

**Identifier** Former Navy Drill Hall  
**Formerly** Navy Drill Hall



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO39

**Address** 26-38 Bay St  
PORT MELBOURNE

**Category** Public

**Constructed** 1912

**Designer** Commonwealth Department of Works

**Amendment** C 29

**Comment**

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

The former Navy Drill Hall is of local significance. It was the first purpose built Naval Drill Hall in Port Melbourne, replacing the Army Drill Hall near Princes Pier and the Customs shed on the Town Pier which had previously been used by the Naval Reserve for training. It remains the earliest surviving military building in Port Melbourne. Architecturally, the Drill Hall has a distinctive facade which reflects the prevailing style used by the Commonwealth Department of Works for defence and other government buildings.

**Primary Source**

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

**Other Studies**

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

**Description**

Former Navy Drill Hall

PRINCIPAL THEME: Defence

SUB-THEMES: Navy  
Drill Halls

ORIGINAL OWNER: Commonwealth of Australia

CURRENT OWNER: Commonwealth of Australia

LOCAL/PRECINCT: AUTHENTICITY

Individual Character (Individual, 70 - 90% original  
different from adjacent)

BUILDING TYPE: Naval Drill Hall

CONSTRUCTION: 1912

ARCHITECTURAL STYLE: Federation warehouse

PRINCIPAL MATERIAL: Brick

## PHYSICAL/STYLISTIC DESCRIPTION

The former Navy Drill Hall is a long rectangular building with red brick, bluestone and dressed sandstone walls and a steel-trussed roof. The front elevation has parapeted bays at each end with attached piers and, originally, large segmental arched windows and doorways, which are now built up. The central entrance has a dressed sandstone arch between attached piers with decorative brickwork similar to those on the end bays. The high level windows appear to retain the original steel frames and opening devices.

A mezzanine floor was originally constructed at each end of the large main hall. The floor originally was tarred. The interior has been altered by the by construction of partitions, which have left the roof trusses visible.

## COMPARATIVE ANALYSIS

The former Naval Drill Hall is similar in style to other Commonwealth defence buildings of the period in its use of brick with stone detailing and limited use of decorative details in the end and centre bays in an otherwise austere design. The parapets to the end bays, the use of piers enclosing large arched openings and the simplified decorative details are versions of the Edwardian Baroque and Colonial Revival styles typically used by the Commonwealth Works Department in the 1910s and 20s. The Drill Hall relates to the Sailors' Accommodation Blocks (Buildings 188 and 189) at HMAS Cerberus, Westernport Bay (c. 1914) in its use of plain brick walls relieved by a centrepiece composed with a segmental arched opening framed by brick piers.

## History

The site of the former Navy Drill Hall (Allotments 9-12 of Section 2A) was originally set aside for the post office, waterworks and telegraph station. The Drill Hall appears to have been constructed in 1912. By 1928, a store room and shooting gallery had been added at the south end of the building. The building is one of a number of military structures in Port Melbourne.

(Jacobs Lewis Vines, Port Melbourne Conservation Study)

## Thematic Context

Compared with many other suburbs which had army orderly rooms and drill halls, Port Melbourne's location made it an obvious choice for a naval drill hall.

## Recommendations

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

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

## References

Jacobs Lewis Vines. Port Melbourne Conservation Study. p. 145

Australian Construction Services. Former Post Office and Naval Drill Hall, Port Melbourne. passim.

# City of Port Phillip Heritage Review

Identifier: Exchange Hotel  
Formerly: United States Hotel

Citation No:  
**2358**



Address: 39 Bay St PORT MELBOURNE

Heritage Precinct Overlay: N/a.

Category: Commercial

Heritage Overlay: HO45I

Constructed: 1856-7?, 1879, 1916

Graded as: Significant

Designer: Frederick Williams (1879 alterations)

Amendment: CI03

Comment: New citation

## History

The land on which the present-day Exchange Hotel was built was owned by Thomas Pemberton, previously a joint proprietor of the Ship Hotel, also located in Bay Street. Originally known as the United States Hotel, the building was constructed in mid-1856, and an advertisement for a barmaid appeared in the *Argus* in October that year.<sup>i</sup> The first rate book entry for the hotel in 1858 described it as a brick bar with two sitting rooms, four sleeping rooms and bagatelle, (a table-top variation of billiards).<sup>ii</sup> In 1872, the then proprietor, W H Sawbridge, changed the name of the United States Hotel to the Exchange Hotel, as it was known from then onwards.<sup>iii</sup> In 1879, a tender notice appeared in the *Argus*, issued by architect Frederick Williams for tenders to cement and alter the appearance of the Exchange Hotel.<sup>iv</sup>

The Exchange Hotel was extended with the addition of a wing to the south along Bay Street in 1916, and at this time the licensee changed to John Gubbins, previously the licensee of the Railway Club Hotel in Princes Street, Port Melbourne.<sup>v</sup> In 1933, then licensee John Jessop applied for permission to serve liquor to diners. The application was opposed on account of there being only four chairs in the dining room, a fact which the police used to accuse Jessop of after-hours liquor trading.<sup>vi</sup>

In recent years the hotel operated as both a 'Molly Blooms' and a 'Father Flanagans' Irish-themed hotel.

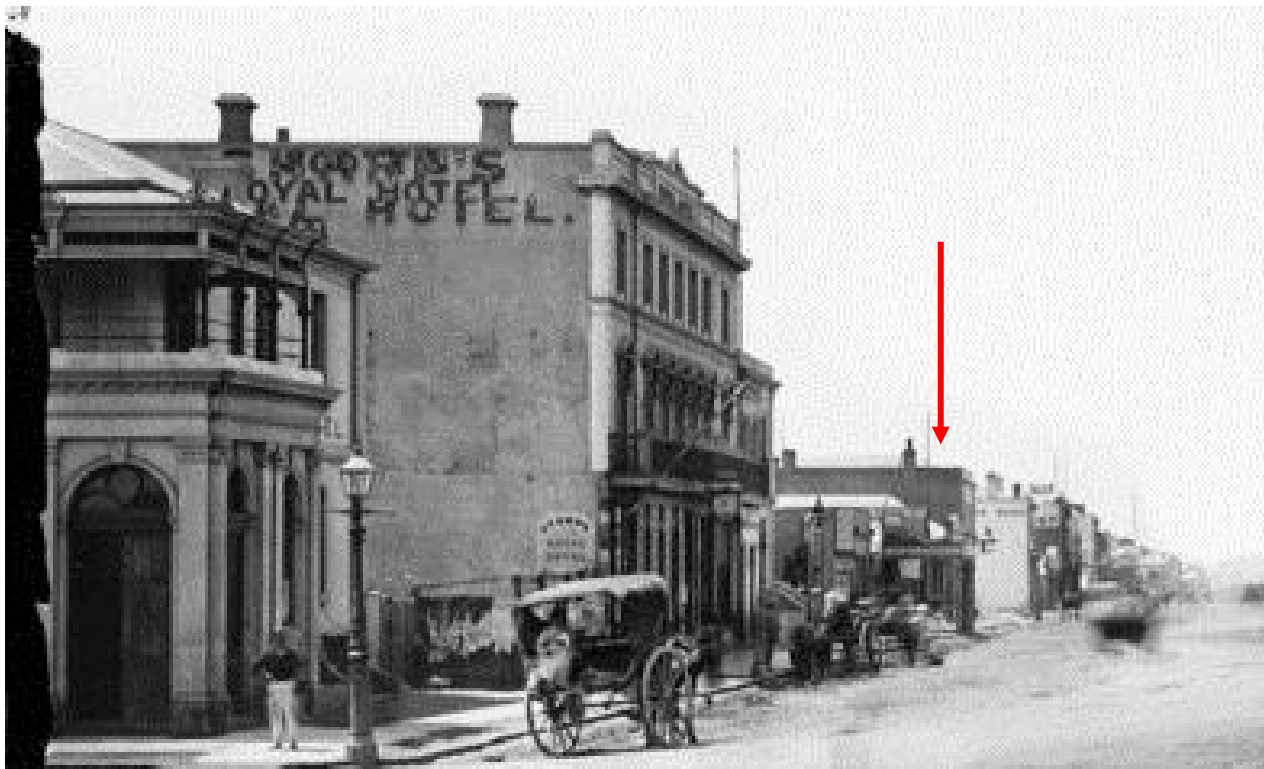


Figure 1 Detail of a photograph of Bay Street Port Melbourne looking north, c. 1872. The (then) United States Hotel is indicated.

Source: Holtermann collection, State Library of New South Wales.

## Thematic Context

The Exchange Hotel is one of a once-large number of nineteenth century hotels and former hotel buildings in this area of Port Melbourne, historically concentrated within close proximity to the Pier, and thus with a clear relationship to the early maritime history of the suburb.

PRINCIPAL THEME: Assembly and entertainment

SUB-THEME: Hotels

ORIGINAL OWNER: Thomas Pemberton (Licensee)

CURRENT OWNER: Unknown

LOCAL/PRECINCT CHARACTER: Individual, different from adjacent

AUTHENTICITY: 70% (to 1916 works)

BUILDING TYPE: Hotel

ARCHITECTURAL STYLE: [Text]

PRINCIPAL MATERIAL: Rendered Brick

## Physical/Stylistic Description

The Exchange Hotel at 39 Bay Street is a two-storey overpainted brick and render hotel building, with a splayed corner entry, located at the south-west corner of Bay and Rouse Streets. The hotel is thought to have been constructed in at least two phases in the nineteenth century (1856, 1879), with a scheme of works in 1916 comprising the addition of a further bay to the south along Bay Street and a wing extending back into the site as well as a comprehensive refurbishment of the earlier corner building. The exact nature and impact of the 1916 scheme of works on the earlier structure has not been confirmed, but it



appears to have been relatively thoroughgoing and may have included the partial rebuilding of the facades to Bay and Rouse Streets. Externally, the building appears to be relatively intact to the 1916 remodelling but has undergone a series of modifications at ground floor (street) level.

The roof is a hipped form to the original nineteenth century portion of the building (at the corner) with a further hipped form to the 1916 south wing, all clad in corrugated metal. The facades to Bay and Rouse Street are broken into bays by shallow brick pilasters that rise the full height of the facades, to the parapet. There is a prominent rendered parapet to either side of the corner entablature, with pressed cement lettering reading 'The Exchange Hotel', and the date '1916' on the corner parapet. The ground floor has a smooth render finish to the height of the prominent moulded cement string course, with overpainted brick and render banding to the first floor above. A frieze below the dividing string course is blank apart from non-original pyramidal forms, which form part of the recent ground floor works. At first floor level, the windows are timber-framed double-hung sashes, with rendered brick sills, and appear to date from the 1916 scheme of works. Window openings to the ground floor are now infilled with fixed plate glass. The corner entrance retains a pair of painted timber-panelled doors with glazed panes. Another pair is set into the entry from Rouse Street. The thresholds to all entrances are of concrete, and could either date from the 1916 scheme of works or a later refurbishment project.

From the rear the two-phased construction of the hotel is apparent with a narrow light court set between the two elongated rear wings. There is a later single-storey service wing to the rear along Rouse Street which returns to a laneway. This wing comprises kitchen and a dining room with a timber and glazed lantern roof form.

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## Comparative Analysis

The Exchange, a corner hotel with a chamfered entry, was substantially refurbished and extended to the south by a further bay in 1916. The parapet and string courses, with their reverse ogee top mouldings, are characteristic of this period. This example is less flamboyant than the contemporary hotel designs by Smith Ogg and Serpell, Robert Haddon and others. Rather, it adopts a conservative and restrained style, using banded brickwork and render, with prominent flat rendered parapets. A related but more distinctive and intact example is the Exford Hotel, 199 Russell Street at the corner of Little Bourke Street, thought to be a wholly new construction in 1913-14 to the design of architect R B Whitaker. This hotel, three storeys in height, retains its unpainted brickwork and render finishes, parapet and fine Art Nouveau leaded glass to the ground floor. Some similar design elements in the form of the window openings and parapet are discernible to the former Fox's Hotel, later the Tower Hotel and Office Inn, and again the Fox Hotel 351 Wellington Street Collingwood (1887), at the corner of Alexandra Parade. This hotel was also refaced in the Edwardian period, although the exact date of these works is not known.

While the Exchange Hotel presents as a 1916 remodelling, its nineteenth century origins are also evident and in this regard it compares generally with numerous examples of two-storey chamfered corner hotel buildings in Port Melbourne and elsewhere in the municipality.

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## Assessment Against HERCON Criteria

*Criterion A - Importance to the course, or pattern, of the City of Port Phillip's cultural or natural history.*

The Exchange Hotel is of historical significance at a local level. It is sited towards the waterfront end of Bay Street, in an area that was historically well-populated by hotels in the late nineteenth century. This reflected both the relationship of hotels to the port activities and the importance of Bay Street as the road to Melbourne and main commercial strip. The hotel is also significant for having operated for over 130 years, serving the local Port Melbourne community as a place for social and recreational activities. It is one of only a handful of historic hotel premises in the area which continues to operate as a hotel.

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.*

Not applicable.

*Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.*

Not applicable.

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

The Exchange Hotel is of local significance as a representative example of a nineteenth century hotel which was extensively remodelled and extended in the early twentieth century. Its nineteenth century origins are suggested by the corner wing, with its splayed corner, with the overlay of the 1916 works representing the modernisation of the building in the late Edwardian period. Hotel were commonly remodelled and refurbished in this period and particularly into the interwar period as the Licences Reduction Board targeted hotels with sub-standard facilities.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

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

Not applicable.

*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.*

Not applicable.

*Criterion H - Special association with the life or works of a person, or group of persons, of importance to the City of Port Phillip's history.*

Not applicable.

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## Significance

### *What is Significant?*

The Exchange Hotel at 39 Bay Street is a two-storey over-painted brick and render hotel building, with a splayed corner entry, located at the south-west corner of Bay and Rouse Streets. The hotel is thought to have been constructed in at least two phases in the nineteenth century (1856, 1879), with a scheme of works in 1916 comprising the addition of a further bay to the south along Bay Street and wing extending back into the site as well as a comprehensive refurbishment of the earlier corner building. The single-storey wing at the rear is of no significance.

### *How is it Significant?*

The Exchange Hotel is of historical significance to the City of Port Phillip.

### *Why is it Significant?*

The Exchange Hotel is of historical significance at a local level. It was established in the late 1850s on a site towards the waterfront end of Bay Street, in an area that was well-populated by hotels in the late nineteenth century. This reflected both the relationship of hotels to the port activities and the importance of Bay Street as the road to Melbourne and main commercial strip. The hotel has operated for over 130 years, serving the local Port Melbourne community as a place for social and recreational activities. It is one of only a handful of historic hotel premises in the area which continues to operate as a hotel.

The Exchange Hotel is also of architectural significance as a representative example of a nineteenth century hotel which was extensively remodelled and extended in the early twentieth century. Its nineteenth century origins are suggested by the corner wing, with its splayed corner, with the overlay of the 1916 works representing the modernisation of the building in the late Edwardian period. Hotel were commonly remodelled and refurbished in this period and particularly into the interwar period as the Licences Reduction Board targeted hotels with sub-standard facilities.

## Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012

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## Recommendations

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

The single-storey wing at the rear is of no significance and could be excluded from the extent of the Heritage Overlay.

Paint controls are recommended.

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## References

### *General*

Allom Lovell & Associates with the Urban Consulting Group, *Port Melbourne Foreshore Strategy*, for the City of Port Melbourne, 1994.

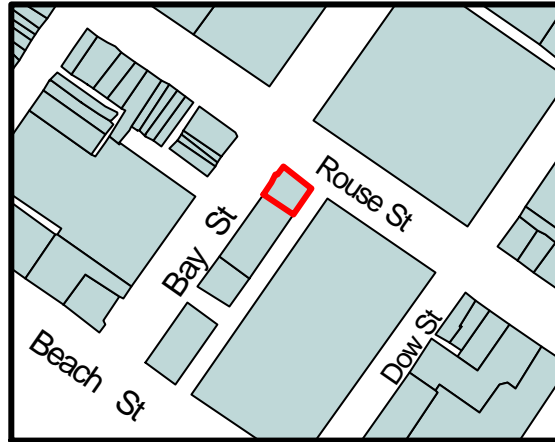
Nancy U'Ren and Noel Turnbull, *A History of Port Melbourne*, Melbourne, 1983.

