right up to the present day also demonstrates a highly significant continuity of use.

Aesthetically, the kiosk is a fine and relatively intact example of a small Edwardian-style beach pavilion, of note for its distinctive octagonal form and fine decorative timberwork including turned finials and verandah with slatted frieze. One of a number of surviving pieces of early seaside recreation infrastructure along the City of Port Phillip foreshore, the kiosk remains as a prominent and distinctive element on the Elwood beach landscape.

## Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

## Other Studies

## Description

The beach kiosk is a small weatherboard structure, octagonal in plan. It has a hipped roof of corrugated galvanised steel, with ogee profile guttering and a turned timber finial to the apex. The building is encircled by a verandah, with a skillion roof supported on stop-chamfered timber posts with curved timber brackets and a timber slat frieze (the latter now mostly concealed by advertising signage). The kiosk proper has three servery windows, with heavy timber sills, metal roller shutters (not original) and heavy metal bar grilles. Two of the windows have concrete steps, of relatively recent origin, to facilitate access by small children. A fourth wall has an entrance doorway, with a heavy timber threshold, plain architraves and a metal security door of recent origin.

## History

During the nineteenth century, Elwood Beach scarcely developed as a recreational centre in the way that the adjacent beaches at St Kilda and Port Melbourne had done. By the late 1860s, the council had made some effort in planting trees and establishing a coastal promenade, but the coastline – particularly in the vicinity at Point Ormond – otherwise retained a somewhat salubrious reputation, retaining connotations with the quarantine station, manure depot and abattoirs. All three had ceased to exist by the turn of the century, followed in 1907 by the closure of the rifle butts along present-day Head Street.

In 1915, the St Kilda Council erected a refreshment kiosk on Point Ormond, to a design ‘studiously made in conformity with the buildings already erected by the St Kilda Foreshore Committee’. This substantial timber building, a conspicuous element on the point for many years, has since been demolished. The only other kiosk to be erected along the Elwood foreshore was erected by the St Kilda council in 1921 to the design of H P Brady. This first appears in the Sands & McDougall Directory in 1921, with Mrs Margaret Olingue listed as its proprietor. The wife of a local bootmaker, Mrs Olingue (1878-1968) ran the kiosk for about fifteen years. It was thence occupied by Ernest Druce (c.1936-43), B & D Passioura (1940s) and P Grieg (1950s). From the late 1950s until at least the mid-1970s, the kiosk was apparently operated by A L Crichton, listed in directories as a confectioner.

## Thematic Context

The small timber kiosk at Elwood can be compared with the numerous items of beach recreation infrastructure that developed along the foreshore at Port Melbourne, South Melbourne and St Kilda during the 1910s. Examples that have been previously identified in heritage studies include the octagonal bandstand at 70 Beach Street, Port Melbourne (1919), the series of gable-roofed timber beach shelters on Beaconsfield Parade, South Melbourne (c.1914), the former Pavilion Tea Rooms at 60 Jacka Boulevard, St Kilda (1916) and the St Kilda Pier Kiosk (1904) – the last, now no longer extant. The most pertinent comparison, however, can be drawn with a pair of previously unidentified timber kiosks on Jacka Boulevard, of unknown date but, on stylistic grounds, appear to be contemporaneous with the kiosk at Elwood. Virtually identical, these two structures (currently known as the Sunset Kiosk and the Boulevard Ice Creamery Kiosk) are rectangular in plan, with stop-chamfered frames and diagonal boarding; they have distinctive bellcast roofs of corrugated galvanised steel and canted perimeter verandahs with stop-chamfered posts and slat friezes. While they are slightly larger than their polygonal counterpart in Elwood, and slightly more elaborate in their detailing, they are also somewhat less intact, having been altered and otherwise disfigured by wall- and roof-mounted advertising hoardings.

## Recommendations

Recommended inclusions:

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

## References

J B Cooper, *A History of St Kilda, 1851 to 1931*, pp 233-34.

Sands & McDougall Directory, various.

Miles Lewis (ed) *Australian Architectural Index*. s v Elwood Park Kiosk.

**Identifier** Community Centre/Beach House Cafe  
**Formerly** Elwood Bowling Club



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** 427

**Address** Ormond Esplanade  
 ELWOOD

**Category** Public

**Constructed** 1925

**Designer** unknown

**Amendment** [C 54](#)

**Comment** [New citation](#)

**Significance** (Mapped as a Significant heritage property.)

## What is Significant?

The former bowling club is a simple single-storey timber-framed and fibro-clad building with a gabled roof of corrugated steel. Founded in 1925, the club closed in the 1990s and the building was converted to a community centre and café. The enclosed grounds include a detached brick storeroom of similar date, although no trace now remains of the bowling greens themselves.

## How is it Significant?

The former bowling club is of historical and aesthetic significance to the City of Port Phillip

## Why is it Significant?

Historically, the former bowling club is one of the earliest remaining buildings along the Elwood foreshore. Erected in 1925, it provides evidence of the expansion of recreational facilities along the beach during the inter-war period, and is now the only survivor amongst the complex of early twentieth-century clubhouses that included the original premises of the angling club, lifesaving club and croquet club, all of which have since been replaced by post-war buildings. More broadly, the former bowling club is also of some interest as the only one in the municipality that is located along the foreshore and, indeed, one of only four bowling clubs thus sited along the entire east coast of Port Phillip Bay.

Aesthetically, the former bowling club is significant as a distinctive element in the foreshore landscape. Although slightly altered and generally of little architectural pretension, its simple form and detailing, including strapped fibro-cement cladding with weatherboard dado, is representative of its type and era.

## Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

## Other Studies

## Description

The original bowling club is a single-storeyed timber-framed building on a rectangular plan, with a broad gabled roof of corrugated galvanised steel. The exterior walls are clad with weatherboard to window sill height, with strapped cement sheeting above. The principal façade, to Ormond Esplanade, has a central double doorway (sheltered by a non-original verandah) flanked by pairs of wide timber-framed fixed-sash windows, with louvred highlights. The exposed side elevation, to the north, has similar windows, another door, and, above, a louvred vent to the gable apex. The south end of the former clubhouse has been engulfed in a substantial single-storey addition, containing the cafe; part of this echoes the form and materials of the original building, culminating in an enclosed verandah-like dining area along the south and east walls, with retractable roof, continuous bays of timber-framed casement-sash windows, and a corner entrance.

North of the clubhouse is a detached weatherboard toilet block (of recent date) and a small red brick pavilion with terracotta-tiled gambrel roof, roughcast rendered banding, weatherboard infill, louvred vents and small square windows. Its original function is unknown, but it is at least contemporary with (if not earlier than) the main building

## History

The Elwood Bowling Club was officially opened on Saturday, 3 October 1925, when the wife of the club president, Mrs F C Smith, threw the inaugural jack and the wife of the senior vice-president, Mrs A E Watson, threw the first bowl. The ceremony was also attended by the then Mayor, Councillor Cummings, who 'wished the club success in the ensuing season'. The new premises was one of a large number of bowling clubs whose official openings were reported in September and October of 1925, including those at Armadale, Ascot Vale, Brunswick, Camberwell, Carlton, Carrum, Collingwood, Elsternwick, Glen Iris, Ivanhoe, Kew, Middle Park, Moonee Ponds, Murrumbeena, North Fitzroy, Northcote, Sandringham, Sunshine and Thornbury.

A site plan in the Health Department's Public Building files shows that the bowling club at Elwood occupied an allotment 189 feet (57 metres) by 184 feet (56 metres), with its timber-framed clubhouse set back 142 feet (43 metres) from Ormond Esplanade. This building, 65 feet (20 metres) by 44 feet (13 metres) in plan, contained a large clubroom with an adjacent billiard/card room, and associated facilities (office, kitchen and lavatories) along the seaward side.

The bowling club ceased in c.1991, and the former premises was subsequently converted into a council-operated community centre and café. The enclosed open space between the former clubhouse and the road, originally the bowling greens, became a children's playground.

## Thematic Context

There are five lawn bowling clubs within what is now the City of Port Phillip; all are located in or beside public parks, although the former club in Elwood is the only one along the foreshore. The other clubs in the municipality are of greater vintage: St Kilda (founded 1865), Albert Park (founded 1873) and Middle Park (founded 1903). However, their built fabric varies; the clubhouse at St Kilda, for examples, includes a portion dating back to 1876 (in fact the oldest purpose-built bowling club building in Australia) and another portion added in 1927. The present Albert Park clubhouse, located within St Vincent's Gardens, dates from as recently as 1958.

The example at Elwood must be seen in the context of the small cluster of sporting club premises that developed along the foreshore in the inter-war period: the lifesaving club (1921), the sailing club (1924), the croquet club (c.1937) and the angling club (c.1939). All of the original buildings, however, were replaced in the post-war era. Ironically, all of these clubs still remain in operation while the bowling club, which does not, is the only one that retains its original pre-war building.

**Recommendations**

Recommended inclusions:

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

**References**

'Bowls', Argus, 6 October 1925, p 6.

Public Building File No 9976, Health Department files, VPRS 7882/P1. PRO



**Identifier** Elwood Surf Lifesaving Club  
**Formerly** Elwood Beach Pavillion; Conabere Pavillion



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** 428

**Address** Ormond Esplanade  
ELWOOD

**Category** Public

**Constructed** 1971

**Designer** Don Hendry Fulton

**Amendment** **C 54**

**Comment** [New citation](#)

**Significance** (Mapped as a Significant heritage property.)

What is Significant?

The Elwood Surf Lifesaving Club is a distinctive single-storeyed concrete block building designed in a stark and rugged Brutalist style by architect Don Hendry Fulton. Erected in 1971 on the site of a pre-war bathing pavilion, the building serves as a bathing pavilion, the premises of the local lifesaving club (established 1913) and, from 1976, the State Disaster Headquarters for all marine emergencies on Port Phillip Bay.

How is it Significant?

The Elwood Surf Lifesaving Club is of aesthetic and architectural significance to the City of Port Phillip.

Why is it Significant?

Aesthetically, the Elwood Surf Lifesaving Club is a fine and intact example of the so-called Brutalist style of the early 1970s, characterised by rugged and angular form, stark concrete blockwork and battered mass walls. Its unusual form, surface treatment, detailing and starkness make it a particularly distinctive element along the water's edge. It is also the most aesthetically distinguished of the five post-war lifesaving clubs along the City of Port Phillip foreshore. Architecturally, the building is a fine, intact and particularly accessible example of the work of Don Hendry Fulton, a notable architect of the 1950s and '60s whose expansive practice included Olympic games infrastructure in Melbourne, a number of award-winning houses and other buildings in the suburbs and regional Victoria, and town planning projects in outback Australia.

## Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

## Other Studies

## Description

The Elwood pavilion is a highly distinctive concrete block building in the stark Brutalist style. Occupying an elongated footprint along the foreshore, it comprises a row of three of gambrel-roofed volumes, linked by flat-roofed wings, with a battered base. The distinctive pavilion roofs comprise a central sawtooth element, clad in unpainted timber boards, which rises above a gently sloping hipped metal tray deck, with broad overhanging eaves. The roof of the north pavilion is raised up above the concrete block walls on a fully-glazed mezzanine level, which serves as the observation deck for the lifesaving club. This pavilion has roller shutters on the north side, but is otherwise windowless; the other two pavilions have vertical strip windows with metal-framed fixed sashes, and there are small square windows, similarly detailed, to the linking wings. Along the foreshore (west) side, the battered base incorporates several flights of steps. On the street (east) side, the main entrance is marked by a trabeated rendered portico.

## History

Founded in 1913, the Elwood Lifesaving Club was originally based in Head Street, in a triple-fronted timber building with a central lounge flanked by dressing rooms. This was remodelled several times, including alterations in 1950 when the lounge roof was rebuilt and new toilets added. New premises were built in 1971 on the site of a sea bathing pavilion, one of three structures built by the City of St Kilda in 1928. The new Elwood Beach Pavilion, as it was known, was designed by Don Hendry Fulton. It became one of the best equipped surf lifesaving facilities in Australia; in 1976, it became the State Disaster Headquarters for all marine emergencies on Port Phillip Bay, obtaining its own water ambulance, and a control room equipped with radar and Telex facilities. More recently, the building was renamed in honour of Jack Conabere, who was a member of the lifesaving club from 1932, and its president from 1952 to 1982.

The architect, Don Hendry Fulton, completed his studies at Melbourne University in 1950 and later took a M Arch at the University of California at Berkeley. He became a highly-regarded residential architect in the 1950s, designing a house at Kew that was one of ten 'Houses of Outstanding Merit' selected by Architecture & Arts magazine in 1956. Fulton is best known, however, as the planner of outback mining towns such as Mary Kathleen and Weipa, also in the 1950s, and as the designer of the BP oil refinery administration building at Crib Point, which won an RIAA award in 1966. Within the City of Port Phillip, he was responsible for a distinctive cluster of mushroom-like concrete beach shelters on the Lower Esplanade at St Kilda (1967).

## Thematic Context

Lifesaving clubs in what is now the City of Port Phillip were mostly formed in the 1910s, but none still occupy their original buildings. One, the Esplanade LSC, was demolished in the 1950s for the erection of the St Kilda Marina. Three others now occupy two-storey buildings of little architectural merit, dating from the 1950s and '60s: South Melbourne (red brick), Middle Park (bluestone and concrete brick) and St Kilda (brick and cement sheet). The Victorian headquarters of the Surf Lifesaving Association of Australia, also on the St Kilda foreshore, is more architecturally distinguished, but in a retardataire Moderne style that was out of fashion when it built. The Port Melbourne Life Saving Clubhouse is of even more recent origin.

Aesthetically, the Elwood Pavilion is comparable to a small number of Brutalist buildings in the former City of St Kilda. Some flats at 2 Crimea Street (c.1970) are different in form but similar in their stark, windowless concrete surfaces and battered walls. The St Kilda Library at 150 Carlisle Street (1969-73) is the municipality's finest example of the style, designed by leading practitioner Dr Enrico Taglietti. The Elwood Pavilion is also similar to the nearby soccer pavilion, off Head Street, designed by architects Young, Lehman & Co. Another stark, windowless concrete block building of rugged form (a truncated triangle with corner porches and steep roof), it is, however, much later in date (built 1980) and thus falls outside the heyday of Brutalism in the early 1970s.