*Specific*

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- i *Argus*, 7 July 1856, p. 1 and 13 November 1856, p. 1.
- ii City of Melbourne valuation records, 1857-59.
- iii *Sands & McDougall Melbourne and suburban directory*, 1869-1873.
- iv *Argus*, 24 March 1879, p. 3
- v R K Cole Index of Early Hotel Records, State Library of Victoria.
- vi *Argus*, 29 November 1933, p. 10.

**Identifier** Former Post Office  
**Formerly** Post Office



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO39

**Address** 40 Bay St, Rouse St  
PORT MELBOURNE

**Category** Public

**Constructed** 1861

**Designer** John James Clarke, Public Works  
Department

**Amendment** C 29

## Comment

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

The former Port Melbourne Post Office is of local significance. The building demonstrates the original focus of activities in Port Melbourne on the foreshore area. The building is one of three contemporary post offices in Victoria with similar two-storey symmetrical gabled form. Although altered, it retains considerable architectural significance for its picturesque design, demonstrating the influence of the picturesque Italianate style and pattern book designs on the design of smaller public buildings in Victoria in the mid-nineteenth century.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Post Offices

ORIGINAL OWNER: Victorian Government

CURRENT OWNER: Commonwealth of Australia

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

BUILDING TYPE: Post Office

CONSTRUCTION: 1861

ARCHITECTURAL STYLE: Victorian Italianate

PRINCIPAL MATERIAL: Brick

ARCHITECT/ENGINEER: Public Works Department, possibly J.J. Clark

BUILDER: Unknown

## PHYSICAL/STYLISTIC DESCRIPTION

The Post Office is a two storey cream brick building with red and brown brick detailing to the window arches, string courses and gables. The original building was designed as a double storey T-shaped block with a projecting front porch to Bay Street and a side porch to Rouse Street. The intersecting low-pitched roofs have wide eaves and gables to both principal elevations. The picturesque massing and roof forms and the round headed windows reflect the current interest in Italianate and Swiss Chalet styles derived from numerous patternbook examples. The similarity of the design to that of the nearby Court House suggests that the Post Office may have been designed by J.J. Clark, who signed the Court House drawings.

The building was extended in sympathetic style in 1912 by construction of two side wings to the original Bay Street porch and partial building-up of the original entrance doors. Further alterations were made in 1927 when the north porch was replaced by an intrusive red brick extension. The two storey brick section to the rear, providing a link to the adjoining Navy Drill Hall, probably was added at the same time.(1)

## COMPARATIVE ANALYSIS

The former Port Melbourne Post Office, along with the post offices at Kilmore and Euroa, is one of a group of two-storey post offices built in the early 1860s with symmetrically composed front elevations comprising a central gabled wing and set-back two-storey transverse gabled flanking wings. All of these have single-storey gabled front porches, originally incorporating open arcaded public colonnades. The arch-headed windows, Italianate low-pitched roofs and symmetrical composition of these buildings was also common to other Public Works Department buildings in the 1860s, notably Port Melbourne and other court houses. Of these three post offices, while the Port Melbourne is the least intact, having early twentieth century extensions, it is nevertheless notable for its use of cream brick rather than red brick or stone as typically used for smaller Public Works Department buildings at the time.(2)

## History

The former Port Melbourne Post Office was constructed in 1861. In 1911, the building was purchased by the Royal Australian Navy, and has been owned by the Department of Defence since.

The location of the Post Office clearly related to its proximity to the beach front, then the focus of commercial and maritime activity. The Post Office formed part of a cluster of early government building in this part of Port Melbourne, including the Police Station and Court House located opposite, the (demolished) telegraph station on Bay Street immediately to the south, and the Customs House on the corner of Nott and Beach Streets.

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

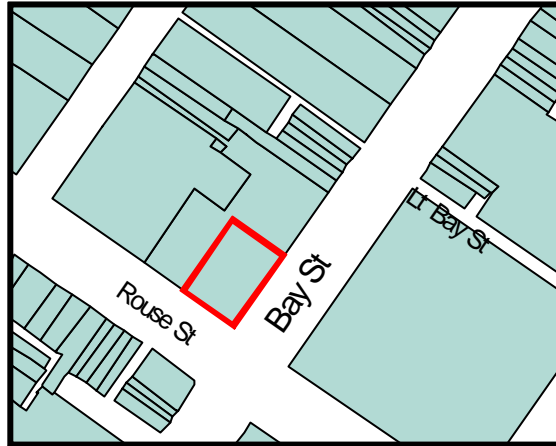
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References

1. Jacobs Lewis Vines. 'Port Melbourne Conservation Study'. p. 145.  
Australian Construction Services. Former Post Office and Naval Drill Hall, Port Melbourne. passim.
2. B Trethowan. The Public Works Department of Victoria. ch. 11.



**Identifier** Communications House  
**Formerly** St. Joseph's School



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 45 Bay St, Rouse St  
PORT MELBOURNE

**Category** School

**Constructed** 1912

**Designer** unknown

**Amendment** C 29

**Comment**

## Significance

The former St. Joseph's School was opened in 1912 by the Carmelite priests who established the St. Joseph's Mission at Port Melbourne, in 1882. It remained as the centre of Catholic education in Port Melbourne until closure in 1963-64 when the school was returned to its original site in Stokes Street. It has historic and aesthetic importance.

It is historically important (Criterion A) for the place it occupies in the history of Catholic education in Port Melbourne, the St. Joseph's School at this site succeeding an earlier school of the same name in Stokes Street and being followed by the new St. Josephs School also in Stokes Street. These premises therefore occupy a central position in the Church's educational history in Port Melbourne for a period of more than half a century.

It is aesthetically important (Criterion A) as a dominant corner building within the historic Bay Street centre demonstrating through its size and architectural style the pivotal role of the Church in the community during the first half of the twentieth century.

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A substantial Classically derived Post Federation former school building having two floors of solid brick construction with a large Dutch gabled roof with hipped extensions on the north (rear) side, now mostly obscured by later additions. The tri-partite façade is symmetrical about a central gable and subdivided by cement banded brick buttresses into three parts, the identical subordinate outer bays giving emphasis to the central bay where there is a recent glazed lobby. The overpainted walls are of red brick, roughcast and fair

faced cement work with grouped double hung windows and dressed bluestone sills. Stylistic elements include the bracketed eaves and pedimented central bay foreshadowing the Inter-War Georgian Revival mode, ox bow motifs to the buttresses and cement moulds to the lower level windows enclosing shamrock motifs in cement.

Condition: Sound. Integrity: Medium, entry defaced, overpainting, sympathetic addition at west end facing Rouse Street, interior substantially altered.

## **History**

The first Crown lands sale in Sandridge took place in September 1850, this block, section 4 being part of the nine acres offered. Lot 9 on which this building stands had an area of half an acre and was bought by George Porter, who in 1876 was described as a gentleman and resident of Melbourne. At that time a ten roomed brick establishment stood on lot 9, known in 1890 as the Britannia hotel. MMBW plan no.18 shows the hotel in situ in the 1890s.

By 1910, Porter was deceased and his property was in the hands of his executors. It consisted of "V land" 66 by 160 feet on the corner, a "13 B house", no.53 let to a greengrocer Charles Black and "V land" 22 by 150 feet. The last rate entry for this property was in December 1911. For some time there after this site was not listed in the rate books being presumed rate free as a property of the Catholic Church.

Catholic education in Port Melbourne had since 1857 been a part of the Emerald Hill Mission, autonomy being granted with the arrival of the Carmelite priests in 1882. The Stokes Street school had been established in 1857 and was relocated by the Carmelite priests to the corner of Rouse and Bay Streets in 1912. The site was cleared and the present two storey brick building erected as St. Joseph's School, the primary school children from the parish centred in Rouse/Stokes Streets being its first pupils.

In 1963-64 the premises were closed and the students returned to Stokes Street, a school remaining there until closure in 1995. The school building at bay Street was subsequently absorbed into the industrial/commercial activities of the area.

## **Thematic Context**

6. Educating. 6.2 Establishing Schools

## **Recommendations**

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

## **References**

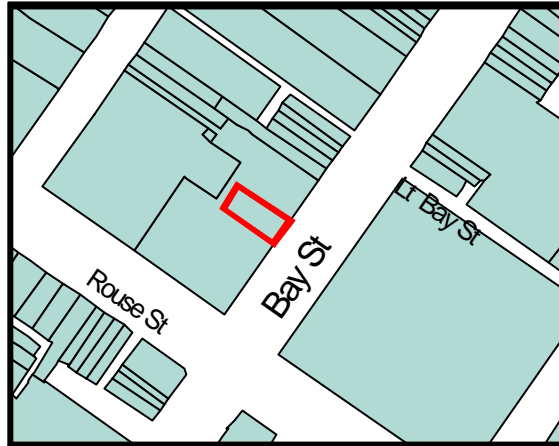
Sandridge/Port Melbourne Rate Books: 1876, 1900-01, 1910-15, 1920-21.

MMBW litho plan no.18, dated c.1895.

Sands and McDougall directories: 1890, 1910, 1920, 1965-70.

Nancy U'Ren & Noel Turnbull, A History of Port Melbourne, Oxford University Press, Melbourne, 1983, pp.17, 59.

**Identifier** Shops  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 47-53 Bay St  
PORT MELBOURNE

**Category** Commercial

**Constructed** 1881

**Designer** unknown

**Amendment** C 29

**Comment**

## Significance

The terrace at nos. 47-53 Bay Street, Port Melbourne, was erected in 1881 by the executors of William Hoffman. It is historically and aesthetically important.

It is historically important (Criterion A) as a terrace representative of the period of consolidation in Bay Street associated with the economic boom of the 1880s and which forms a dominant element in the history of the thoroughfare, comparing with terraces at nos. 161-163 (c.1885), 165-179 (1885-89) and the Market Buildings at 191-219 (1885-86).

It is aesthetically important (Criterion E) especially on account of its representative terraced form and for the surviving nineteenth century shop fronts which add depth to the historic character of Bay Street.

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A representative stuccoed five unit Victorian period terrace with early timber shop fronts with ingos at pavement level and single window to each of the upper level dwellings. The central unit is slightly proud of the two units on either side. Ornamentation is understated and restricted to Doric capitals to the stone party walls at pavement level, architraves and simple entablatures to the windows, a string course, plain frieze and cornice and coupled consoles to the expressed end walls with moulded panels beneath.

Condition: Sound. Integrity: Medium, verandahs removed, parapet defaced, hooks for removed cantilevered verandah in situ. Stuccoed surfaces recent.

## History

The first sale of Crown land in Sandridge took place in September 1850, this block, section 4, being part of the nine acres offered. William Hoffman bought lots 5 and 7, both of which had an area of half an acre and extended across the section to give frontage to Nott and Bay Streets. They were investment properties for Hoffman, who in 1851 held a slaughtering licence in Flemington, buying 323 acres in Essendon three years later and settling there. He was a member of Essendon's first municipal council and throughout his life retained his interests in Sandridge, developing the Bay Street frontages with terraces of shops with dwellings.

Commander H.L.Cox's plan of Hobson Bay and River Yarra indicates that the pre-existing buildings on this site had been erected by 1866. The 1876 rate book described the places on lot 7 as wood (nos.47-55), brick and wood (no.55) and occupied by a tobacconist, hairdresser, fishmonger, boot maker and outfitter. In 1880, three places were occupied and two were vacant. By then the terrace of brick shops on lot 5 which bounded the south side of the right-of-way understood to have been William Street (opposite Little Bay Street) existed and was fully occupied. At the time the redevelopment of lot 7 was probably in the pipeline as in 1881, despite the death of Hoffman, the present day five part terrace was built. By the end of the year it was occupied by William Freame (boot maker), Antonio Faziola (grocer), Martin Gotz (fishmonger), Euphemia Merton (stationer) and James Welsh (spirit merchant) and was in the hands of Hoffman's executors.

His executors continued their ownership of this terrace well into the twentieth century. In 1920, they leased the shops to John Dunn (boot maker), Ellen Coombes (dairy produce dealer), Jemima Gotz, Bridget Kelly (confectioner) and Albert Smith (blacksmith). The buildings were generally described as brick with five rooms.

## Thematic Context

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

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## References

Sandridge/Port Melbourne Rate Books: 1876, 1880-85, 1900-01, 1910-11, 1920-21.

MMBW litho plan no.18, dated c.1895.

Sands and McDougall directories: 1890, 1911, 1930.

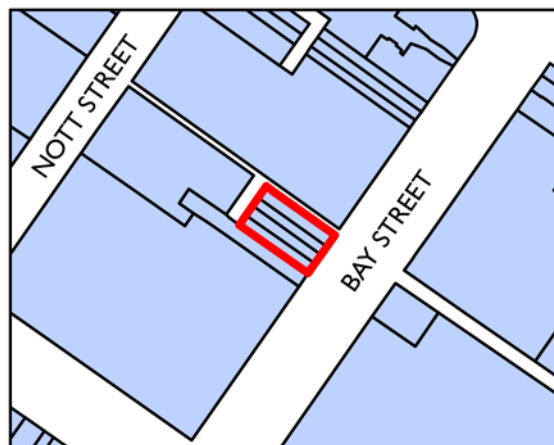
Com.H.L.Cox R.N., Surveyor, Hobson Bay and River Yarra, London, 31 May 1865. SLV

Lenore Frost (ed.), Street Names of Essendon, Ascot Vale, Moonee Ponds, Strathmore, Essendon Historical Society, 1996, p.22.

# City of Port Phillip Heritage Review

Identifier: Shop and residences  
Formerly: Unknown

Citation No:  
**2357**



Address: 79-85 Bay St PORT MELBOURNE

Heritage Precinct Overlay: N/a.

Category: Commercial: residential

Heritage Overlay: HO459

Constructed: c.1878

Graded as: Significant

Designer: Unknown

Amendment: C103

Comment: New citation

## History

The four two-storey shops at 63-69 (now 79-85) Bay Street were built between 1877 and 1878 for William Hoffman, Esq., of Essendon. In 1877, the eight-roomed building at the corner of Bay Street and the laneway then known as William Street, and the adjacent six-roomed shop were constructed, and were rated for a net annual value of £100 and £50 respectively.<sup>i</sup> Today these are numbered 83 and 85 Bay Street. The row was completed with the two remaining six-roomed shops, which were each rated for net annual values of £50 – today 79 and 81 Bay Street.<sup>ii</sup> Hoffman also erected another set of shops at the present-day address of 47-53 Bay Street in 1882 (now demolished – refer to PPHR Citation no. 2235), and owned land in Melbourne, North Melbourne and Essendon. At the time of his death in 1882, the four shops were valued at over £5,000.<sup>iii</sup>

The shops were initially occupied by draper Alex Meston, grocers George Johnstone & Co, butcher Thomas Cooper, and tobacconist John S. Petrie. In the twentieth century, the shops were occupied by hairdressers, tobacconists and later second-hand dealers. Early occupant Alex Meston operated his drapery from no. 85 until the 1890s, and the shop continued to be occupied by drapers through the twentieth century.<sup>iv</sup>



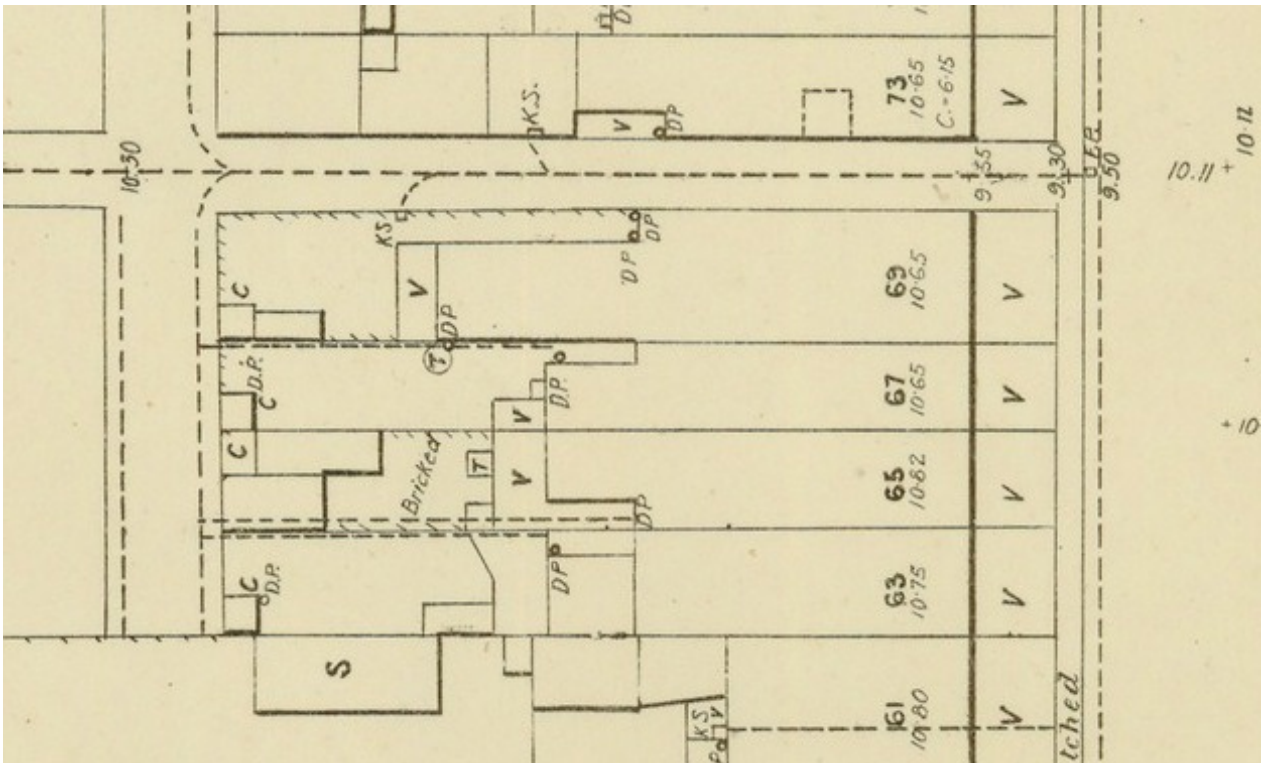


Figure 1 MMBW detail plan 328, Port Melbourne, 1895, showing the shops at 63-69 Bay Street (now 79-85).

Source: State Library of Victoria.

## Thematic Context

The shops relate to the consolidation of Bay Street as a commercial shopping strip in the later nineteenth century.

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: William Hoffman

CURRENT OWNER: Unknown/Various

LOCAL/PRECINCT CHARACTER: Individual Character (Individual character different from adjacent)

AUTHENTICITY: 80% original

BUILDING TYPE: Shop

ORIGINAL RESIDENTIAL: Residence attached to shop

ARCHITECTURAL STYLE: Victorian

PRINCIPAL MATERIAL: Brick

## Physical/Stylistic Description

79-85 Bay Street is a two-storey rendered brick building, comprising four shops with associated residences. They have hipped roofs, concealed by the rendered brick parapet, clad in non-original corrugated metal, with the exception of 83 Bay Street, which retains aged roofing slates.

The chimneys are of rendered brick, all of which retain their original finish, without over-painting. That to 83 Bay Street has lost its capping.



The first floor comprises relatively austere decoration including a simple moulded parapet, and a moulded string course which rises to enclose the arched window heads. Windows are double-hung timber-framed sashes, asymmetrically placed with paired sashes to 85 Bay Street, the northernmost shop, which incorporates a return façade to the adjoining laneway, originally known as William Street.<sup>Y</sup> A further rendered string course carried on a dentilated frieze of shallow brackets sits above the convex non-original verandah, clad in aged roofing metal and supported on non-original cast iron fluted posts with Corinthian capitals. The posts bear the founder's mark to the base of each: 'VICTORIAN CAST IRON KENSINGTON'. There is a frieze of cast iron, with brackets, and to the centre of the frieze is affixed a roundel, quartered, and presumably the coat of arms of the former City of Port Melbourne.

Three of the four shopfronts retain all or part of their original timber-framed glazing, with that to 85 Bay Street the most intact, retaining the central in-go, and paired painted timber panelled and glazed doors. The stallboards to all but 79 Bay Street are of overpainted dressed basalt, and the shops are separated by piers of dressed basalt, all overpainted. The extent of the party wall which is visible to the in-gos to 81 and 83 Bay Street are of rendered brick. The shopfront to 79 Bay Street is of over-painted brick incorporating a series of narrow, arch-headed fixed glazed windows and a modern glazed door. The mouldings to the end pier to 79 Bay Street have been damaged, presumably in the course of demolition works associated with the adjoining building, with some mouldings missing. The end wall adjoining the vacant site retains its ruled rendered finish. At the north end of the shop row the façade treatment returns along the former William Street for approximately 1.5 metres. From this point a plain, ruled painted rendered finish incorporating arch-headed windows and a side entry to the ground floor and rendered square-headed sash windows to the first floor continues. There is a plinth of rough-faced basalt. Window sills are of rendered brick, with those to the ground floor of dressed basalt and fitted with painted metal bars.

The two-storey rear service wing is set back from the property boundary and retains the same rendered finishes. There are two additional entries from the return of the front wing – facing west – and from the service wing, facing north. There is a fixed panel of glass bricks towards the rear which may have infilled an original opening. A two level addition of red brick infills the former rear yard with a first floor open deck to the laneway which runs behind the shop row. The ground floor is taken up by a retractable metal roller door.

The other shops retain elements of their original outbuildings with 81 Bay Street retaining an outside lavatory with bricked-up nightsoil hatch. The rear walls at the first floor level to all retain ruled and rendered finishes, which appear to be unpainted.

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## Comparative Analysis

In a general sense this row compares with later examples in Bay Street, including the terraces at nos. 161-163 (c.1885), 165-179 (1885-89) and the Market Buildings at 191-219 (1885-86). It is noted however, that these are earlier than the 'boom' period shop buildings, which are characterised by more elaborate render detailing and significant parapet treatments. Their simple detailing and the use of dressed basalt to the ends of the party walls and the stallboards, is less common, with this use of stone appearing to have also been adopted for the now demolished terrace shop row previously at 47-53 Bay Street (PPHR Citation no. 2235). It has similarities to the terrace shop row at 101-09 Bay Street in its spare detailing and simple continuous parapet.

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## Assessment Against HERCON Criteria

*Criterion A - Importance to the course, or pattern, of the City of Port Phillip's cultural or natural history.*

The terraced shop row at 79-85 Bay Street is of historical significance at a local level as a relatively early survivor in the street, pre-dating the period of commercial consolidation in Bay Street associated with the economic boom of the 1880s. This rendered brick shop row, along with the near-contemporary shops further north at 105-09 Bay Street, and the now-demolished shop row to 47-53 Bay Street (1881) were

examples of a phase of development where the buildings were characterised by relatively simple and more modest architectural detailing when compared with those of the mid- to late 1880s.

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.*

Not applicable.

*Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.*

Not applicable.

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

The terraced shop row at 79-85 Bay Street is of local significance as a representative and relatively externally intact example of shops of the late 1870s. The row is unusual in that three out of four of its shopfronts retain Victorian-era detailing and form. The retention of the simple ruled rendered finishes to the rear wing of 85 Bay Street and the detailing of the first floor facade and its return to the (north) side elevation are also unusual. While a remnant only, there is also evidence of the location of outbuildings to the rear laneway including a bricked-up nightsoil hatch.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

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

Not applicable.

*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.*

Not applicable.

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.*

Not applicable.

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## Significance

### *What is Significant?*

79-85 Bay Street is a two-storey rendered brick terraced shop row building, comprising four shops with associated residences. They have hipped roofs, concealed by the rendered brick parapet, clad in non-original corrugated metal, with the exception of 83 Bay Street, which retains aged roofing slates. Three of the four shops retain sections of their original timber shopfronts, and the rear wing of 85 Bay Street retains a ruled, rendered finish.

### *How is it Significant?*

79-85 Bay Street is of historical significance to the City of Port Phillip.

### *Why is it Significant?*

The terraced shop row at 79-85 Bay Street is of historical significance at a local level as a relatively early surviving commercial building in the street, pre-dating the period of consolidation in Bay Street associated with the economic boom of the 1880s. This rendered brick shop row, along with the near-contemporary shops further north at 105-09 Bay Street, and the now-demolished shop row to 47-53 Bay Street (1881) were examples of a phase of development where the buildings were characterised by relatively simple and more modest architectural detailing when compared with those of the mid- to late 1880s. The group is also significant as a representative and relatively externally intact example of shops of the late 1870s, retaining original fabric and detailing. Of note, three of the four of its shopfronts retain Victorian-era form and detailing.

### Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012

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### Recommendations

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

Paint controls are recommended.

### References

#### *Specific*

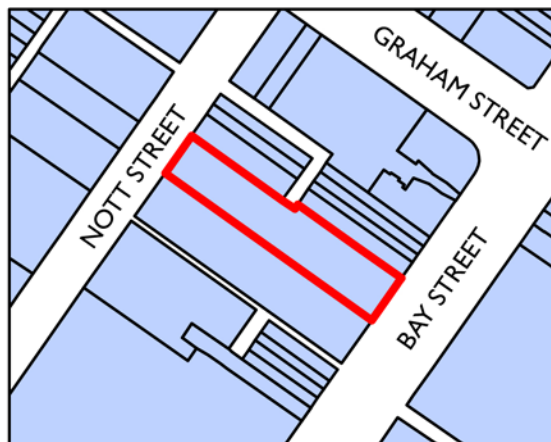
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- i Borough of Sandridge Rate Books, 1876-1878.
- ii Borough of Sandridge Rate Books, 1876-1878.
- iii VPRS 28/P2/119, Probate and Administration Files, Public Records Office Victoria.
- iv *Sands & McDougall Melbourne Directory* 1878-1970, various years.
- v Recorded as such in listings in the *Sands & McDougall Melbourne Directory*, various years between 1880 and 1905.

# City of Port Phillip Heritage Review

Identifier: W. J. Carr Pty. Ltd. Warehouse/Factory  
Formerly: Unknown

Citation No:  
**225**



Address: 95-99 Bay St PORT MELBOURNE

Heritage Precinct Overlay: N/a.

Category: Industrial

Heritage Overlay: HO449

Constructed: 1930

Graded as: Significant

Designer: Unknown

Amendment: C103

Comment: Updated citation

## History

In December 1924, this site was covered by a thirteen room brick shop and dwelling. By September 1930, the present building had been erected. The owners shown in the rate book were Thomas Duff and Bros, a firm of shopfitters.<sup>i</sup> By December 1931, WJ Carr Pty Ltd was shown as the owner.<sup>ii</sup> This firm of manufacturing stationers and printers appear to have occupied the building until the 1980s. The property originally extended the full length of the block with a frontage to Nott Street behind. In 2010 the building was demolished with the exception of the building's facade to Bay Street, which has been retained and incorporated into a multi-storey residential and commercial development.

[Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979; updated by Lovell Chen, 2012].

## Thematic Context

Unknown

PRINCIPAL THEME: Commerce/trade

SUB-THEME: Warehouses

ORIGINAL OWNER: Thomas Duff and Brothers, shopfitters, or WJ Carr Pty Ltd

CURRENT OWNER: Unknown

LOCAL/PRECINCT CHARACTER: Individual Character (Individual, different from adjacent)

AUTHENTICITY: 20% original

BUILDING TYPE: Warehouse

ARCHITECTURAL STYLE: Interwar commercial

PRINCIPAL MATERIAL: Brick

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## Physical/Stylistic Description

The building facade – the sole portion of the building retained in the recent multi-storey residential and commercial development - is composed of a central section with windows and a large rendered panel above, flanked by smaller side wings containing doors to the factory on the left and to the offices on the right. In the central section are two columns capped by hood mouldings. The double doors to the office have glazed partially etched sidelights. Over the doorway is a neat cantilevered canopy with motifs on either side echoing those capping the central columns. The original steel framed windows have been replaced with modern forms.

[Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979; revised by Lovell Chen, 2012].

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## Comparative Analysis

The design of the façade of 95-99 Bay Street is generally typical of the red brick style used for commercial and industrial buildings in the interwar period. Related in its use of brick piers and other abstracted Classical elements to the Chicago-esque style used for larger multi-storey commercial buildings between the wars, this style is generally utilitarian and without architectural pretension. In this context, 95-9 Bay Street stands out for the design of its parapet, with a large central panel, probably intended to carry a sign, flanked by piers and scalloped parapets, and for the distinctive joinery of the entrance doors which have an unusual Art Nouveau character.

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## Assessment Against HERCON Criteria

*Criterion A - Importance to the course, or pattern, of the City of Port Phillip's cultural or natural history.*

Not applicable

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.*

Not applicable.

*Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.*

Not applicable.

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

Not applicable.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

The design of the façade of 95-99 Bay Street is generally typical of the red brick style used for commercial and industrial buildings in the interwar period, adopting an abstracted Chicago-esque style more often used for larger multi-storey commercial buildings between the wars. The style is generally utilitarian and without architectural pretension. In this context, 95-9 Bay Street stands out for the design of its parapet, with a large central panel, probably intended to carry a sign, flanked by piers and scalloped parapets, and for the distinctive joinery of the entrance doors which have an unusual Art Nouveau character. The incorporation and design of these distinctive elements may have been intended to draw attention to the premises which were a later and unusual element in a streetscape of two-storey rendered brick shop and dwellings, and to demonstrate the original occupant's skill in fabricating shop fittings.

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

Not applicable.

*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.*

Not applicable.

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.*

Not applicable.

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## Significance

### *What is Significant?*

95-99 Bay Street is a red face brick and render façade, retained as part of the redevelopment of this site. Constructed as a factory building, the level of detailing to the façade may have been a response to its prominent position within an established commercial streetscape.

### *How is it Significant?*

The facade to 95-99 Bay Street is of architectural significance to the City of Port Phillip.

### *Why is it Significant?*

The symmetrical facade, verandah and entrance doors of 95-99 Bay Street have decorative details characteristic of the interwar period, and is distinctive particularly for the design of the parapet and entrance doors. These elements are indicative of an approach which departed from the utilitarian red brick factory typology more common in this period. It may in fact derive from the initial construction of the building for a firm of shopfitters, where street presentation and finishes were of importance and the building provided an opportunity to promote their products in a prominent location. The façade to Bay Street has been retained and a multi-storey residential and commercial development constructed behind the façade, extending through to Nott Street behind.

## Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report, 2012*

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## Recommendations

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

Given the truncation of the building and the scale of the development to the rear, the Heritage Overlay need only be applied to the extent of the retained building and to a nominal depth of three metres.



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## References

### *General*

Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979.  
Allom Lovell and Associates, *Port Melbourne Conservation Study Review*, 1995.  
Andrew Ward, *City of Port Phillip Heritage Review*, 1998.

### *Specific*

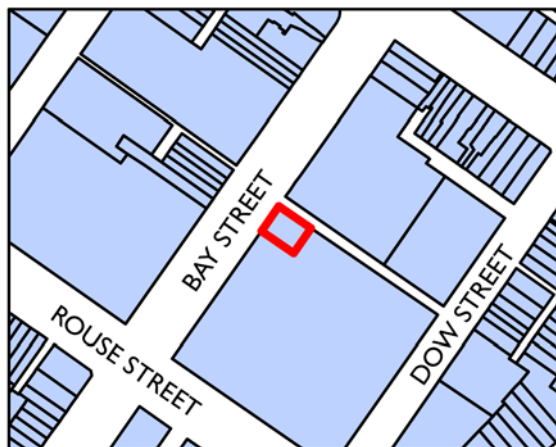
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- i Port Melbourne rate book: September 1930, 831.
- ii Port Melbourne rate book: December 1931, 831.

# City of Port Phillip Heritage Review

Identifier: Former National Bank  
Formerly: National Bank of Australasia

Citation No:  
**693**



Address: 96 Bay St PORT MELBOURNE

Heritage Precinct Overlay: N/a.

Category: Commercial

Heritage Overlay: HO452

Constructed: 1874

Graded as: Significant

Designer: Terry and Oakden

Amendment: C103

Comment: Updated citation

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## History

This former bank building occupies Section 5, Allotment 5, which was part of the first subdivision of Sandridge, shown on a plan dated 1849.<sup>i</sup> The name of the original purchaser was Mr JR Murphy, as shown on a later map of Sandridge dated 1860. Allotments 4 and 5 were later subdivided in 1864 by Mr Robert Byrne.<sup>ii</sup> In 1872 a branch of the National Bank was opened but not at this site.<sup>iii</sup> In December 1874 the rate books recorded a 9 room brick building valued at £250.<sup>iv</sup>

Tenders were called for this building by Terry and Oakden on the 1st January 1874.<sup>v</sup> An early photograph shows the Bank as it was originally designed with only three bays and a central entrance. In 1889 G Jobbins, architect, undertook the addition of the extra bay to the south in a sympathetic manner.<sup>vi</sup> This is visible in a photograph of 1908.<sup>vii</sup>

[Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979].