## Recommendations

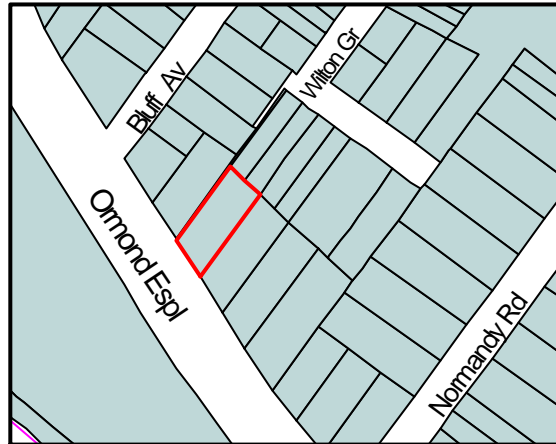
Recommended inclusions:

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

## References

Anne Longmire. St Kilda: The Show Goes On, p 285

**Identifier** "Beaufort"  
**Formerly** unknown



**Heritage Precinct Overlay HO8**  
**Heritage Overlay(s)**

**Address** 13-15 Ormond Esplanade  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1920's

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

Beaufort is a notable block of flats featuring an unusual bridged section over its central driveway. The driveway leads on to a courtyard formed by a rear wing of the flats. It is significant as an intriguingly complex example of an eclectic, Mediterranean style block. Its architecture is largely intact and is now painted an exotic post-modern pastel polychrome.

## 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

## History

see Description

## Thematic Context

unknown

## Recommendations

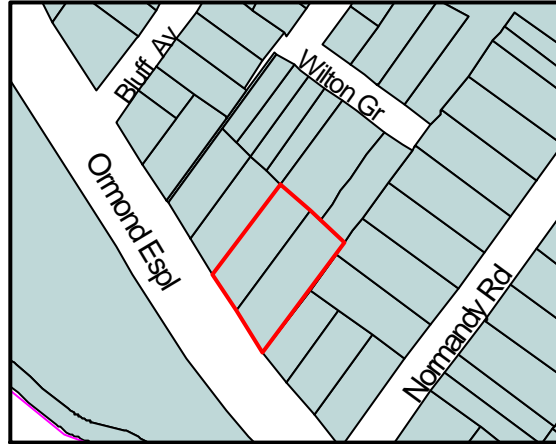
A Ward, Port Phillip Heritage Review, 1998  
recommended inclusions:

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

## References

unknown

**Identifier** Flats  
**Formerly** unknown



Heritage Precinct Overlay HO8  
Heritage Overlay(s)

**Address** 19-21 Ormond Esplanade  
ST. KILDA

**Category** Residential:apartment

**Constructed** late 1920s

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

The single block at No 19 and the two blocks at No 21 form a strong and coherent group of two storey flats which are sited to maximise their sweeping views of the bay. As such, they are important elements in the Ormond Esplanade streetscape, expressing clearly the bayside character of its architecture. Apart from the handsome arched tapestry brick porch of the rear flats at No 21, their styling is quite simple and their impact comes mainly from their grouping. The unusual relationship of the three blocks is well resolved in their communal landscaping. Their rendered brick front fences are intact, as are the low brick fences that quaintly form the boundaries between the driveway and their gardens.

## 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

## History

see Description

## Thematic Context

unknown

## Recommendations

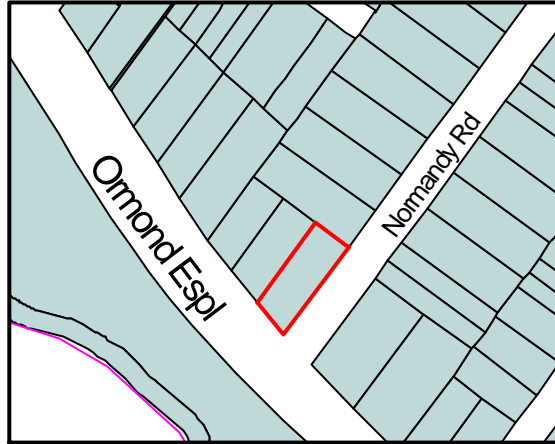
A Ward, Port Phillip Heritage Review, 1998  
recommended inclusions:  
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

unknown

**Identifier** "Yarramundi"

**Formerly** unknown



**Heritage Precinct Overlay HO8**  
**Heritage Overlay(s)**

**Address** 27 Ormond Esplanade  
ST. KILDA

**Category** Residential:detached

**Constructed** 1921

**Designer** M Sherlock

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

A large, complex, intact attic villa featuring a spectacular first floor balcony overlooking the Bay. Its exuberant design is the essence of Melbourne's inter-war bayside architecture, and the best on the Ormond Esplanade. It is the most prominent of a number of important and idiosyncratic works by the designer/builder, M Sherlock.

### 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  
Builder: M. Sherlock  
Original owner: T.M. Davie

'Yarramundi' is a spectacular attic villa situated on the Ormond Esplanade with commanding views of Port Phillip Bay. It was designed and built for Dr T M Davie by M Sherlock in 1921. Of all the builders of St Kilda through the 1920s, Sherlock was the pre-eminent stylist. His houses are characterised by a profusion of bay windows, porches, balconies and attic dormers, executed in an exuberant eclecticism combining Arts and Crafts, Classical, and Californian Bungalow influences. "Yarramundi" is the most impressive, due mainly to its massively buttressed porch and the spectacular doric columned balcony above. Plans show it as a large family house of six bedrooms and two maids' rooms. The ground floor features the spacious porch, entrance hall and stair hall, with double doors opening into the living and dining rooms. A small office is entered through a side porch on Normandy Rd. The main room upstairs is a large billiard room which opens onto the balcony. Externally little seems to have been changed from the drawings submitted to Council for approval; the glazing to the windward side of the balcony (necessitating the removal of two pairs of columns), the only notable

exception. The eaves of the terra cotta tiled roofs feature exposed rafter ends as a ubiquitous motif, and the strutted gables are another of Sherlock's favourite devices. The gable ends and the bulkheads over the bay windows are all shingled. A small amount of ornamental exposed brick trim can still be seen, but it is hard to know how much has been lost to repainting. The current overall brilliant white, though not the original colour scheme, seems most appropriate to its maritime setting. Also intact (and white) is the elaborate brick and render fence that stretches down Normandy Rd and along the Esplanade. Its timber gate is a gem of individualistic design. The same can be said of the building itself, and the body of Sherlock's work as a whole. In "Yarramundi" he produced the most important building on the Ormond Esplanade, one that sets the scene of the seaside, bayview architecture of St Kilda.

## **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

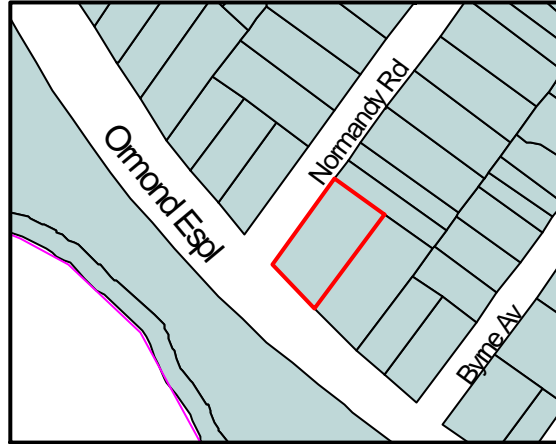
## **References**

NOTES

St K C C permit No 4540.



**Identifier** Residence  
**Formerly** Fontainebleau Reception Rooms



Heritage Precinct Overlay HO8  
Heritage Overlay(s)

**Address** 31 Ormond Esplanade  
ST. KILDA

**Category** Residential:detached

**Constructed** 1928

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

A low slung 1920s villa notable for its excellent pergolas and port cochere. Their powerful masonry piers and heavy timber work are picked up in the original front fence. For many years from the 1950s it was run as the Fontainebleau Reception Rooms.