Figure 1 Bay Street, Port Melbourne c. 1878-79. The subject property (truncated) is at the right side of the image.

Source: City of Port Phillip Historical Collection.

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## Thematic Context

The former National Bank of Australasia is a comparatively early building within the context of the later nineteenth century consolidation of Bay Street as a commercial shopping strip.

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Banks

ORIGINAL OWNER: National Bank of Australasia

CURRENT OWNER: Unknown

LOCAL/PRECINCT CHARACTER: Individual, different from adjacent

AUTHENTICITY 70-80% original

BUILDING TYPE: Bank

ORIGINAL RESIDENTIAL: Residence attached to commercial premises

CONSTRUCTION: 1874/1889

ARCHITECTURAL STYLE: Victorian Regency

PRINCIPAL MATERIAL: Rendered brick

ARCHITECT/ENGINEER: Terry and Oakden

BUILDER: Unknown

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## Physical/Stylistic Description

The former National Bank of Australasia, as originally constructed, had a symmetrical front elevation of rendered brick on a bluestone plinth. The 1889 extension, comprising a single bay to the south, maintained

the original detailing. The ground floor front elevation has deeply rusticated mock ashlar blocks with splayed voussoirs to the round-headed windows and door. The first floor above an intermediate cornice is plain rendered and terminated by a large dentillated cornice and flat parapet. The first floor windows have moulded architraves and flat hood moulds supported on consoles. The lower parts of the window openings are filled with decorative cast iron panels.

In 2005 the building was altered to form part of the Bank Apartments, a residential development constructed behind and adjacent to the former bank premises. The former bank building has been reconfigured as a retail premises with the window contained within the 1889 extension altered and cut down to form a discrete entrance to the first floor apartments and those in the new building behind. Both the apartment entry and the retail entry – the original bank entrance - have new doors, formed of frameless glazing. The original timber panelled entry doors have been removed. The banks' nameplate below the parapet has had the pressed cement lettering removed, and new light fittings have been mounted to the façade at ground floor level. More recently, awnings have been installed concealing the original heads to the bank entrance and flanking windows.

[Allom Lovell & Associates, *Port Melbourne Conservation Study Review*, 1995, amended by Lovell Chen, 2012].

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## Comparative Analysis

Leonard Terry, the original architect of 92-6 Bay Street, was responsible for the design of at least 50 bank buildings, most for the National Bank, in Victoria and other states from 1857 onwards. A relatively modest example of his work, 92-6 Bay Street typifies the refined and conservative Renaissance palazzo style favoured by Terry for nearly all of his bank and other commercial buildings. Similar elevational treatment can be seen on a grander scale in the group of Terry banks (former Colonial Bank, 1860; National Bank, 1862, Bank of New South Wales, 1862; former Bank of Australasia, 1864) in Lydiard Street, Ballarat and the National Bank, 171 Smith Street, Fitzroy, 1872.viii

[Allom Lovell & Associates, *Port Melbourne Conservation Study Review*, 1995].

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## Assessment Against HERCON Criteria

*Criterion A - Importance to the course, or pattern, of the City of Port Phillip's cultural or natural history.*

The former National Bank of Australasia, 92-6 Bay Street is of historical significance at a local level, demonstrating the consolidation of Bay Street as the commercial centre.

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.*

Not applicable.

*Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.*

Not applicable.

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

The former National Bank of Australasia, 92-6 Bay Street is of significance as a representative example of a nineteenth century bank building, designed in the Renaissance Palazzo style by the noted bank architect Leonard Terry. The building was sympathetically extended by an additional bay in 1889, and has been subsequently altered in its most recent iteration as retail premises and entry to an apartment building.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

While a relatively modest example of his work, 92-6 Bay Street typifies the refined and conservative Renaissance palazzo style favoured by Terry for nearly all of his bank and other commercial buildings.

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

Not applicable.

*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.*

Not applicable.

*Criterion H - Special association with the life or works of a person, or group of persons, of importance to the City of Port Phillip's history.*

Not applicable.

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## Significance

### *What is Significant?*

The former National Bank of Australasia, 92-6 Bay Street is a two-storey rendered brick bank building, set upon a bluestone plinth. In 1889 an additional bay to the south was constructed to the design of architect George Jobbins, which maintained the original detailing. The ground floor front elevation has deeply rusticated mock ashlar blocks with splayed voussoirs to the round-headed windows and door. The first floor above an intermediate cornice is plain rendered and terminated by a large dentillated cornice and flat parapet. The first floor windows have moulded architraves and flat hood moulds supported on consoles. The lower parts of the window openings are filled with decorative cast iron panels.

### *How is it Significant?*

The former National Bank of Australasia, 92-6 Bay Street is of historical and aesthetic (architectural) significance to the City of Port Phillip.

### *Why is it Significant?*

The former National Bank of Australasia, 92-6 Bay Street is of historical significance as a comparatively early building in the development of Port Melbourne's commercial shopping centre, during the later nineteenth century. Its location towards Beach Street is evidence of the former economic importance of the foreshore area of Port Melbourne. The former National Bank is also of aesthetic (architectural) significance as a fine example of the conservative and refined Renaissance palazzo style employed by the architect Leonard Terry on other National Bank buildings. The addition of the south bay in 1889 is sympathetically realised and does not detract from the aesthetic significance of the structure.

## Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012

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## Recommendations

Recommended for retention in the Schedule to the Heritage Overlay in the Port Phillip Planning Scheme.

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## References

### General

Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979.

Allom Lovell & Associates, *Port Melbourne Conservation Study Review*, 1995.

### Specific

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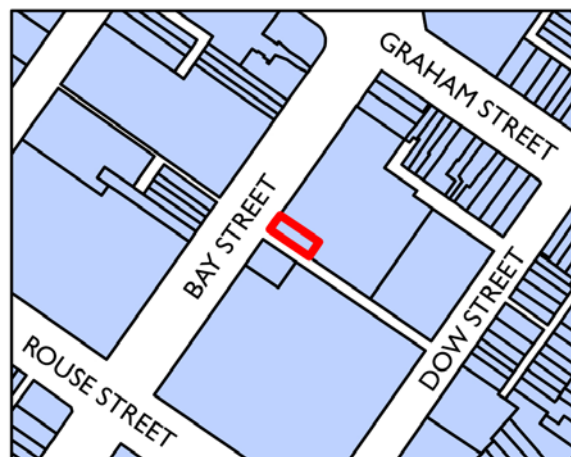
- i *Plan of Allotments. Marked at Sandridge. Parish of South Melbourne* [map] 1849.
- ii Vale Collection, La Trobe Library, State Library of Victoria, Volume 2a, p. 100; Volume 7, p. 67.
- iii Port Melbourne rate book, February 1874, no. 1387.
- iv Port Melbourne rate book, December 1874, no. 1425.
- v *Australasian Builders and Contractors News*, 1 January 1874, p. 386.
- vi Troupe, J, 'Leonard Terry and some of his banks', B. Arch thesis, University of Melbourne, 1970, pp. 90-93.
- vii National Bank of Australasia Ltd., *Souvenir of the Jubilee of the Bank 1858-1908*, Melbourne: Atlas Press, 1909.
- viii Lewis, Miles, 'Leonard Terry', *Australian Dictionary of Biography*, Parkville, Vic.: Melbourne University Press, 1976, Vol. 6. pp. 257-8.



# City of Port Phillip Heritage Review

Identifier: Shop and Residence  
Formerly: Unknown

Citation No:  
**248**



**Address:** 98-100 Bay Street PORT MELBOURNE

Heritage Precinct Overlay: N/a

**Category:** Commercial

Heritage Overlay: HO486

**Constructed:** 1866

Graded as: Significant

**Designer:** Unknown

**Amendment:** C103

**Comment:** Updated citation

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## History

The land in Section 5 was included in the first subdivision of Sandridge, shown on a plan dated 1849. The name of the Crown Grantee, M Benjamin, is shown on this plan.<sup>i</sup> Allotments 4 and 5 of Section 5 were later subdivided by Mr Robert Byrne.<sup>ii</sup> Byrne still owned Allotment 4 in November 1865.<sup>iii</sup>

By November 1866, a four room brick shop had been erected on the land.<sup>iv</sup> It was erected during the same period as the Army and Navy Hotel which is on the same allotment, facing Dow Street. The shop was owned and occupied by a grocer, Mr Henry Edwards. Edwards had previously conducted his grocery business in a shop situated on Allotment 1, owned by a fellow grocer, William Kelly.<sup>v</sup> A photograph of the shop taken c. 1878/79 shows the building in its original condition (Figure 1). The front was built in brick (subsequently rendered) and had no verandah. Elegant arch headed shop windows were grouped to the right of the doors. These have since been replaced by double hung sash windows.

The building has been enlarged since it was first built and a cast iron posted verandah has been added. Alterations also took place in 1945 for Mrs Wellington.<sup>vi</sup> The extent and nature of these alterations are unclear. More recently, the building has been integrated into the Bianca residential development and this encloses the building to the rear (east) and to the north sides.

[Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979, revised and updated by Lovell Chen 2012].



Figure 1 Bay Street, Port Melbourne c. 1878-79. The subject property is at the centre of the image.  
Source: City of Port Phillip Historical Collection.

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## Thematic Context

98-100 Bay Street is a comparatively early commercial building within the context of the later nineteenth century consolidation of Bay Street as a commercial shopping strip.

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: Henry Edwards, Grocer.

CURRENT OWNER: [Text]

LOCAL/PRECINCT CHARACTER: Individual Character (Individual character different from adjacent)

AUTHENTICITY: 70% original

BUILDING TYPE: Shop

ORIGINAL RESIDENTIAL USE TYPE: Residence attached to shop

ARCHITECTURAL STYLE: Victorian Regency

PRINCIPAL MATERIAL: Brick

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## Physical/Stylistic Description

98-100 Bay Street is a pair of two-storey former shop premises. The facade, now rendered with horizontal roughcast to the ground floor, appears originally to have been face brick. There is a simple cornice to the parapet and non-original urns. The first floor windows have moulded architraves, which are not original, and the decorative brackets set between the first floor windows have been added at a later date, thought to have been later in the nineteenth century. A photograph dating from c. 1878-79 shows the building

prior to the addition of these later elements. The ground floor sash windows have replaced the original wide shop windows with arched three-light frames. The doors appear to be in approximately the original locations, with the former northern doorway now infilled with modern frameless glazing, and the southern doorway fitted with a fully glazed pivot-hinged door, set below the possibly original timber-framed toplight. The building originally had no verandah, and the present-day verandah is wholly new, comprising reproduction cast iron posts, frieze and a curved profile verandah roof. This construction replaced an earlier skillion-profile verandah, which may have been of nineteenth century origins. The current verandah's frieze and cast iron patterning conforms to that seen on other buildings in Bay Street – the shops at 79-85 Bay Street opposite (q.v.) have the same cast iron frieze. The building retains its overpainted brick south elevation, adjoining Little Bay Street. Openings to this elevation have also been altered with a bricked-up doorway evident as well as a two-storey brick bay added to the rear of the building.

The building has been integrated into the Bianca residential development which encloses the building to the rear (east) and north sides.

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## Comparative Analysis

The simple Classical Revival design of 98-100 Bay Street is typical of shop design of the 1860s and 70s. Other early shops in Bay Street are 235-37 Bay Street (1869) and 397 Bay Street (probably before 1863) (q.v.). None of these buildings retain original shop fronts. Further afield, the row of four shops at 61-6 Errol Street, North Melbourne (1854-6) are among the earliest surviving two-storey shop fronts in Victoria, and retain a columned verandah over the footpath. The pair of shops at 99-101 Errol Street, North Melbourne (1863) retains an original timber shopfront.<sup>vii</sup> Relatively few shops built in the 1860s or earlier survive in Port Melbourne or elsewhere, the majority dating from the 1880s boom.

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## Assessment Against HERCON Criteria

Amended Heritage Victoria Criteria – Criteria adopted by the Heritage Council on 7 August 2008 pursuant to Sections 8(1)(c) and 8(2) of the Heritage Act 1995.

*Criterion A - Importance to the course, or pattern, of the City of Port Phillip's cultural or natural history.*

The pair of shops at 98-100 Bay Street is of local historical significance. This relatively early building survives along with the adjacent former National Bank in an otherwise considerably altered area and provides evidence of the former centre of activity in Port Melbourne along the foreshore. It is historically important as an early precursor to the period of commercial consolidation in Bay Street which was associated with the economic boom of the 1880s and which forms a dominant element in the history of the thoroughfare.

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.*

Not applicable.

*Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.*

Not applicable.

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

While altered, the shops at 98-100 Bay Street are broadly representative of shop buildings of the 1860s and 1870s. The facade has been altered with the addition of the verandah and cast cement decorative elements

including the parapet urns and brackets to the first floor façade (probably of the late nineteenth century) however, it also retains typical original or early details including the placement of the first floor windows, unpainted brick chimney and hipped roof forms.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

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

Not applicable.

*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.*

Not applicable.

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.*

Not applicable.

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## Significance

### *What is Significant?*

98-100 Bay Street is a two-storey pair of shops, constructed in the middle 1860s. Constructed of rendered brick, the building underwent some early alterations, undertaken later in the nineteenth century, and has more recently had a reproduction verandah added.

### *How is it Significant?*

The shop building to 98-100 Bay Street is of historical significance and architectural significance to the City of Port Phillip.

### *Why is it Significant?*

98 - 100 Bay Street is of local historical significance. This relatively early building survives along with the adjacent former National Bank in an otherwise considerably altered area and provides evidence of the former centre of activity in Port Melbourne along the foreshore. It is historically important as an early precursor to the period of commercial consolidation in Bay Street which was associated with the economic boom of the 1880s and which forms a dominant element in the history of the thoroughfare. While altered, the shops at 98-100 Bay Street are broadly representative of shop buildings of the 1860s and 1870s. The facade has been altered with the addition of the verandah and cast cement decorative elements including the parapet urns and brackets to the first floor façade (probably of the late nineteenth century) however, it also retains typical original or early details including the placement of the first floor windows, unpainted brick chimney and hipped roof forms.

## Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012.

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## Recommendations

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

Paint controls are recommended.

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## References

### *General*

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979.

Allom Lovell and Associates, Port Melbourne Conservation Study Review, 1995.

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

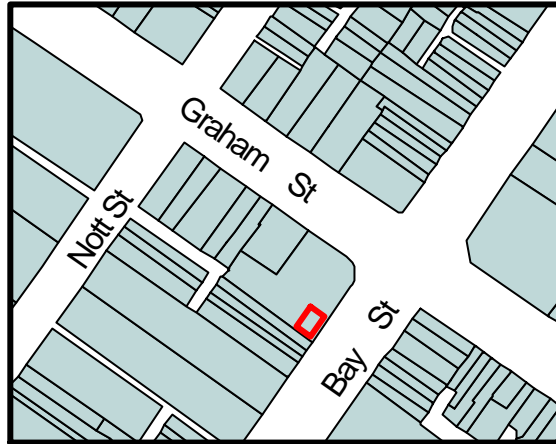
### *Specific*

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- i Plan of Allotments marked at Sandridge in the Parish of South Melbourne, 1849. Lindsay Clark, Assist. Surveyor, July 1849.
- ii Vale Collection of plans held at La Trobe Library, State Library of Victoria, Vol. 7, p. 35.
- iii Port Melbourne rate book: November 1865, 1373.
- iv Port Melbourne rate book: November 1866, 1304.
- v Port Melbourne rate book: 1865.
- vi Port Melbourne City Council Building Permit Register.
- vii G Butler, *North and West Melbourne Conservation Study*, prepared for the Melbourne City Council, 1983, pp. 281, 285.



**Identifier** Police Station, Port Melbourne  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO40

**Address** 113 Bay St  
PORT MELBOURNE

**Category** Public

**Constructed** Before 1864

**Designer** Samuel White Public Works  
Department

**Amendment** C 29

## Comment

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

The Port Melbourne police station is of state significance. Built before 1864, it is a relatively early surviving example of a Public Works Department building and appears to be the earliest double storey police station in Victoria. The low pitched gabled roof, the decorative use of brickwork and the verandah details are characteristic of government buildings of the 1860s.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Infrastructure  
SUB-THEME: Police stations  
ORIGINAL OWNER: Victorian Government  
CURRENT OWNER: Victorian Government  
LOCAL/PRECINCT CHARACTER: AUTHENTICITY  
Individual Character (Individual, 90%+ original  
different from adjacent)  
BUILDING TYPE: Police station  
ARCHITECTURAL STYLE: Victorian Regency  
PRINCIPAL MATERIAL: Brick

## PHYSICAL/STYLISTIC DESCRIPTION

The Port Melbourne Police Station has a two-storey rectangular form with a low-pitched gabled slate roof and front verandah. The brick walls have broad contrasting bands above the verandah and between the hood



moulded first floor windows. The verandah is supported on paired timber columns.