## Primary Source

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

## Other Studies

## Description

Style : Californian  
One storey residence  
Builder: G. Seddon  
Original owner: J. Lang

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

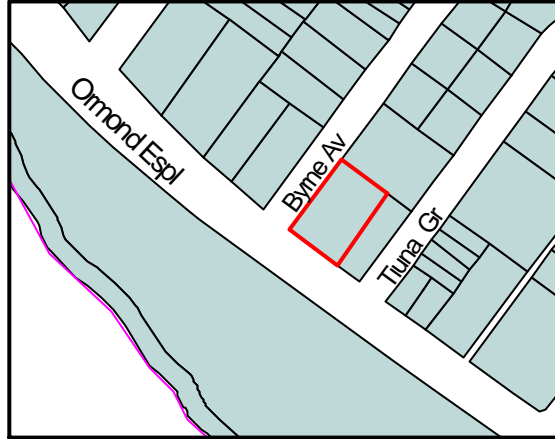
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References

### NOTES

St K C C permit No 7185 issued 29/5/28. Permit No U2758 issued 29/5/56 for sign and alterations for Fontainebleau Receptions.

**Identifier** "Ballater"  
**Formerly** unknown



Heritage Precinct Overlay HO8  
Heritage Overlay(s)

**Address** 39 Ormond Esplanade  
ST. KILDA

**Category** Residential:detached

**Constructed** 1926

**Designer** Blackett and Foster

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

'Ballater' is a stately residence by the architects Blackett and Forster who were renowned for their refined Georgian Revival style buildings. 'Ballaters' Mediterranean styling exhibits a similar level of finesse and proportion. The house has lost a little of its character with the removal of its windows shutters, but the front portico section in particular remains one of the most refined passages of 1920s architecture to be found in St Kilda.

**Primary Source**

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

**Other Studies**

**Description**

Style : Mediterranean  
Two storey residence  
Builder: W.M. Kelly Pty Ltd  
Original owner: A. Atherton

**History**

see Description

**Thematic Context**

unknown

**Recommendations**

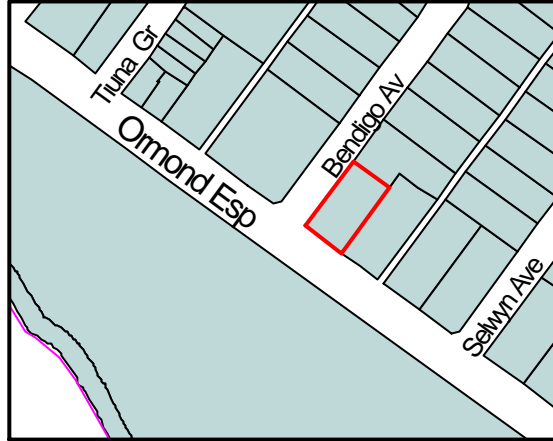
A Ward, Port Phillip Heritage Review, 1998  
recommended inclusions:  
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

### NOTES

St K C C permit No 6549 issued 31/8/26.

**Identifier** "Surf Side"  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO353

**Address** 46 Ormond Esplanade  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1960's

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

One of St Kilda's more interesting blocks of 1960s flats, Surf Side features striking usage of contrasting brick and concrete blockwork and stepped planning with wide window bays and balconies to maximise the views across to Elwood Beach.

## Primary Source

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

## Other Studies

## Description

Style : Vernacular Functionalist  
Three storey walk-up flats  
Builder: C.& C. Attard  
Original owner: C.& C. Attard

## History

see Description

## Thematic Context

unknown

## Recommendations

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

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

## **References**

### NOTES

St K C C permit No 2825-6 issued 23/7/63.

**Identifier** Flats  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** 424

**Address** 51 Ormond Esplanade  
ST KILDA

**Category** Residential:apartment

**Constructed** 1939

**Designer** J.H. Esmond Dorney

**Amendment** [C 54](#)

**Comment** [Updated citation](#)

**Significance** (Mapped as a Significant heritage property.)

What is Significant?

51 Ormond Esplanade is a three-storeyed flat-roofed rendered brick apartment building in the inter-war Functionalist style, characterised by a stark and volumetric form with fin-like brick elements, ribbon windows, and corner windows. The flats were designed in 1939 by noted local architect J H Esmond Dorney as a speculative project for his mother, Mrs M L Dorney.

How is it Significant?

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

Why is it Significant?

Aesthetically, the flats are significant as a fine, relatively intact and somewhat unusual example of a large apartment block in the inter-war Functionalist style, characterised by flat roof, steel-framed corner windows, ribbon windows and a vertical emphasis. Its stark and volumetric composition is comparable to several other blocks of flats in the municipality (mostly in St Kilda), but, although slightly altered, it stands out for its unusually bold composition and austere rendered walls (rather than the more typical face brick).

Architecturally, the former St Kiernan's Flats are significant as one of the best examples in Elwood of the work of J H Esmond Dorney, a prolific local architect and one-time employee of Walter Burley Griffin who became a leading exponent of the Functionalist style in Melbourne in the 1930s and, after the War, a highly regarded modern architect in Tasmania.

## 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

51 Ormond Esplanade comprises six flats within a stark and volumetric flat-roofed rendered brick Functionalist-style building. The triple-fronted façade, balanced but not symmetrical, has a central projecting three-storey portion, flanked by narrower wings, three and four storeys high, with disparate setbacks. The central portion is articulated by an orange brick chimney, forming a dominant vertical element, while the adjacent entry wing has a similar but narrower fin-like pier. Both have horizontal bays of steel-framed windows alongside, the former wrapping around the corner. The north wing has a vertical ribbon window to the stairwell, and two short horizontal ribbon windows at the fourth floor. The front door, shaded by a concrete slab sunhood, is set into an orange brick dado, which returns along the side of the projecting central wing and then further forward, forming a low wing wall. The partly-concealed south wing is more conventional in detail, with standard timber-framed double-hung sash windows.

## History

see Description

## Thematic Context

As epicentres for inter-war flat development, Elwood and St Kilda are well represented by examples in the Functionalist style that was popular in the second half of the 1930s. While the idiom was characterised by a concern for pure expression of function, and a common vocabulary such as flat roofs and ribbon windows, there was still a degree of variety in local manifestations: at one end of the spectrum were those buildings (often in face brick) realised as stark volumes, and, at the other, those buildings (often rendered) in a less severe style, enlivened with curving corners or balconies and stylised ornament such as fluting, stringcourses and capping.

The St Kiernan's Flats are an example of the former. The best examples in the municipality are those by the highly-regarded firm of Mewton & Grounds: Woy Woy at 77 Marine Parade, Elwood (1936) in rendered brick, and Bellaire at 3 Cowderoy Street, St Kilda (1936) in face brick. Another fine example in face brick is Park Court flats at 473 St Kilda Street, Elwood, by equally celebrated architects Seabrook & Fildes (1938). Lesser examples in St Kilda, by as yet unknown designers, include Burnett Lodge, 9-13 Burnett Street (c.1940), Mereen flats, 40 Burnett Street (c.1940), and High Royd flats, 36 Robe Street (1930s). All of these, however, are relatively compact, stark buildings of face brick; St Kiernan's stands out amongst them with its particularly broad façade, its dominant vertical fin-like elements, and its smooth rendered walls.

## Recommendations

Recommended inclusions:

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

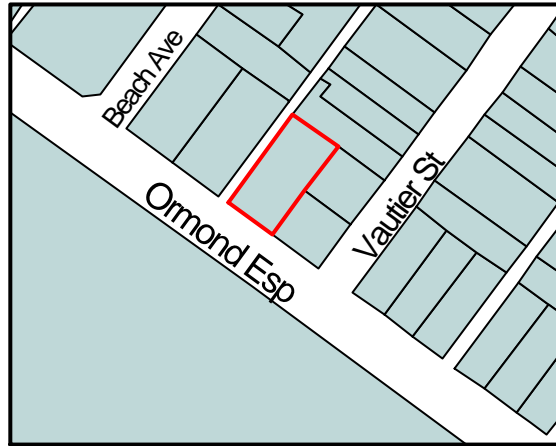
## References

Sands & McDougall Directory, various.