#### COMPARATIVE ANALYSIS

Port Melbourne Police Station appears to be the earliest two storey police station built in Victoria, predating by over a decade Sale (1876) and Carlton (1877), and probably Ballarat (undated). These later police stations all had symmetrical facades, but unlike Port Melbourne, had hipped roofs. Of these buildings, only Ballarat has a front verandah as at Port Melbourne. In general terms, the red brick walls with contrasting bands, the treatment of the fenestration and the low-pitched gabled roof are all typical of smaller Public Works Department buildings of the 1860s and '70s. While symmetrical facades were frequently used in these early decades for police stations and other public buildings, they were by no means universal, and most police stations of the period employed a variety of asymmetric configurations.(3)

#### History

The date of construction of this building is unknown, but it was almost certainly constructed before 1864 to a Public Works Department design. The original but undated drawings survive (1) and are signed by Samuel White who resigned from the Public Works Department in 1863.(2)

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

#### Thematic Context

unknown

#### Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

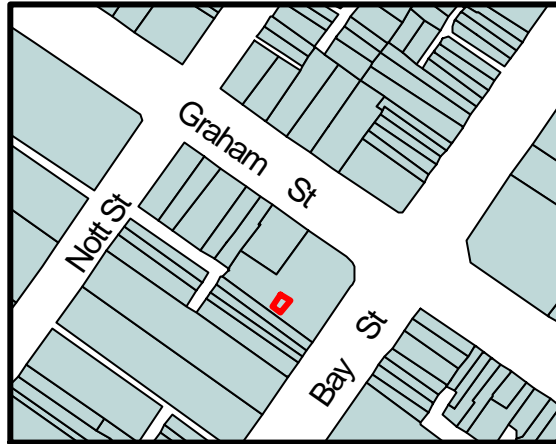
National Estate Register

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

#### References

1. Held at the Public Record Office
2. B. Trethowan. 'A History of the Public Works Department'. Vol. 2. p. 21
3. *ibid.* vol. 2. p. 141

**Identifier** Lock Up, Port Melbourne  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO40

**Address** 113(rear) Bay St  
PORT MELBOURNE

**Category** Public

**Constructed** unknown

**Designer** Public Works Department

**Amendment** C 29

## Comment

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

The Port Melbourne lock up is of state significance. Part of the substantially intact police station and court house precinct, it has a typical plan form with cells each side of a central entrance. It remains substantially intact and is one of a relatively small number of such early structures to survive.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Infrastructure

SUB-THEME: Lock ups

ORIGINAL OWNER: Victorian Government

CURRENT OWNER: Victorian Government

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

BUILDING TYPE: Lock up

CONSTRUCTION: Not known, probably 1860s or 70s

PRINCIPAL MATERIAL: Basalt

## PHYSICAL/STYLISTIC DESCRIPTION

The lock up is T-shaped in plan, containing two cells on each side of the central entrance and has rock faced squared and coursed bluestone walls with dressed margins to the corners and openings. The slated roof is gabled to the end and side elevations. The high level windows are barred.

## COMPARATIVE ANALYSIS

The lock-up is a typical rectangular design of two cells with projecting gable entrance and resembles many other lock ups constructed by the Public Works Department from the 1850s to the 1880s. Comparable bluestone examples with central gabled entrances include the lock-ups at Avoca, Learmonth and Inglewood, all probably roughly contemporary with the Port Melbourne lock-up.(1) It appears to be the only extant example of this type in the metropolitan area.

## History

The date of construction of this lock up is not known but is likely to be contemporary with the construction of the Police Station in the early 1860s.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

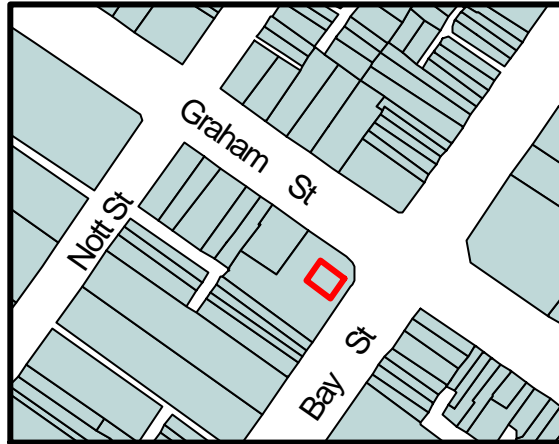
National Estate Register

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

## References

1. B. Trethowan. 'A History of the Public Works Department'. vol 2. p. 145

**Identifier** Court House, Port Melbourne  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO40

**Address** 119 Bay St  
PORT MELBOURNE

**Category** Public

**Constructed** 1860

**Designer** John James Clarke, Public Works Department

**Amendment** C 29

## Comment

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

The Port Melbourne Court House is of state significance. Along with the police station and lock up on the same site, and the nearby Post Office, it demonstrates the original focus of activity in Port Melbourne on the foreshore area. The design relates to that of the post office in its use of simple symmetrical massing, gabled roof and round-headed windows, and illustrates the influence of pattern book and picturesque styles in early Public Works Department buildings. Apart from the intrusive 1950s additions, the building is substantially intact.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Infrastructure  
SUB-THEME: Court Houses  
ORIGINAL OWNER: Victorian Government  
CURRENT OWNER: Victorian Government  
LOCAL/PRECINCT CHARACTER: AUTHENTICITY  
Individual Character (Individual, different from adjacent) 70-90% original  
BUILDING TYPE: Court House  
ARCHITECTURAL STYLE: Victorian Italianate  
PRINCIPAL MATERIAL: Brick

## PHYSICAL/STYLISTIC DESCRIPTION

The court house has a double-height rectangular main block with a wing projecting to the south side and a front entry porch. The walls are of cream brick with contrasting banding and arch bricks to the round-headed and bullseye windows. The arched entry has a stepped reveal with dentillated bricks. The gabled roof is slated. Flat roofed extensions were constructed in 1957 on each side of the entry porch.

## COMPARATIVE ANALYSIS

Other than for variations of detail, the basic form of the Port Melbourne Court House was used repeatedly in Victorian court houses built from the late 1850s until the 1880s. Among early examples, such as Port Melbourne, built in the 1850s and 60s, a round arched style was usual, with either single arched openings or arcades to the entrance porches. Comparable examples with single front-facing arched entrances are the court houses at Stawell (1859), Creswick (1859), Chiltern (1864) and Taradale (1864). Other notable early court houses with comparable form or elevational treatment include Kyneton (1856) and Ararat (1865) court houses. Among early court houses of this type, Port Melbourne appears to be the only example in the metropolitan area.(7)

## History

The Court House occupies part of Allotment 10, Section 5. Section 5 was included in the first subdivision of Sandridge, shown on a plan dated 1849. (1) The whole allotment was reserved for a watchhouse prior to 1860. (2) In 1860 the Court House was built for a cost of £1,000 (3) to a Public Works Department design; the original drawings were initially by John James Clarke. (4) In 1885 - 86, "sundry works" were undertaken to the building (5) and in 1957 the two witness rooms were added to the front.(6)

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

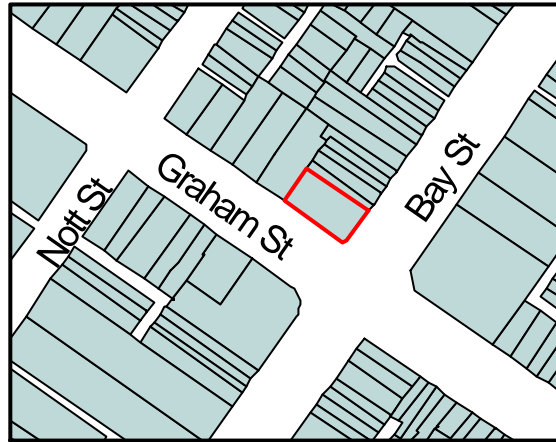
National Estate Register

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

## References

1. Plan of Allotments marked at Sandridge 1849
2. Map of Sandridge 1860
3. B. Trethowan. 'The Public Works Department of Victoria'. Vol. 2. p. 103
4. Held at the Public Records Office, drawing dated 17 May 1860. Initialled J.J.C.
5. Public Works Department Summary of Contract Books 1858 - 1894/95
6. Drawing held at the Public Records Office. Dated 26 March 1857, initialled B.I.
7. B. Trethowan. op. cit. vol. 1. p. 130. vol. 2. p. 103

**Identifier** Hotel Rex  
**Formerly** Victoria Hotel, Square's Hotel



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 145 Bay St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** pre 1859?

**Designer** unknown

**Amendment** C 29

## Comment

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

The Hotel Rex is of local significance. Probably the largest hotel built in Port Melbourne, its exterior is relatively intact and is a refined Renaissance revival design, representative of hotel design in the 1870s and '80s. It is a prominent element in the Bay Street streetscape.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

## Description

PRINCIPAL THEME: Assembly and entertainment

SUB-THEME: Hotels

LOCAL/PRECINCT CHARACTER:

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

BUILDING TYPE: Hotel

AUTHENTICITY

90%+ original

CONSTRUCTION: Possibly before 1859. Possibly rebuilt or refaced c.1872

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered brick

## PHYSICAL/STYLISTIC DESCRIPTION

The two storey Hotel Rex has facades to both Bay and Graham Streets with a splayed corner. Its present design is Renaissance palazzo style with similarities to the former National Bank at 92-6 Bay Street. The rendered masonry walls are articulated by an intermediate cornice at first floor level and a roof level cornice and balustraded parapet. The ground floor walls have horizontal chamfered rustication with splayed



voussoirs above the round headed door and window openings. The round-headed first floor windows have recessed panels between the intermediate cornice and sill level and moulded archivolt. There are continuous string courses at sill and arch springing level. Above the splayed corner is a small triangular pediment. The balustraded parapet is punctuated by pedestals, originally all carrying urns, on each side of the corner pediment and above the doors to the street elevations. The original doors have been replaced by recent glazing or glazed doors.

#### COMPARATIVE ANALYSIS

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

#### History

A hotel has been on this site since at least 1859, when licensee of the Victoria Hotel, Sandridge, Robert Holmes, had his licence removed for having abandoned the premises. (1) In 1872, the name of the hotel was changed to Square's Hotel after its new owner, Sarah Square, but it was quickly changed back to the Victoria the following year. (2) At this date the building was described in rate books as a 12-roomed brick hotel with bar, cellar and land. (3) It was valued at £180. (ibid.) The hotel appears to have been refaced sometime during the 1880s, though no documentation has been located for this work, and the rate information does not suggest a particular date. By 1890, the hotel was owned by Henry O'Brien, who also owned an adjacent row of five six-roomed houses in Bay Street. (4)

The hotel is now known as the Hotel Rex.

#### Thematic Context

Located in the main commercial and retail street, the Hotel Rex has a history which is typical of most inner suburban hotels constructed in the mid-nineteenth century. The presumed refacing of the hotel in the 1880s to present a more sophisticated boom-style Italianate appearance is somewhat unusual for the area, and may be indicative of the prominence of this hotel in Port Melbourne at this time.

#### Recommendations

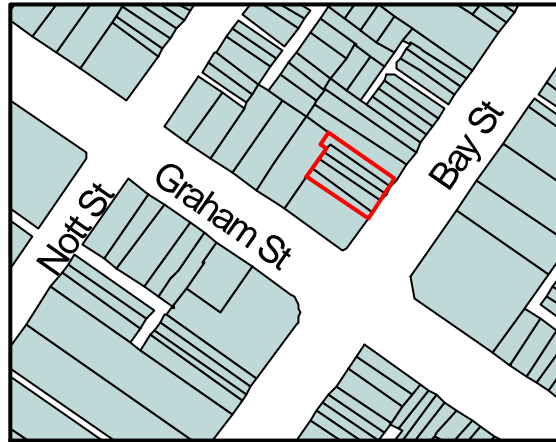
A Ward, Port Phillip Heritage Review, 1998  
recommended inclusions:

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

#### References

1. Argus. 10 June 1859.
2. R K Cole Collection.
3. Port Melbourne rate book, 1871-2, no. 682.
4. Port Melbourne rate book, 1890-91, no. 697.

**Identifier** O'Brien's Terrace  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 147-155 Bay St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** 1886

**Designer** unknown

**Amendment** C 29

## Comment

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

O'Brien's Terrace is of local significance. The relatively elaborate treatment of the pilastered and pedimented elevation is unusual in Port Melbourne. Much of the original cast iron verandah and some of the shopfronts are intact.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Commerce / trade

SUB-THEME: Shops

ORIGINAL OWNER: Henry O'Brien

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

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

BUILDING TYPE: Shops

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

CONSTRUCTION: c1886

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered brick

## PHYSICAL/STYLISTIC DESCRIPTION

O'Brien's Terrace contains five shops with a central passage to the rear. The elevation above the verandah

has bays divided by Corinthian pilasters supporting a string course and dentiled cornice. The central pediment has a moulded centre panel and an anthemion finial. The verandah retains the original cast iron posts and most of the frieze panels and brackets. Several original timber shop fronts remain. The parapet balustrade and urns are missing.

#### COMPARATIVE ANALYSIS

Terrace rows with central triangular pediments, while not uncommon among residential terraces, appear to be relatively rare among shops, the majority of which had either flat parapets or smaller raised parapet centrepieces. O'Brien's Terrace can be compared in this respect to the larger and grander Municipal Buildings and shops at 52-68 Errol Street, North Melbourne (1883-4), which has triangular pediments to the end bays and a segmental central pediment. O'Brien's Terrace is unusual in Port Melbourne also for the characteristic moulded lettering below the pediment, the pediment decoration and the central passage giving access to the rear of the terrace. In other respects, the treatment of upper floor elevation as bays divided by Corinthian pilasters, while notably refined, is relatively conservative for the date and more typical of nineteenth century shop design of the preceding decade.

#### History

Apart from the reserve for the Market, the land in Section 8 was all sold by the Crown prior to November 1860, with Allotment 11 purchased by B. Williams. (1)

By January 1887, the set of shops known as O'Brien's Terrace had been erected. The owner, Henry O'Brien, also had an interest in the adjoining Victoria Hotel. The first occupants were Alfred Brown, a hairdresser and long-time tenant, and George Walter Briggs, a tailor. (2) Briggs was still advertising from the same shop in 1947, (3) some 60 years later.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

#### 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. Sandridge, plan dated 5 November 1860.
2. Port Melbourne rate book, January 1887, 680
3. Photograph.

**Identifier** Shops

**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 161-163 Bay St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** 1885

**Designer** unknown

**Amendment** C 29

## Comment

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

161 - 3 Bay Street is of local significance. Along with the similar group of shops adjacent at 165 - 79 Bay Street (qv.), they demonstrate in substantially intact form a typical inner suburban shop design. The unpainted render facade and traces of early signage are of particular importance.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

LOCAL/PRECINCT CHARACTER:

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

AUTHENTICITY

90%+ original

BUILDING TYPE: Shops

ORIGINAL RESIDENTIAL

USE TYPE: Residence attached to commercial premises

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered Brick

## PHYSICAL/STYLISTIC DESCRIPTION

161 - 3 Bay Street comprises two shops with rendered masonry facades. The first floor overhangs a carriageway to the south side of the shops. The facade has Tuscan pilasters and a simple cornice moulding. The segmental arched windows have stilted arch mouldings above a string course. Early shops fronts

remain. The cast iron verandah is partially intact. Traces of old painted sign lettering remain on the unpainted render facade.

#### COMPARATIVE ANALYSIS

The conservative Renaissance Revival facade of these shops is typical of the 1870s and '80s period. The asymmetric design of the facade and the side passage are unusual, as is the exceptional integrity of the surface of the upper level facade with its unpainted render and traces of early sign painting.

#### History

The land in Section 8 was sold by the Crown prior to November 1860, with H. Stooke purchasing Allotment 12. (1) The present shops first appear as a pair of 'six room brick shops' in the rate book of January 1886.