City of St Kilda Building Permit No 10,942, dated 15 December 1941 [alterations]



**Identifier** "Mabrouka"  
**Formerly** unknown



Heritage Precinct Overlay HO8  
Heritage Overlay(s)

**Address** 67 Ormond Esplanade  
ST. KILDA

**Category** Residential:detached

**Constructed** 1924

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

Mabrouka is a large interestingly designed and detailed 1920s residence which, apart from a coat of blue paint to its rough cast walls, appears to be very intact. Its most prominent feature is an extraordinary first floor section that is perched on doric style columns above its large curved porch to capture the views of the Bay. The front fence with its bold forms is also intact, including an original trellised section.

## 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  
Builder: S. Collins  
Original owner: S. Collins

## 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

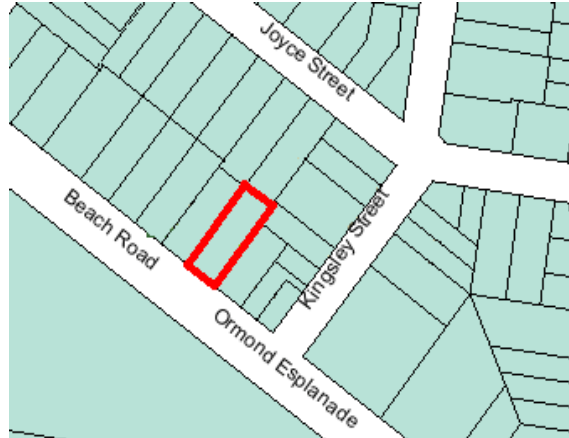
## **References**

### NOTES

St K C C permit No 5504 issued 29/10/23.

**Identifier** House

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** 425

**Address** 123 Ormond Esplanade  
ELWOOD

**Category** Residential:detached

**Constructed** 1927

**Designer** unknown

**Amendment** [C 54](#)

**Comment** [New citation](#)

**Significance** (Mapped as a Significant heritage property.)

What is Significant?

The house at 123 Ormond Esplanade is a single-storey roughcast-rendered brick house in a highly unusual and distinctive Mexican hacienda style, with round arched doorways and faux projecting timber roof beams. It has a second storey addition, set well back to form a roof terrace, with a fully-glazed façade. The house was erected c.1927 for William Bleazby, a commercial traveller, whose family remained living there for almost forty years.

How is it Significant?

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

Why is it Significant?

Aesthetically, the house is significant as a rare and relatively intact example of an inter-war house reminiscent of a traditional Mexican hacienda, related stylistically to the far more common Spanish Mission style that became ubiquitous in many parts of Melbourne (most notably the seaside suburbs) in the 1920s. With its volumetric composition, stark mass walling, plain archways and unusual projecting timber beams, the house stands out amongst the countless more ornate and embellished Spanish Mission houses and flats that otherwise proliferated in Elwood and St Kilda during that time. The second storey addition, although designed in a contrasting Functionalist style, is set well back and does substantially detract from the highly unusual aesthetic qualities of the original house.

**Primary Source**

Heritage Alliance, Elwood Heritage Review, 2005

**Other Studies**

**Description**

The house at 123 Ormond Esplanade was originally a single-storey brick inter-war house, which has been altered by a second storey addition, apparently in the post-war period. The original portion is a roughcast-rendered, flat-roofed villa in an unusual Spanish Mission style, reminiscent of a hacienda. Its double-fronted façade comprises a projecting porch to the left, with round-arched entry and side window, and a wide arched doorway within, with a pair of timber doors. Alongside is a pair of rectangular windows with multi-paned timber-framed double-hung sashes and splayed sills. The parapet line is delineated by a row of projecting timber members, intended to evoke roof beams. The side elevation has a separate entrance, set back in a recessed porch. The skillion-roofed first floor addition, set back to form a roof terrace, has a fully glazed street façade, with full-height windows and glazed doors. The side elevation, roughcast rendered to match the original house, has rectangular windows with metal framed sliding windows.

The driveway is marked by single roughcast rendered gatepost; a matching brick fence along the property line has been demolished relatively recently.

## **History**

This house was evidently erected during 1927, as it first appears in the Sands & McDougall Directory in 1928. It was originally occupied by William Charles Noble Bleazby, described in electoral rolls as a commercial traveller, and his wife, Marie. Bleazby occupied the house until his relatively early death in 1945 at the age of sixty, whereupon his widow, Marie, remained there until her own death in 1964.

## **Thematic Context**

While there are a considerable number of houses in Elwood (and in St Kilda) in the Spanish Mission style, these are invariably in the more ornate manifestation of that idiom, characterised by hipped rooves of Cordoba tiles, solomonic (barley-twist) columns, shaped parapets and corbels, arcaded loggias, and the use of decorative wrought iron and ceramic tiling. The house at 123 Ormond Esplanade demonstrates a more understated interpretation of the style, evocative of a traditional Mexican hacienda. This is most evident in its cubic form, stark mass walling, plain arched openings, and projecting timber roof beams. This is much less common, not only in Elwood and St Kilda but also in Melbourne's inter-war suburbs in general.

There are a few houses in East St Kilda, located at 151 Alma Road and 14 Mooltan Street, that are somewhat similar in their use of round arches and the unusual projecting roof beams, but these are otherwise more embellished than the particularly stark example at Elwood. As such, both should be considered as simplified versions of the conventional Spanish Mission idiom, rather than the extremely atypical and distinctive Mexican hacienda style that is exhibited at 123 Ormond Esplanade.

## **Recommendations**

Recommended inclusions:

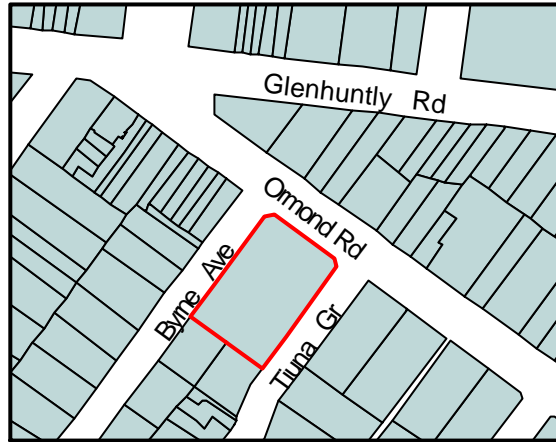
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

Sands & McDougall Directory, various.

**Identifier** St Bede's Church of England

**Formerly** unknown



Heritage Precinct Overlay HO8  
Heritage Overlay(s)

**Address** Cnr. Ormond Rd and Byrne Ave  
ELWOOD

**Category** Church

**Constructed** 1916

**Designer** North and Williams

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

St. Bede's church is the oldest church in Elwood and its construction reflects the intense period of building in Elwood at this time which created a new suburb. It was built as the church hall with the intention that a church would be built adjacent on the corner of Tiuna Grove.

The original building comprised the present church, but not its porch or the vestries and schoolroom at the rear. North and Williams were the Architects, James Brown the builder and the total cost was £924-14-6. Construction took place in the second half of 1916. Features of the building are the trusses, terracotta external window heads, the quoins internally and the diagonal piers.