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

#### 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. Sandridge, plan dated 5 November 1860

**Identifier** Holy Trinity Church Hall, Port Melbourne

**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 162 Bay St  
PORT MELBOURNE

**Category** Church

**Constructed** 1887

**Designer** Frederick Williams

**Amendment** C 29

## Comment

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

Holy Trinity Church Hall is of local significance. The building, designed by the locally notable architect Frederick Williams in 1887, is externally substantially intact, and has a simple and restrained polychrome Gothic design. It is historically significant as part of the church precinct, which has been continuously associated with the Church of England since 1851. The Moreton Bay fig tree is a contributory element.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Religion  
SUB-THEME: Church halls  
ORIGINAL OWNER: Church of England  
CURRENT OWNER: Church of England  
LOCAL/PRECINCT CHARACTER: AUTHENTICITY:  
Individual Character (Individual, 90%+ original  
different from adjacent)  
BUILDING TYPE: Church Hall  
CONSTRUCTION: 1887  
ARCHITECTURAL STYLE: Victorian Gothic  
PRINCIPAL MATERIAL: Brick

## PHYSICAL/STYLISTIC DESCRIPTION

The hall is constructed of red brick with cream arches to the pointed arch windows and doorways with basalt plinth walls and window sills. The building has a simple rectangular gabled form with a gabled porch to the



front. The front elevation has paired single light pointed-arch windows each side of the porch, with similar paired windows above the porch within the main gable. The porch has matching blank window recesses. The gables of the main building and the porch are parapeted with rendered copings supported at the bases by large moulded render brackets. The side walls are buttressed and contain single light pointed-arch windows. There is a mature Moreton bay fig tree alongside.

#### COMPARATIVE ANALYSIS

In its basic gabled form and brick Gothic detailing, the hall is typical of nineteenth century church halls. It is distinctive for the bichrome brickwork to the door and window arches and the parapeted gables to the porch and main building. Other church halls in Port Melbourne include St Joseph's Church School, Rouse Street (1889) and the Chapman Memorial Hall, 80-2 Ross Street (1903) (q.v.). The near contemporary St Joseph's Church School has plain brickwork and is unusual for the Renaissance Revival detailing to the round-headed window to the main elevation. The later Chapman Memorial Hall is similar in form and Gothic style to Holy Trinity Hall, but is more rudimentary in its Gothic references.

#### History

The land on which this hall is built was granted to the Church of England on 25 March 1860. (1) In 1887 the new Sunday School 'in connection with Holy Trinity Church, Port Melbourne' was opened. (2) It was designed by architect Frederick Williams who, according to Victoria and its Metropolis,

"was born in London in 1838, and coming to the Colony in 1857, commenced the practice of his profession of architect and surveyor in 1869, since which time he has been engaged in erecting numerous buildings in the city, suburbs and country. He was elected a member of the Sandridge (Port Melbourne) Borough Council in 1875 and was Mayor of the Borough in 1880. He was chosen as the Council's representative on the Melbourne Tramways Trust and served in that capacity until 1888 when he retired from the Council ..."

Williams designed many buildings in Port Melbourne including numerous shops and dwellings in Bay Street and alterations to two hotels in Bay Street. (3) The foundation stone for the hall was laid by Frederick Derham, a partner with Swallow and Ariell, then postmaster general of Victoria. (4)

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

#### Thematic Context

unknown

#### Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

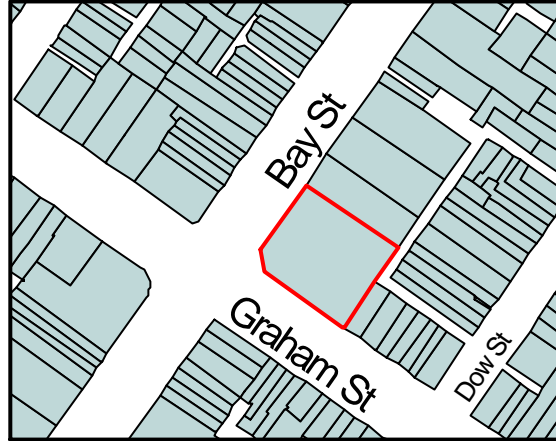
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

#### References

1. Map of Sandridge 1878
2. Australian Buildings and Contractors News. 6.8.1887
3. Miles Lewis Index of Australian Architecture.
4. According to P. Grainger.

**Identifier** Holy Trinity Church of England (Church)

**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 162 Bay St  
PORT MELBOURNE

**Category** Church

**Constructed** 1908-13

**Designer** Knight, Kemp and Kerr

**Amendment** C 29

## Comment

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

The Holy Trinity Church of 1908 - 13 is of local significance. The site containing the manse and hall as well as the Church is an important precinct which has been continuously associated with the Church of England since 1851, and is of considerable local historic significance.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Religion

SUB-THEME: Churches

ORIGINAL OWNER: Church of England

CURRENT OWNER: Church of England

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

BUILDING TYPE: Church

SIGNIFICANT TREES: Two Canary Island Palms (*Phoenix canariensis*)

ARCHITECTURAL STYLE: Federation Gothic

PRINCIPAL MATERIAL: Brick

The Fincham and Son Organ is Classified by the National Trust

## PHYSICAL/STYLISTIC DESCRIPTION

The church is of brick construction with render detailing to window openings, and render bonding and gable copings. It comprises a gabled nave and chancel and a square tower to the north-west corner. The gabled

west front has a slightly projecting gabled porch with a flattened arch and lable mould over the main door, flanking single light pointed arch windows and, above, a large tripartite window with perpendicular tracery. The tower and the side vestry to the south each contain arched door openings with lable moulds. The rendered tympanum above the central door contains circular and trefoil recessed decorations. The original timber bellcote surmounting the tower, with open pointed arched arcading and a steep pyramidal roof, has been dismantled, as have sections of the brick battlement tower parapet. The side elevations are buttressed and have simple lancet windows. The church contains a Fincham and Son organ.

#### COMPARATIVE ANALYSIS

The church has rudimentary and conventional Gothic detailing of a type repeated in numerous small nineteenth century churches in Victoria, with most interest being focussed on the relatively simple perpendicular tracery of the west window. The most distinctive feature of the church, now removed, was the timber bellcote which previously surmounted the brick tower.

The conservative style of this church can be contrasted with other more stylistically advanced churches built in the 1890s such as the polychrome Gothic Wesleyan church in Bridport Street, Albert Park (Oakden, Addison and Kemp, 1890) and the Arts and Crafts reinterpretations of the Gothic and Romanesque styles at St Alban's, Orrong Road, Armadale (Inskip and Butler, 1898) and the Baptist church, Kooyong Road, Armadale (Sydney Smith, 1898).

#### History

On 23rd December 1851, Bishop Perry made an application to the Lieutenant-Governor for the setting aside of land for a Church of England church in Sandridge. (1) Two acres were granted, however this was later reduced to one acre, and of this acre half was for the church and the other half acre was for the vicarage and school house. (2) In 1852 a committee was formed to erect a school house which was to act as a temporary church. When their efforts were unsuccessful, a large tent was erected. (3) At the first service a collection was taken up and it resulted in a sum of £24 being donated. (4)

The first church was of prefabricated iron construction and was imported from England with two others, one going to Williamstown. Before leaving England, the three churches were set up at Bristol and some Bishops and Clergy inspected the edifices and then expressed their approval. (5) The iron church arrived from England in 1854 in the form of four sections. Following delays caused by the shortage of labour, the building was erected under the direction of the Denominational School Board of Victoria in 1855. (6) The church cost £2000 for the parishioners to purchase from the diocesan authorities (7) and another £2000 for its erection. (8) Shortly after its erection the parish was placed in the charge of the Reverend Rowland Hayward (9) and the opening service was on 30th December, 1855. (10)

In February 1898, it was found that the church tower of the iron church was in a dangerous state. Plans were drawn up and tenders were invited for a west front in brick as a commencement of a new building. (11) The architects were Messrs. Knight, Kemp and Kerr. (12) In June 1898, the memorial stone was laid, and on September 11th the same year the church was reopened. (13) In 1908 the brick front was blown down after a fierce storm and the whole church was rebuilt. The present nave was opened on December 7th, 1909. (14) In 1912 the chancel organ and vestries were started and 1913 the whole church was completed and reopened. (15) Since then the top of the present tower has been removed as it was unstable. (16)

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

#### 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. Centenary Celebrations Comm. Greater Port Melbourne, p. 45
2. Ibid.
3. Weekly Times, 27.2.1904. p. 8
4. Port Melb. Centenary Celebrations Comm. Greater Port Melbourne, p. 45
5. Leader, 25.6.1898
- 6 and 7. Weekly Times, op cit . p. 8
- 8 and 9. Leader, op. cit.
10. Diamond Centenary Booklet of the Holy Trinity Church.

11. Ibid.
12. Holy Trinity Messenger 1909/1914
- 13, 14 and 15. Centenary Celebrations Comm. Greater Port Melbourne. p. 45
16. Weekly Times 27 February 1904, p. 12 and 3 October. p. 25

**Identifier** Holy Trinity Church of England Manse, Port Melbourne  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 162 Bay St  
PORT MELBOURNE

**Category** Church

**Constructed** 1887

**Designer** unknown

**Amendment** C 29

## Comment

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

Holy Trinity Manse is of local significance. The residence, designed in a typical restrained Italianate style, is of historical significance as part of the church precinct, which has been continuously associated with the Church of England since 1851.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Religion

SUB-THEME: Vicarage

ORIGINAL OWNER: Church of England

CURRENT OWNER: Church of England

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

BUILDING TYPE: Nineteenth century brick house, two-storeys

ORIGINAL RESIDENTIAL Vicarage

USE TYPE:

DOMESTIC GARDEN TYPE: Nineteenth century villa

CONSTRUCTION: Before 1894; probably 1880s

ARCHITECTURAL STYLE: Victorian Italianate

PRINCIPAL MATERIAL: Brick

ARCHITECT/ENGINEER: Unknown

BUILDER: Unknown

## PHYSICAL DESCRIPTION

The manse is a two-storey rendered brick residence with a hipped slated roof. The asymmetric front elevation has a projecting square fronted bay to the left containing two plain window openings to each floor. There is a timber framed balcony to the right with cast iron frieze panels, brackets and balustrading. The elevation as a whole is of austere design relieved only by a string course moulding below the eaves.

## HISTORY

The manse adjoining Holy Trinity Church had been constructed by 1894 (1), and probably dates from the 1880s. It was constructed as part of the church reserve set aside in 1851. (1)

## COMPARATIVE ANALYSIS

While large detached houses of this type were uncommon in Port Melbourne, the asymmetric Italianate form and the austere detailing of the elevations is typical of middle class houses built in middle class Melbourne suburbs such as Hawthorn in the 1870s and '80s. 344 Graham Street (q.v.) is a locally comparable example in terms of form, but is more distinctive for its mixed Italianate and Tudor detailing. The Carmelite Priory at 95 Stokes Street (q.v.) is comparable as a large residence attached to a church, but is later in date and architecturally dissimilar.

## 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. Jacobs Lewis Vines, Port Melbourne Conservation Study



**Identifier** Shops  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 165-179 Bay St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** 1885-1889

**Designer** unknown

**Amendment** C 29

## Comment

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

165 - 79 Bay Street is of local significance. This group of shops, like 161 - 3 Bay Street (qv.), demonstrates a relatively intact form of typical inner suburban shop design. The simple and conservative design, contrasting with the more flamboyant style fashionable in the 1880s demonstrates the persistence of earlier styles in Port Melbourne compared with other Melbourne suburbs.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: Unknown

CURRENT OWNER: Various

LOCAL/PRECINCT CHARACTER:

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

AUTHENTICITY

90%+ original

BUILDING TYPE: Shops

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Regency

PRINCIPAL MATERIAL: Rendered brick

## PHYSICAL/STYLISTIC DESCRIPTION

This double-storey terrace of eight rendered masonry shops has a central carriageway below the overhanging

first floor. Like 161 - 3 Bay Street, the rendered masonry principal elevation has Tuscan pilasters and a simple cornice. The simplicity of the elevation and the relatively wide proportions of the windows are more characteristic of the 1860s than the mid-1880s and represent a very conservative style for the period of construction. The form of the verandah and some of the cast iron parts remain; frieze panels and other details are lacking.

#### COMPARATIVE ANALYSIS

The very plain treatment of the facade, with widely spaced Tuscan pilasters supporting a simple entablature, and the wide proportions of the first floor windows, are all characteristic residential and commercial terrace row design of the 1850s and '60s. It contrasts with the greater elaboration of Classical detail seen on other shops in Bay Street. In this respect, these shops illustrate the sometimes extreme conservatism and lack of elaboration of building design seen also in other buildings in Port Melbourne.

#### History

The land in section 8 was sold by the Crown prior to November 1860. Allotments 13 and 14 were purchased by I. Leigh and J. Brewer respectively. (1) Construction of the present group of shops commenced in 1885, when a twelve room building was constructed and used by the Bank of Australasia. (2) The next shops to be erected were 173, 175 and 179 which were shown in the rate book of February 1889. No. 171 and 177 were also shown as '6 room brick shops in progress'. This left a parcel of land 60' x 120' between 165 and 171. (3) Shops were constructed on this land in 1889 and by February 1890, all the shops were shown in the rate book. (4)

(Jacobs Lewis Vines, Port Melbourne Conservation Study)

#### 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. Sandridge, plan dated 5 November 1860.
2. Port Melbourne rate book, January 1886.
3. Port Melbourne rate book, February 1889. 701A, 702, 703, 704, 704A, 705.
4. Port Melbourne rate book, February 1890.

**Identifier** Former J. E. Earl, Shop  
**Formerly** J.E. Earl, Shop



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 181-189 Bay St  
PORT MELBOURNE

**Category** Commercial

**Constructed** c. 1900-14

**Designer** unknown

**Amendment** C 29

## Comment

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

181 - 9 Bay Street is of local significance. J. E. Earl Pty Ltd was one of the oldest and longest-standing retailers in Port Melbourne, established in 1856, and operating until the 1980s. Its presence in Bay Street from about 1900 is demonstrated by the intact shop front which includes the name of the firm in gilded lettering. The large size of the shop, the result of successive enlargements, contrasts with other nineteenth and early twentieth century shops in Bay Street and demonstrates the commercial growth of the business and the area. The substantially intact bronze-framed shop front is notable.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shop

ORIGINAL OWNER: J. E. Earl

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

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

BUILDING TYPE: Shop

ARCHITECTURAL STYLE: Federation Free Classical

PRINCIPAL MATERIAL: Rendered brick

## PHYSICAL/STYLISTIC DESCRIPTION

18 -9 Bay Street is a single storey shop with a central entrance and a side carriageway leading to a yard at

the rear. The street elevation has a plain rendered parapet with three curved and stepped pediments with decorative scrolled finials. Below the cantilevered awning is the original bronze framed shop front with painted lettering on a glazed panel (J. E. Earl Pty Ltd) above the door. The shop front, erected by the shopfitting firm Thomas Duff, has bevelled glass and leadlight panels above the door.

#### COMPARATIVE ANALYSIS

Along with Faram Bros hardware store, 405-15 Bay Street, this shop is the only single storey shop dating from the nineteenth or early twentieth century in Bay Street. Among shopping centre streets of this period generally, as distinct from isolated shops in residential areas, single storey buildings are exceptional. The curved form of the parapet is characteristic of the transitional Victorian-Federation style. The early twentieth century shop front, while lacking the elaboration or signage of particularly outstanding examples such as Brinsmead's Pharmacy, 73 Glen Eira Road, Ripponlea (1918) or Tipping's Variety Store, 304 Clarendon Street, South Melbourne (building c. 1876), is among the most intact such examples in Port Melbourne. In terms of quality and integrity, it can be compared locally with the shopfronts to 191-219 Bay Street, adjacent (q.v.), and 383-7 Bay Street (q.v.).

#### History

This group of shops was a relatively late addition to Bay Street. The land was originally purchased by C Farrell by November 1860, but appears to have been still vacant in February 1899. At this stage it was owned by Sir Rupert Clark. (1) J. E. Earl had established a hardware business in Port Melbourne in 1856 and was located at the corner of Beach and Nott Streets from 1858. (2) The move to Bay Street occurred probably in 1900.

(Jacob Lewis Vines, Port Melbourne Conservation Study)

181-9 Bay Street was constructed in stages probably in the period 1900-1914. The first stage included a single fronted shop to the south of the site, comprising the section under the existing north pediment, and a yard to the south. A second building was subsequently constructed to the south with a covered entryway between. This was later included in the shop and the central pediment was constructed to create the existing form of the building. (3)

#### 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. Jacob Lewis Vines, Port Melbourne Conservation Study.
2. 'They Can Carry Me Out'. p. 64.
3. *ibid.* p. 64.

**Identifier** Market buildings  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 191-219 Bay St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** 1883-1887

**Designer** unknown

**Amendment** C 29

## Comment

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

The Market Buildings are of local significance. Although the internal market hall has been demolished, the 1883 - 7 Bay Street buildings continue to demonstrate the original purpose of the site, which was reserved as a market in 1860. The buildings and shopfronts make a major contribution to the streetscape.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: 191-9: W. P. Buckhurst, auctioneer, South Melbourne

CURRENT OWNER: City of Port Phillip

LOCAL/PRECINCT CHARACTER:

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

AUTHENTICITY  
70-90% original

BUILDING TYPE: Shops

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered brick

## PHYSICAL/STYLISTIC DESCRIPTION

The three groups of two-storey buildings which make up the Market Buildings are similar in overall design and proportions, but differ in details. They are all double-storey rendered masonry buildings with all of the facades

divided by pilasters. The earliest group, 191 - 9 Bay Street, has simple round-headed windows and a flat-topped parapet apparently originally surmounted by urns. The later buildings have more elaborate rusticated pilasters, architraves to the windows and a variety of pediments on the parapet. The original form of the verandah has been partly reconstructed recently, with simple tubular steel posts. The bronze-framed shop fronts appear to date from the 1920s and are largely intact. The market hall behind the shops has been demolished and replaced with a supermarket.

### COMPARATIVE ANALYSIS

All three sections of the Market Buildings are typical, in their relatively restrained use of Renaissance Revival elements such as quoined pilasters, pediments of various designs and moulded window surrounds, of numerous nineteenth century terrace rows of shops in Victoria. The 1920s shopfronts are among the better and most intact examples in Port Melbourne, other comparable examples including the shopfronts to the former J. E. Earl shop at 181-9 Bay Street (q.v.) and 383-7 Bay Street (q.v.).

A small number of the market buildings survive in the metropolitan area. Of these, Victoria Market and Prahran Market are the most prominent, and both continue to function as markets. In terms of built form, if not architectural style, Prahran is directly comparable to the original form of the Port Melbourne market in having a market hall set behind a range of two storey shops facing the street.

### History

The two acre site on the corner of Bay Street, Liardet Street and Nott Street was set aside as a market reserve early in the development of Port Melbourne. Certainly it was shown on the plan of Sandridge published by the Department of Lands and Survey dated 5th November 1860. The grant for a General Market site was formally issued on 12 June 1862. (1) An early photograph (c 1870 - 1880) shows the site fenced with a wooden picket fence and devoid of any buildings. (2)

The first group of buildings, 211 - 219 Bay Street, were constructed between December 1883 and January 1886. By January 1886, 5 six-room brick shops, constructed for W.P. Buckhurst, had been erected at 191 - 199 Bay Street. These were all vacant at that date. (3) By January 1887, the land in the middle had been built on; a four room brick shop and dwelling, a four room bank and a three room brick photographic studio being the resulting buildings. (4)

(Jacobs Lewis Vines, Port Melbourne Conservation Study)

### 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. Sandridge, plan dated 21 May 1878
2. Photograph. View of market site from Liardet Street. c. 1870-80. City of Port Phillip.
3. Port Melbourne rate book January 1886. 697-701
4. Port Melbourne rate book January 1887



**Identifier** Former Port Melbourne Building Society  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 226 Bay St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** 1886-1887

**Designer** unknown

**Amendment** C 29

## Comment

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

The former Port Melbourne Building Society Building is of local significance. Constructed for the local building society, its size and restrained classical detailing are demonstrative of the importance of the building society in the area at the time of construction. Architecturally, the building is representative of the conservative Classical revival style typically used for banks and similar commercial buildings during the period.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Commerce/Trade  
SUB-THEME: Building society offices  
ORIGINAL OWNER: Port Melbourne Building Society  
LOCAL/PRECINCT CHARACTER: AUTHENTICITY  
Precinct Character (similar to adjacent, contributes to overall character of the precinct) 90%+ original  
BUILDING TYPE: Offices  
ORIGINAL RESIDENTIAL Residence attached to shop or office  
USE TYPE:  
CONSTRUCTION: 1886-7  
ARCHITECTURAL STYLE: Victorian Free Classical  
PRINCIPAL MATERIAL: Brick

## PHYSICAL/STYLISTIC DESCRIPTION

This rendered masonry building is of refined design with the lower floor windows of the principal elevation facing Bay St being arch headed, and separated by pairs of Doric pilasters. On the upper floor, each window has flanking doric pilasters and a surmounting triangular pediment. Less complex decoration is used on the side elevation. Originally there was a balustraded parapet which contained pineapple decorations symbolising hospitality, on the pedestals. All have subsequently been removed. This may have occurred in 1942, when the building was converted to a maisonette by a Dr. Potter.(2)

#### COMPARATIVE ANALYSIS

The conservative Renaissance Revival style of the facades of 226 Bay Street was typically used for banks and other commercial buildings in the mid to late nineteenth century. Similar examples include the Commercial Bank of Australasia, 259 Lygon Street, Carlton (Lloyd Tayler, 1873), the now demolished Melbourne Savings Bank, 345-53 Clarendon Street, South Melbourne (George Wharton, 1884) and the Eastern Hill Hotel, Victoria Parade, Fitzroy (Joseph Burns, 1854).

#### History

The Port Melbourne Building Society originated in 1884. Offices were taken and an influential provisional committee of over 100 members was formed. The Society was so successful in Port Melbourne, South Melbourne and surrounding suburbs that in eighteen months it became necessary to start a second Port Melbourne Building Society. The committee of this second Society decided at once to purchase Allotment 20 of Section 20, which was for sale at that time. It was felt that this was a convenient central position from which to conduct business. The present building was erected soon after the land was purchased. (1)

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

#### Thematic Context

unknown

#### Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

#### References

1. The New Tourists Guide and Victorian Views Album for 1888 - 89, Cooke, Durre and Co., Melbourne, 1888. facing page 87.
2. P.M.C.C. Building Permit Register

**Identifier** Shops  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 235-237 Bay St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** 1869

**Designer** unknown

**Amendment** C 29

## Comment

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

235 - 7 Bay Street is of local significance. Like the adjacent pair of shops at 239 - 41 Bay Street (q.v.), these shops were constructed at a relatively early date and are substantially intact above the verandah. They are important streetscape elements.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER:H. Davenport

LOCAL/PRECINCT CHARACTER:

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

AUTHENTICITY

70-90% original

BUILDING TYPE: Shops

ORIGINAL RESIDENTIAL Residences attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered masonry

## PHYSICAL/STYLISTIC DESCRIPTION

The pair of rendered masonry double-storey shops at 235 - 7 Bay Street, like its slightly younger neighbour at 239 - 41 Bay Street, has pairs of windows on the upper floor placed centrally between thin raised vertical

bands. Above these are pairs of consoles which, despite their elaborate design, support a very simple parapet. A photograph dated c.1876 shows the shops without a verandah and possessing a widow's walk on the roof.

(Jacob Lewis Vines, Port Melbourne Conservation Study, 1979)

#### COMPARATIVE ANALYSIS

The facade of this pair of shops is typical of the simple Renaissance Revival style of the 1860s and '70s used for numerous shops in Victoria. The most distinctive feature of the building, now removed, was the roof-top widow's walk, of which a similar but more dramatic mansard roofed example survives at 292 Carlisle Street, Balaclava.

#### History

This land was sold by the crown to Robert Byrne between 1860 and 1869. (1) It was subsequently owned by a pawnbroker, Henry Davenport. He erected the present shops in 1869. He occupied one shop and William Trasker, a butcher, occupied the other one. (2)

[Jacob Lewis Vines, Port Melbourne Conservation Study]

#### 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. Sandridge, plan dated 21 May 1878
2. Port Melbourne rate book. December 1869. 389, 390.

**Identifier** Shops  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 239-241 Bay St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** 1871

**Designer** unknown

**Amendment** C 29

## Comment

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

239 – 41 Bay Street is of local significance. Like the adjacent pair of shops at 235 - 7 Bay Street (q.v.), these shops were constructed at a relatively early date and are substantially intact above the verandah.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: William Henry Newman

LOCAL/PRECINCT CHARACTER:

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

AUTHENTICITY  
70-90% original

BUILDING TYPE: Shops

ORIGINAL RESIDENTIAL Residences attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered masonry

## PHYSICAL/STYLISTIC DESCRIPTION

The two (double-storey rendered masonry) shops at 239 - 241 Bay Street are very similar to the adjacent ones at 235 - 7. The detailing is slightly more elaborate with quoins defining the edges of the building and

urns surmounting the parapet. An early photo shows that the shops were originally built without a verandah, and possessed an elegantly detailed splayed entry shopfront.

(Jacob Lewis Vines, Port Melbourne Conservation Study, 1979)

#### COMPARATIVE ANALYSIS

Like the adjacent shops at 235-7 Bay Street, these shops are typical of the simple Renaissance Revival style of the 1860s and '70s used for numerous shops in Victoria.

#### History

These two shops were built in 1871 by a Sandridge undertaker, William Henry Newman. The first two tenants were Robert Hart, a grocer, and Alexander Embling Aitken, an estate agent. (1) At the same time, the nearby shops at 231 - 233 Bay Street (demolished in 1975) were also being built. (2)

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

#### 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, January 1872, 754
2. Port Melbourne rate book, January 1872, 750



**Identifier** Shops  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 247-251 Bay St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** 1874

**Designer** John Flannagan

**Amendment** C 29

## Comment

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

247 - 51 Bay Street is of local significance. Although diminished by the demolition of two of the original five shops and by removal of the pediment and parapet urns, the upper part of the front elevation retains much of the unusually elaborate decorative mouldings to the pilasters and hood moulds.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME:Shops

ORIGINAL OWNER:William Henry Newman

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Precinct Character (similar to adjacent, 40-70% original contributes to overall character of the precinct)

BUILDING TYPE:Shops

ORIGINAL RESIDENTIAL Residences attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE:Victorian Free Classical

PRINCIPAL MATERIAL:Rendered masonry

ARCHITECT/ENGINEER:Possibly John Flannagan

## PHYSICAL/STYLISTIC DESCRIPTION

247 - 51 Bay Street comprises three double-storey rendered masonry shops remaining from the original group of five. The upper part of the rendered elevation is divided by pilasters with moulded rustication and

scrolled and swagged consoles supporting a cornice. The cornice is divided by square bosses with lion masks on the faces. The segmental arched windows have elaborate hood moulds. The two demolished shops were located on the site of 243 - 5 Bay Street to the south. A curved pediment above 247 Bay Street, with scrolled brackets to each side, and parapet urns above the pilasters have been removed. The shop fronts are relatively recent.

#### COMPARATIVE ANALYSIS

247-51 Bay Street is directly comparable to the former Gertrude Hotel, Gertrude Street, Fitzroy, designed in 1873 by John Flannagan. Flannagan, presumed also to be the designer of 247-51 Bay Street, was one Melbourne's leading architects and produced a substantial body of commercial work between 1854 and his death in 1882. Like the Gertrude Hotel, the simple Renaissance Revival form of the facade, typical of commercial architecture of the 1870s, is enlivened by the arched hood moulds from which are suspended garlands of flowers. The moulded detail to the face of the pilasters, the swagged brackets and the lion masks to the cornice are further enrichments which make this facade a most unusual one for its date. In its original form, five bays wide and supporting an urned parapet with a large arched central pediment, the elevation would have been even more distinctive.

#### History

The land in Section 32A, Allotments 1 and 2, was sold by the Crown after 1860 (1) to R. Byrne and N. Polak respectively. This area of Bay Street was originally part of a swampy lagoon which was subsequently reclaimed. (2)

The present building may have been designed by architect John Flannagan. Flannagan erected the Gertrude Hotel in Gertrude Street Fitzroy in 1873 (4) and the surviving building uses identical decorative elements to those on the Bay Street shops: segmental window hoods with festoons and a richness of mouldings. The rate books appear to show that the original five shops in this terrace group were constructed in 1874. (5, 6) for William H. Newman, a Sandridge undertaker. These 5 shops are visible in an early photo which shows the buildings unified by a projecting central pediment and the parapet decorated by urns. These have all unfortunately been stripped.

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

#### Thematic Context

unknown

#### Recommendations

A Ward, Port Phillip Heritage Review, 1998

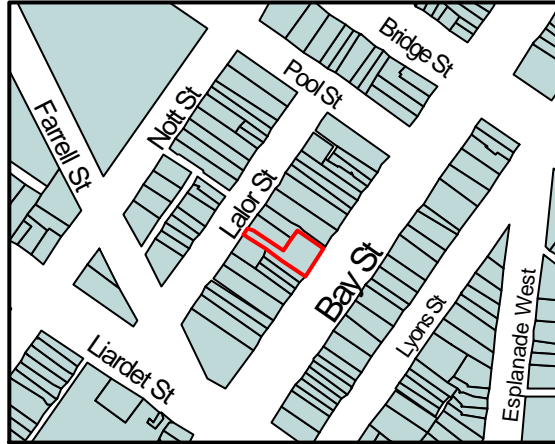
recommended inclusions:

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

#### References

1. Plan of Sandridge. 1860. Allotments marked but unsold.
2. Plan of Sandridge . 1878.
3. As shown on the 1860 plan.
4. Argus 21.1.1873, p. 3.
5. Port Melbourne rate book. February 1874. 743, 744 and 745.
6. op. cit. December 1874. 749, 750, 751-55

**Identifier** Post Office, Port Melbourne  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 253-259 Bay St  
PORT MELBOURNE

**Category** Public

**Constructed** 1910

**Designer** R Quintino, Commonwealth Public Works Department

**Amendment** C 29

## Comment

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

Port Melbourne Post Office is of local significance. The Palladian design is unusual in the context of other contemporary post offices and is significant as a possible prototype for post World War I post office designs. The brickwork detailing is typical of work produced by the Commonwealth Public Works Department, particularly under the influence of Murdoch.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

## Description

PRINCIPAL THEME: Commerce/Trade  
SUB-THEME: Post Office  
ORIGINAL OWNER: Commonwealth of Australia  
CURRENT OWNER: Commonwealth of Australia  
LOCAL/PRECINCT CHARACTER: AUTHENTICITY  
Individual Character (Individual, 90%+ original  
different from adjacent)  
BUILDING TYPE: Post office  
ARCHITECTURAL STYLE: Federation Free Classical  
PRINCIPAL MATERIAL: Brick

## PHYSICAL/STYLISTIC DESCRIPTION

The Post Office is designed in a stripped Classical style with symmetrical Palladian massing to the front elevation screening the simple gable roofed form of the main body of the building to the rear. The single

storey building is constructed from red brick, with alternate recesses (one) and projecting (three) brick courses and rubble-faced bluestone (now painted) and painted render details. The roof is of corrugated iron.

The projecting centre bay is pedimented below a flat-topped parapet and has rusticated brick piers to each side. The lower flanking wings originally contained the two entrances, one of which has been altered to form a window, and also are rusticated at the corners. The centre pediment has flat modillions and is decorated with a laurel wreath containing the date of construction and the letters 'G R'. Below the pediment are three windows with leaded upper lights, divided by plain brick piers and set above a bluestone sill. The piers to each side contain slit windows with prominent render sills and lintels. The flanking entrance openings have rendered flat lintels, with chamfered moulds to the upper edges and incorporating rectangular moulded panels, and render bond stones to the jambs resembling quoins. The parapets all have painted bluestone flat copings.

The exterior of the Post Office has been altered recently by construction of an access ramp across the front elevation and alterations to the remaining entrance.