The vicarage at number 2 Tiuna Grove was built at the end of 1917/early 1918 to the design of R.M. King. The estimated cost was £1,140, actual cost, £1,108 and the builder A.J. Bell.

A.J. Bell also built the schoolroom at the rear of the church early in 1918 at an estimated cost of £370, including lavatories along Byrne Avenue.

Vestries and guild room were added in front of the schoolroom in the latter half of 1921. E.M. Cooper was the contractor. By that time apparently the porch had been added to the church. The last major structural changes to the building were in 1929 when the original vestries within the main body of the church were removed, an organ recess added along with a new front to the building on Byrne Avenue, matching the detailing of the main porch. H.V. Frew was the Architect for these works. (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**

Church hall and Kindergarten

Builder: Cooper E H (1921)

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

## **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**

S t K C C permit No 4666 for 1921 alterations

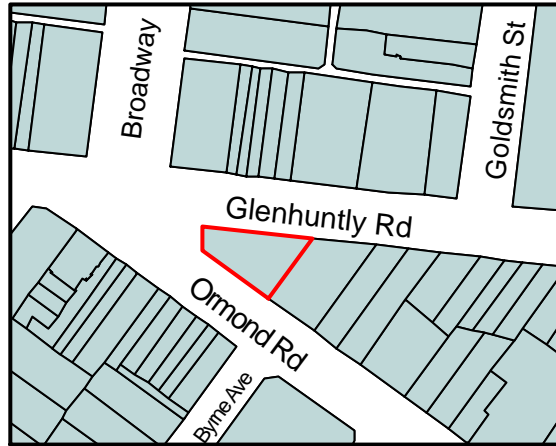
### **BIBLIOGRAPHY**

City of St. Kilda building permit records - Appendix

1. No. 2964 granted 16/6/1916, church building, Architects North and Williams, builder James Brown.
2. No. 3431 granted 11/10/1917, vicarage, Architect R.M. King, contractor A.J.Bell.
- 3 No.3518 granted 8/2/1918, schoolroom, builder A.J. Bell.
4. No. 4666 granted 3/12/1921, guild room, vestry additions, contractor E.H. Cooper.
5. No. 7618 granted 29/10/1929, various alterations, Architect H.V. Frew.

Author not known, "St. Bede 's Church, Elwood 1916-1984", unpublished, 1984, pp. 7,8 - Appendix.

**Identifier** The Alderley  
**Formerly** unknown



**Heritage Precinct Overlay HO8**  
**Heritage Overlay(s)**

**Address** 1-13 Ormond Rd  
ELWOOD

**Category** Commercial: residential

**Constructed** 1920-1921

**Designer** Nahum Barnet

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

With its twin turreted, wedge shaped form dominating the Glenhuntly and Ormond Road intersection, 'The Alderley' is of greatest significance as Elwood's most prominent and successful commercial streetscape element. It is also significant as a relatively large scale, innovative mixed use suburban development of the early 1920s. Its well articulated Arts and Crafts design is by the prominent architect Nahum Barnet. Most of its architectural features, including almost all of its shopfronts, are intact. Recent repainting and redevelopment of the streetscape around it, though of reasonably thoughtful design, detract from the building's original character.

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

This building is a key corner element in the Elwood Junction conservation area, something of a local landmark and of interest architecturally. The design of the building, with oriel window turrets at each corner and the arcaded first floor facing Ormond Road makes it distinctive in the intersection, surrounded also by the Post Office, State Bank and the distant tower of St Columbia's church. The shopfronts are almost totally intact. The building has been unsympathetically painted.

Architect Nahum Barnet designed this building for Mr Bailey and it was built at the end of 1920, construction probably extending into 1921. The design is rather conservative for its time of construction.

(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, surgery and dwellings  
Builder: V.G. Fair  
Original owner: H.E. Bailey

'The Alderley' was designed by the prominent architect Nahum Barnet as "business premises" comprising seven shops, a pharmacy and dispensary, and upstairs, a surgery suite and three two-bedroom flats. Its narrow V-shaped block at the intersection of Glenhuntly and Ormond Roads is one of the most prominent commercial sites in the City. With its two corner turrets facing the intersection, it is probably the most widely recognized architectural landmark in the Elwood area. Built in 1920-1921, it was the first of the major corner buildings of Elwood Junction, to be followed shortly by the State Bank (1922), the Maison de Luxe dance hall (1922, now demolished), the Post Office (1925) and St Columba's Church (1929). As such, it is a key element in Elwood's civic identity. The building's principal facade is its smallest, facing the junction. Its longest facade, comprised of shopfronts and rhythmic balcony openings above, stretches down Ormond Rd, forming, with the shops opposite, the major part of the "Elwood Village" shopping area. The facade continues for only some of the way along Glenhuntly Rd before breaking back to form a service yard at the rear of the shops. Apart from the corner turrets, the first floor facades are in a fairly simple Arts and Crafts style. The major window and balcony openings are slightly arched at the top, the balcony fronts curve out between intervening brick piers, and all elements are tied together with string course mouldings. The more elaborate turrets are formed above octagonal oriel window bays. Their upper panels are decorated with oval framed insets and each is topped with a bell-shaped cupola, a characteristic "landmark" device frequently found in St Kilda. The building's hipped roof is of Marseilles tiles and includes a number of skylights to light the flats and surgery. Beneath the awnings, the ground floor shopfronts feature the plate glass display windows, copper-clad beading and moulding, and leadlight upper panels typical of the shopfitting of the time. The design of the copper framing and leadlighting varies between shops; some, such as that at No.13, is particularly fine. Overall, the internal planning and general exterior styling is not especially remarkable. Nahum Barnet rose to prominence through his designs for some of Melbourne's best early 20th Century buildings, among them the Melbourne Synagogue in Toorak Rd and the former Metro Theatre at 171 Collins St. 'The Alderley' is not of that class, and appears rather old-fashioned for the time it was built, but as a well sited and conceived 'urban element' it is of great merit. Its success lies in Barnet's ability to exploit the site for its urban design potential, orchestrating its junction facade as a landmark and focusing its impact with the twin turrets. As the first of the ring of important buildings around the intersection, it showed imagination and vision for how the junction might develop, and its presence was no doubt a potent generating factor. Over the years it has undergone a series of superficial changes. Its current colour scheme appears to be a recent attempt to restore a more "historical" feel to it. Though pleasant enough, it is stylistically incorrect for the period of the building and does not reflect the relationship between colour, materials and forms that would have originally existed. The balconies above Ormond Rd have been glazed in and various internal alterations have been made to the shops, the dispensary room of the former pharmacy having been removed in one case. All the shopfronts are remarkably well preserved. As well as the leadlighting and the copper window framing, the timber doors with their brass fittings, the tiled thresholds and the marble doorsills are all largely intact. Only the wall tiling has been substantially changed, in some places extremely unsympathetically. The new streetscaping at the front of the corner shops has increased the perception of civic space without enhancing the character of the building. (Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

## 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

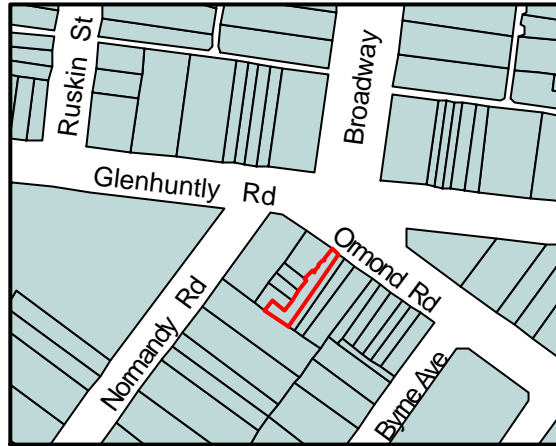
St K C C permit No 4319 issued 21/9/20.

### BIBLIOGRAPHY



City of St Kilda building permit records, no. 4319 granted 21/9/1920 includes working drawings.

**Identifier** State Bank  
**Formerly** unknown



Heritage Precinct Overlay HO8  
Heritage Overlay(s)

**Address** 6 Ormond Rd  
ELWOOD

**Category** Commercial: residential

**Constructed** 1922

**Designer** Sydney Smith and Ogg and Serpell

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

#### CULTURAL SIGNIFICANCE

State Bank (previously State Savings Bank) is one of the best examples of a bank constructed during this period and is a key element in a precinct of local significance. Banks built during the First World War and the 1920's are usually in a heavy banded classicism style and this building epitomises the work of one of the two leading exponents, Architects Sydney Smith, Ogg and Serpell(2). The shopping centre at the intersection of Ormond and Glenhuntly Roads forms the heart of Elwood and has, as does the suburb generally, a building stock largely built in the first decades of this century. The State Bank is a key element in this shopping centre precinct.

#### EXTENT OF SIGNIFICANCE

Facade and rendered front section is of prime significance; the original fabric of the remainder is of secondary importance.

#### SURROUNDING ELEMENTS OF SIGNIFICANCE

Part of a precinct containing shops, post office and St. Columba's Church.  
(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 : Free Classical  
Two storey bank with dwelling  
Builder: C.V. Pittard  
Original owner: State Savings Bank of Victoria

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

#### BUILDER/ ARTISANS

G.,F. Pittard(1) builder.

#### LATER OCCUPANTS

In continuing use.

#### LATER ADDITIONS/ ALTERATIONS

Banking chamber has been gutted several times, the most recent rebuilding having just been completed. Recent bottle glass has been fitted in the residence and the interior variously redecorated. Both sections are now quite separate.

#### DESCRIPTION

The Elwood State Bank is a two storied building, constructed in brick with a terracotta tile roof. The front section housing the banking chamber is rendered, contrasting with the face brickwork of the residential section behind. The facade is essentially symmetrical with two 'wings' on either side of the central section with recessed first floor balcony. Features of the facade are the heavy bands, cornice parapet and squat columns. There is a projecting balcony over the front door at one end of the facade. In contrast the side walls of the front section are flat, whilst the rear section has picturesque elements such as the side gable on brackets.

#### CONDITION

Good.

#### ORIGINAL USE

State Savings Bank.

#### PRESENT USE

Continuing use.

#### OTHER

Residence has been physically divided from the bank proper and rented out.  
(David Bick, St. Kilda Conservation Study, 1985)

### **History**

The State Bank was constructed in 1922 to the design of Architects Sydney Smith, Ogg and Serpell. The builder was G.F. Pittard.

### **Thematic Context**

unknown

### **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

### **References**

#### NOTES

St K C C permit No 4799 issued 20/4/22.

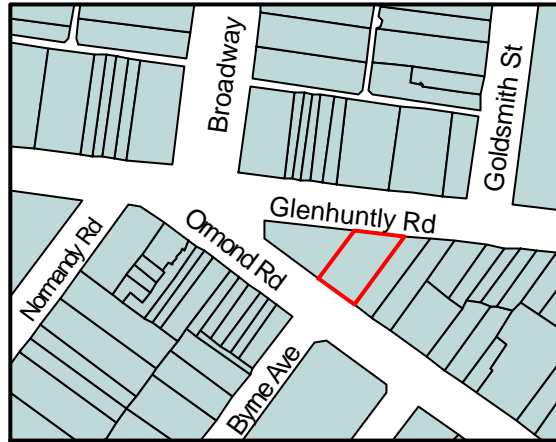
#### OTHER EVALUATIONS

Bruce Trethowan in "A Study of Banks In Victoria" for the (then) Historic Buildings Preservation Council - Designated List (recommended for addition to the Historic Buildings Register).

#### BIBLIOGRAPHY

1. City of St. Kilda building permit records, no. 4799 granted 20/ /1922, includes working drawings - Appendix.
2. Bruce Trethowan, "A Study of Banks in Victoria 1851-1939", for the Historic Buildings Preservation Council, Melbourne, 1976, p.61, photo p.63

**Identifier** Flats and Shops  
**Formerly** unknown



Heritage Precinct Overlay HO8  
Heritage Overlay(s)

**Address** 15-21 Ormond Rd  
ELWOOD

**Category** Commercial: residential

**Constructed** 1919-1920s

**Designer** unknown

**Amendment** C 29

## Comment

**Significance** (Mapped as a Significant heritage property.)

An interesting complex of single storey shops built in front of two storey flats. For further citation see 40-42 Glenhuntly Road.

## 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, one storey shops

## History

see Description

## Thematic Context

unknown

## Recommendations

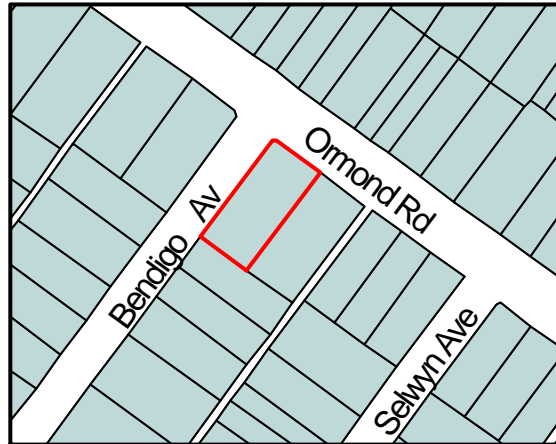
A Ward, Port Phillip Heritage Review, 1998  
recommended inclusions:  
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References

## NOTES

Forms part of Ormond Mansions complex 40-42 Glenhuntly Rd. May be by same architect as 13 Glenhuntly Rd.

**Identifier** Flats  
**Formerly** unknown



Heritage Precinct Overlay HO8  
Heritage Overlay(s)

**Address** 38 Ormond Rd  
ELWOOD

**Category** Residential:apartment

**Constructed** late 1930s

**Designer** unknown

**Amendment** [C 29](#)

## Comment

**Significance** (Mapped as a Significant heritage property.)

A very good quality block of 1930s flats whose picturesque stepped-back form looms impressively over its corner garden. Its wide boxed eaves give it a stylish, Prairie School character.

## Primary Source

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

## Other Studies

## Description

Style : Deco, Functionalist  
Two storey flats

## History

see Description

## Thematic Context

unknown

## Recommendations

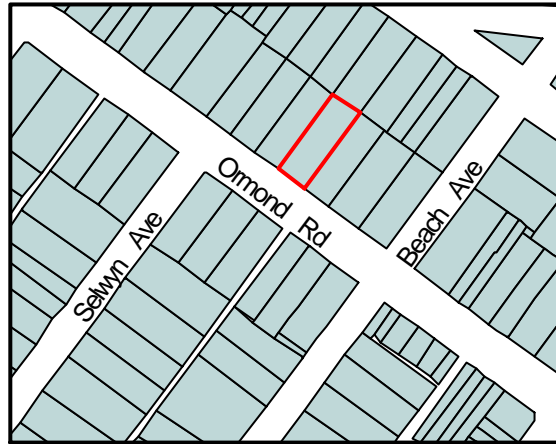
A Ward, Port Phillip Heritage Review, 1998  
recommended Conservation

## References

NOTES

St K C C permit issued 2/3/39 for extension to bedrooms by R M & M H King, architects.(No 10207?). Permit No. 10046 issued 16/8/38 for earlier alterations. Stylistically this building appears to have possibly been designed by J.H. Esmond Dorney, though no documentary evidence to that effect has been found.

**Identifier** "Surrey Court" Flats  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO220

**Address** 71 Ormond Rd  
ELWOOD

**Category** Residential:apartment

**Constructed** 1933

**Designer** J.H. Esmond Dorney

**Amendment** C 29

**Comment**

**Significance** (Mapped as a Significant heritage property.)

Surrey Court is a large, picturesque Old English style block of flats by the architect J. Esmond Dorney, who designed several of Elwood's most interesting blocks of flats in the 1930s. Its fully enclosed courtyard plan (entered through tunnel-like carriageways at front and rear) is an extremely rare format, and unique in St Kilda. Surrey Court features a profusion of Old English architectural elements and decorative treatments, applied in a relatively unco-ordinated manner. Together with the courtyard and carriageway format, though, they combine to make a building of great visual appeal and local prominence. The almost theatrical application of its medieval motifs is illustrative of the historical imagery that was still demanded of fashionably respectable flats in the 1930s, and is thus also indicative of Elwood's respectability as a residential suburb at this stage of its development. The building is still highly intact, and its immaculate courtyard and small front gardens contribute to its style and character.

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

Surrey Court is a distinctive block of flats in an Elizabethan/Tudor style, of note for its arrangement around a central courtyard and is a local landmark. Comparison with the more affluent Hartpury Court in Milton Street (q. v.) shows clearly the nature of this design, which relies on varied detailing and the courtyard arrangement to give the period effect to what is otherwise a plain building mass. The clipped hedges enhance the building. Surrey Court Pty. Ltd. built the flats to the design of Architect J.H. Esmond Dorney in the latter half of 1933. Dorney designed a number of blocks of flats in St. Kilda and Elwood at this time. (David Bick, St. Kilda Conservation Study, 1985)



## Primary Source

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

## Other Studies

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

## Description

Style : Old English

Two storey walk-up flats

Original owner: Surrey Court Pty Ltd

'Surrey Court' is a large two storey flat development in a mock-Tudor style based around a central courtyard. Its courtyard format appears to be unique in St Kilda: a central driveway passes through it on axis, entering from Ormond Rd through a Tudor-arched undercroft and exiting at the far end through a similar undercroft to garages at the rear. Apart from the tunnel-like access points, the courtyard is completely enclosed on all four sides.

The complex was designed by the local architect J.H.Esmond Dorney in 1933 for Surrey Court Pty Ltd, most likely as a speculative rental venture. Dorney's work in the Elwood area through the 1930s displays an extraordinary spectrum of fashionable styles, from Surrey Court's Old English pastiche through to the stark Modernist geometry of 51 Ormond Esplanade (q.v.). Architecturally, Surrey Court is not his finest piece. Except for the overall courtyard format, its planning and massing is relatively ordinary. It relies mainly on the superficial application of motifs for its Old English effect rather than a more deeply integrated design approach. The motifs themselves are accordingly somewhat disparate and uncoordinated. (Compare the far stronger, and earlier, Old English style flats by the architect Arthur W. Plaisted: 'Hampden', 74 Barkly St (1919), and 'Hartpury Court', 11 Milton St (1923).) Nevertheless, as an elaborate piece of almost theatrical flat design it is of considerable historical interest, local prominence and visual appeal. Its orchestrated Old World charm, evidently aimed at a niche towards the prestigious end of the rental market, is an exemplary illustration of the historical imagery still demanded for fashionable flat developments of the time, and reflects Elwood's continuing status as a respectable dormitory suburb. It is one of Elwood's best known buildings: set close to the front property line, its multi-gabled facade commands a strong and evocative presence on Ormond Rd, and its archway offers every passer-by an irresistible peep into its charming and immaculately kept courtyard garden.

There is a remarkable degree of variance between the architect's drawings as submitted to the St Kilda Council and the building design as built, which suggests a certain arbitrariness in the final arrangement of its Old English motifs. While the basic planning appears to have remained fixed, important elements, such as the roof form, were re-designed quite radically. (The original design had no gables). The building's most prominent feature, the half-timbered first floor gabled sections above the arched carriageways, do not appear on the drawings, and were apparently an inspired afterthought. Indeed the drawings show only the western half of the block (with the arched connections awaiting the eastern half) indicating that perhaps the building was completed in stages. The "Tudor" themes established from the start include the cantilevering of the first floor several inches beyond the ground floor walls, the contrasting materials of the wall surfaces (clinker brick for the ground floor, rendered upper floors, and occasional sandstone accents), and the picturesquely stepped brick chimneys. Other thematic elements in the ensemble include corbelled oriel windows, diamond paned glazing, the jerkinhead gables of the southwest corner, the heavy timber barges of many of the gables, and a plethora of small, tiled awnings, porches and roof fragments. The most deeply embedded medieval allusion in the design is, of course, the enclosed courtyard format. In the original plans, all but the two upstairs front flats are accessed from the courtyard, reminiscent of the balconied compounds of the inns of Tudor England. (The downstairs front flats now have entries to the street too.) The drawings show one two bedroom and two one bedroom flats on each floor, making twelve in all when duplicated in the eastern half. A slightly later plan shows a small one bedroom flat inserted into the roof space at the rear.

Assessment of the overall intactness of the building is difficult to make, due to the discrepancy between the plans and the existing building. For example, the drawings show window boxes fitted on corbelled brackets under the triple-bayed windows. The brackets were built, but whether the boxes were subsequently removed or simply never installed is not known. (The window openings look rather too small and bare without them.) The two front chimneys raise a similar question: above the eaves line one is painted and the other not; below, both chimney backs are painted. A more detailed inspection is needed to establish their original state. In general appearance, though, the building seems to be highly intact. The landscaping, which so enhances the building's architecture with its neatly clipped hedges in the courtyard and behind the low brick front fence, seems very much as originally intended.

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

## **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**

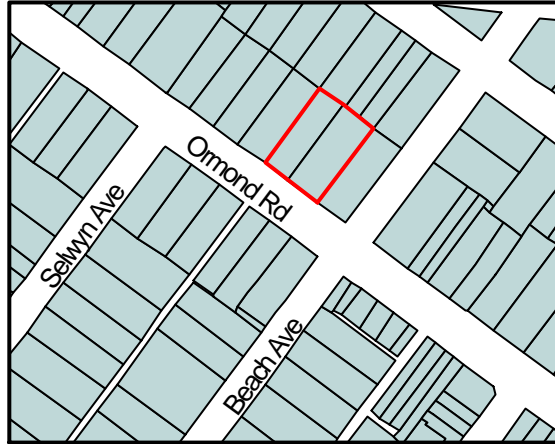
### **NOTES**

St K C C permit No 8290 issued 23/6/33. Permit No 8362 issued 2/10/33 for extra flat.

### **BIBLIOGRAPHY**

City of St. Kilda building permit records, no. 8290 granted 23/6/1933, includes working drawing.

**Identifier** Duplex  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)**

**Address** 73-75 Ormond Rd  
ELWOOD

**Category** Residential:attached

**Constructed** late 1910s

**Designer** unknown

**Amendment** C 29

**Comment**

## Significance

An unusual and interestingly designed two storey duplex in a neatly preserved state. It features two charming upstairs balcony sunrooms. Above each corner sunroom window, defying any obvious explanation of function, is perched an ornamental chimney stack. A distinctive, pleasing and somewhat puzzling design.

## 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 duplex

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998  
recommended Conservation

## References

unknown