### COMPARATIVE ANALYSIS

The Palladian design of the Post Office is unusual in the context of pre-World War I Commonwealth Public Works Department architecture, and has been seen by Jeanette Kilby as a possible precursor of the standardised form used for post offices in the 1920s. (7) Kilby has noted the stylistic variety of post offices of the 1901-14 period, referring to examples in the Queen Anne, French, Classical Boom style, neo-Baroque and gabled styles, built in both brick and timber. In contrast, post offices in the 1920s became far more standardised, and utilised two basic plans, one with a single side porch and the other, apparently derived from the Port Melbourne design, with two porches flanking the central public office. Most of these later post offices, as exemplified by Lismore Post Office (1923) have symmetrical stripped classical facades with either hipped roofs or parapets. (8)

### History

The Port Melbourne Post Office was constructed in 1910 to a design by the Commonwealth Public Works Department. The building replaced the original Port Melbourne Post Office, at the corner of Bay and Rouse Streets, which was subsequently sold to the Department of Defence and converted as part of new naval drill hall complex. (1)

It has been suggested that the design was the work of R. Quintino, a draughtsman in the Department, (2) though the authorship of designs produced by the Department during the period is not clear. (3) Quintino's name certainly appears on drawings for many of the post offices constructed between 1910 and 1914, however, during his time with the Department (1909-1914) Quintino did not rise above the level of draughtsman, and it would appear more likely that one of the more senior members of staff was responsible for the design. One possible candidate, for example, might be J. S. Murdoch, later Director-General of the Department of Works and Railways. (4) Jeanette Kilby has suggested that the design of this building was used as the basis for one of the standard post office designs of the 1920s. (5)

### Thematic Context

The original Port Melbourne Post Office was located on land reserved for a 'Post Office, Telegraph Station and Water Works' on the corner of Bay and Rouse Streets. (6) The choice of the original site reflected the centrality of the beachfront area to Port Melbourne's early commercial and shipping activities. Its relocation to the site at 253-9 Bay Street would appear to relate to the subsequent development of the northern end of Bay Street and to its proximity to the Town Hall and municipal offices.

### Recommendations

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. Jacobs Lewis Vines. Port Melbourne Conservation Study. p. 144.
2. J. Kilby. 'Public Buildings in Victoria, 1901-1932: An Overview'. p. 54.
3. T. Sawyer. Pers. comm.
4. J. Kilby. op. cit. p. 26.
5. *ibid.* p. 54.
6. Jacobs Lewis Vines. op. cit. p. 143.
7. J. Kilby. op. cit. pp. 54, 120.
8. *ibid.* pp. 117-21.



**Identifier** South Suburban Building Society

**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 272-274 Bay St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** 1890

**Designer** John B. Grut

**Amendment** C 29

## Comment

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

The former South Suburban Building Society Office is of local significance. The building derives historical significance from its associations with this nineteenth century building society. The substantially intact facade, designed by the notable local architect J.B. Grut, is notable for its combination of face brick and render detail, unusual for the date of construction, and the distinctive detailing of the ground floor shop window, the first floor windows and the pediment. The nineteenth century shop window is an uncommon survival.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Building Society offices

ORIGINAL OWNER: South Suburban Building Society

CURRENT OWNER: Unknown

LOCAL/PRECINCT CHARACTER: AUTHENTICITY  
Precinct Character (similar to 90%+ original

adjacent, contributes to overall character of the precinct)

BUILDING TYPE: Office

ORIGINAL RESIDENTIAL Residence attached to shop or office

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Brick



## PHYSICAL/STYLISTIC DESCRIPTION

This two-storey brick shop retains the original pair of ground floor arched timber shop windows and flanking doors, all separated by Doric pilasters supporting a rendered intermediate cornice. The face-brick upper storey is relieved by two moulded render string courses, and contains two sash windows with stilted segmental arched hood moulds and projecting moulded sills supported on console brackets. Below the rendered principal cornice is a frieze band bearing the name 'SOUTH SUBURBAN BUILDING SOCIETY' in pressed cement. The large central pediment is raised and segmental arched and contains a panelled centre containing the inscription ESTABLISHED A 1888 D. The pediment is supported by consoles to each side and is surmounted by a pineapple finial.

## COMPARATIVE ANALYSIS

The combination of face brickwork and moulded render Renaissance Revival detail, while not uncommon in residential architecture, was unusual among commercial buildings in the 1880s, which usually had rendered facades. It reflects the emergence in the late 1880s of the Queen Anne and other red brick styles, as seen in Port Melbourne at 305-7 Bay Street (q.v.). While individual details such as the bracketed window sills, the central arched pediment and symmetrical pilastrated shopfront are relatively commonly found, the design of the facade as a whole is notable for its refinement and is among the more intact shop facades in Port Melbourne.

## History

Until late in 1890, this site was occupied by a four room wooden shop. (1) In July 1890, architect J.B. Grut called tenders for the erection of offices for a building society. (2) By February 1891, a five room brick building had been erected on the site. (3) It was occupied by the South Suburban Building Society, which was established in 1888. (4) Part of the building was used by John Grut as his office. He designed and prepared plans for alterations of many Port Melbourne buildings around this time.

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

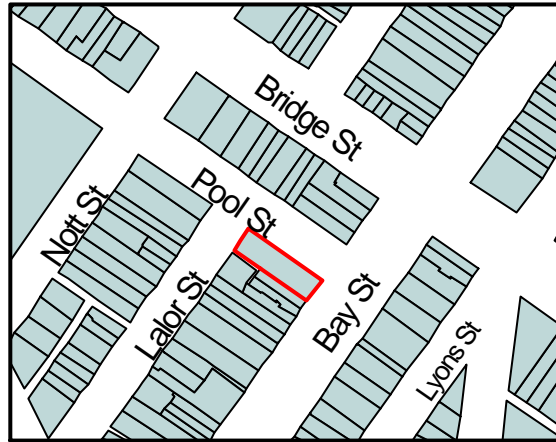
recommended inclusions:

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

## References

1. Port Melbourne Rate Book: February 1890, 1537

**Identifier** Shop  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 283 Bay St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** 1887

**Designer** unknown

**Amendment** C 29

## Comment

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

283 Bay Street is of local significance. A prominent corner building, this building has refined Classical detailing and is notable for its central pediment and Corinthian pilasters to the side elevation.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: David C Armstrong

LOCAL/PRECINCT CHARACTER: AUTHENTICITY  
Precinct Character (similar to adjacent, contributes to overall character of the precinct) 70-90% original

BUILDING TYPE: Shop

ORIGINAL RESIDENTIAL Residential attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered masonry

## PHYSICAL/STYLISTIC DESCRIPTION

This two storey corner shop with splayed corner has rendered masonry walls, blank to the ground floor except for the shop window, and with round headed windows to the first floor. At first floor and roof level are moulded cornices, the upper cornice having modillions. The first floor windows have moulded and bracketed sills and

moulded archivolt springing from a string course. The parapet appears to have been altered in the early twentieth century and is plain with raised flat-topped piers. In the centre of the side elevation to Pool Street is a triangular pediment supported on Corinthian fluted pilasters which create an aedicule from the centre first floor window. The pilasters are supported in turn on rusticated plain pilasters at ground floor level, which are repeated to form regular bays towards the rear of the elevation. Probably there were ground floor window and door openings on the side elevation, which have been built up.

The shop front and cantilevered verandah on the Bay Street elevation are relatively modern.

#### COMPARATIVE ANALYSIS

The restrained Classical detail of the fenestration and cornices of 283 Bay Street is typical of shop design of the 1880s. Of greater interest is the relatively elaborate pedimented centrepiece to the side elevation, unusual among shops where the architectural focus was usually on the front elevation.

#### History

This brick shop was constructed in 1887 as the business premises of local Port Melbourne auctioneer, David C. Armstrong, who had previously had a four-roomed wood and iron store on the site. When completed, Armstrong's new building was rated at £80, and was described as a 12-roomed brick and wood building. (1) It seems possible from this description that the new structure incorporated something of the old timber building, but this is not clear, and by 1891, the property was simply described as a ten-roomed brick shop.(2)

By the turn of the century, the shop had been leased to the well-known Melbourne grocers, Moran & Cato.

#### Thematic Context

The original owner of this shop, David Armstrong, was involved in a wide range of business, community, sporting and political activities in Port Melbourne, including football, debating, and the woman suffrage movement. He was also the Liberal candidate for the 1894 State Parliamentary elections, and chaired the founding meeting of the Port Melbourne branch of the Liberal Party. (3)

From the late 1890s, the building was leased to the grocery firm of Moran and Cato, which had been established in 1880, at 191 Brunswick Street, Fitzroy. (4) The firm had also set up a second branch, in North Melbourne, by 1885. (5) In 1894, it was described as 'importers, tea merchants, wholesale and retail cash grocers; wholesale depot and office, 190, 192, 194 Brunswick St, Fitzroy. Branches in all suburbs.' (6) By the 1930s, when its founder, F. J. Cato died, the firm had 170 branches and employed 1,000 people. (7)

#### Recommendations

A Ward, Port Phillip Heritage Review, 1998

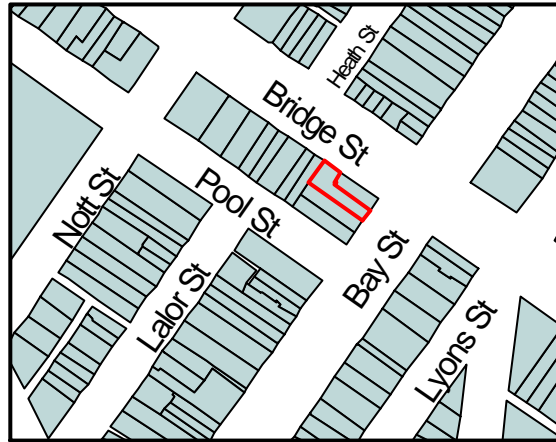
recommended inclusions:

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

#### References

1. Port Melbourne rate book, 1887-88, no. 843.
2. Port Melbourne rate book, 1890-91, no. 851.
3. N Turnbull and N U'Ren. 'A History of Port Melbourne'. pp. 118, 157, 167, 171, 172, 197.
4. J Speiring. 'Buying and Selling', in Cutten History Committee. Fitzroy: Melbourne's First Suburb, p. 202.
5. Sands and McDougall Melbourne Directory. 1885.
6. Sands and McDougall Melbourne Directory. 1894.
7. J Speiring. op. cit. p. 202.

**Identifier** Shop  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 293 Bay St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** 1896

**Designer** unknown

**Amendment** C 29

## Comment

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

293 Bay Street is of local significance. The only local example of a shop with a recessed first floor loggia, the building has a notably elegant treatment to the intact upper part of the facade.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: Francis Roberts

LOCAL/PRECINCT CHARACTER:

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

AUTHENTICITY  
70-90% original

BUILDING TYPE: Shop

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION

This two-storey shop, of rendered masonry construction, has a recessed arcaded loggia to the first floor above a cantilevered verandah and modern shop front. The loggia comprises three arches with moulded archivolt and enriched keystones supported on Corinthian columns, possibly of cast iron. The piers to each side of the arcade have enriched string courses at the arch springing points. The columns rest on square masonry piers between open balustrading to the balcony. At roof level is a cornice and a balustraded parapet with a large round-topped pediment incorporating a coquillage insert.

#### COMPARATIVE ANALYSIS

Although houses with one or two-storey recessed loggias were constructed in significant numbers, particularly in Fitzroy and Carleton, shops with loggias to the first floor appear to have been far less common. 293 Bay Street is the only example of this type in Port Melbourne. It can be compared with the pair of shops at 116-8 Park Street South Melbourne, which have slightly more elaborate arcading of semi-elliptical arches supported on slender paired columns.

#### History

This shop was constructed in 1896 for its first owner, Francis Roberts. When the building was first rated in 1896-7, Roberts had rented the premises to the chemist Patrick Muir Hendry. The building was described as a seven-roomed brick shop, and was valued at £80. (1) It is interesting to note that some years earlier, in 1893-4, Hendry had rented the shop next door at 295 Bay Street, from its owner, Francis Dobbyn, who was also a chemist. (2) At the same time that Hendry moved to the new building at 293 Bay Street, Dobbyn set up his own chemist shop at 295 Bay Street. In 1900-01, the two were still in business, and presumably, in competition, next door to one another.(3)

#### Thematic Context

Though the northern end of Bay Street was later to develop than that closest to the foreshore, by the 1880s, the entire length of the street was occupied by a range of small shops and other commercial 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. Port Melbourne rate book, 1896-7 no. 771.
2. Port Melbourne rate book, 1893-4, no. 870.
3. Port Melbourne rate book, 1900-01, nos 734-735.

**Identifier** Shop  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 295 Bay St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** 1889

**Designer** unknown

**Amendment** C 29

## Comment

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

295 Bay Street is of local significance. The building occupies a prominent corner location and the upper part of the front elevation and the side elevation remain substantially intact. The detailing of the parapet and window surrounds is refined and relatively restrained for the date of construction.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: Francis B. Dobbyn

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Precinct Character (similar to adjacent, contributes to overall character of the precinct) 70-90% original

BUILDING TYPE: Shop

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free classical

PRINCIPAL MATERIAL: Rendered Masonry

## PHYSICAL/STYLISTIC DESCRIPTION

The building occupies a corner position and has a splayed entry. On the upper floor are double hung sash



windows surrounded by a simple moulding. Over each window is a hood moulding, supported on decorative consoles. The front window has a tripartite arrangement of inter-connecting circles. At ground floor level, the shopfront has been altered from its original form, probably in the 1930s.

(Jacob Lewis Vines, Port Melbourne Conservation Study)

#### COMPARATIVE ANALYSIS

The facade of 295 Bay Street, while generally typical of shops of the 1880s, contains distinctive detailing for the first floor tripartite window to the Bay street elevation, the hood moulds over the windows supported on enriched consoles, and the parapet detail of interlocking ellipses, differing from the more usual balustraded parapets and displaying an unusual degree of elaboration. Tripartite windows, although commonly found on houses, are less common on shop fronts. 355-9 Clarendon Street, South Melbourne (1881) can be compared with 295 Bay Street for its similar parapet of interlocking circles.

#### History

This site was purchased from the Crown by Robert Byrne, an agent who bought a large amount of land in Port Melbourne. (1) Prior to construction of the present building, the site was occupied by a three room brick butcher's shop. (2) The original owner and occupier of the existing building was Francis B. Dobbyn, a chemist. (3)

(Jacobs Lewis Vines, Port Melbourne Conservation Study)

#### Thematic Context

unknown

#### Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

#### References

1. The Township of Sandridge plan dated 5th November 1860
2. Port Melbourne rate book January 1888, 847
3. Port Melbourne rate book, February 1889, 844

**Identifier** Shops  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 301-303 Bay St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** 1899-1900

**Designer** unknown

**Amendment** C 29

## Comment

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

301-3 Bay Street is of local significance. The only local example of the Queen Anne style applied to shops, the substantially intact facades are notably urbane, and by contrast to the predominantly nineteenth century Classical Revival character of Bay Street, demonstrate the variety in the stylistic development of commercial architecture in the 1890s and early twentieth century.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: William Cross

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

BUILDING TYPE: Shops

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Federation Anglo- Dutch

PRINCIPAL MATERIAL: Brick

## PHYSICAL/STYLISTIC DESCRIPTION

The Queen Anne style of this pair of two storey shops was derived from seventeenth century English and

Dutch models, and is characterised by emphasis on red face brickwork with applied render detailing, Dutch gables, often supporting triangular or round-topped pediments, and loosely Classical decorative motifs. The facade of 301-3 Bay Street is articulated vertically by rendered pilasters, rusticated at first floor level, rising to fluted consoles and pedestals probably originally supporting urns, and horizontally by a string course and deep cornice at first floor and roof level. The prominent gables to each shop have scalloped sides and support tall pediments on fluted bases. Both shop fronts appear to be of relatively recent date. The shopfront to no 303 has been constructed in a typical nineteenth century style which may have been copied from the original to this building.

#### COMPARATIVE ANALYSIS

The Anglo-Dutch Queen Anne style was relatively uncommon among small shops of this type, and was applied more usually to larger buildings such as the Eastern Hill Fire Station, East Melbourne (1893) and state schools of the 1890s. The former Port Melbourne Fire Station in Liardet Street (q.v.) is also in the Anglo-Dutch style. Among other examples of small shops in this style are a shop in Sturt Street, Ballarat (1896), with Flemish gable and arcaded first floor loggia, and the Flemish Baroque 294-6 Bridge Road, Richmond (1909). Both of these buildings are considerably more flamboyant than the relatively restrained 301-3 Bay Street.

#### History

This pair of brick shops was constructed in 1899-1900 for William Cross. The buildings replaced two earlier shops, which were owned for many years by local auctioneer, Henry Norval Edwards when first rated in 1900-1, the six-roomed brick shops were each valued at £50. (1)

#### Thematic Context

By the 1880s, Bay Street had developed into the principal commercial and retail street in Port Melbourne. Some of the earliest shop buildings in the street, many of which dated from the 1850s, were replaced from the turn of the century by new brick 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. Port Melbourne rate book. 1900-01, nos. 731-732.

**Identifier** Chequer's Inn  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 316 Bay St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** c. 1861, 1888

**Designer** John B. Grut

**Amendment** C 29

## Comment

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

Chequer's Inn Hotel is of local significance. The hotel was originally constructed before 1861, and is historically significant as a relatively early hotel in Port Melbourne. As remodelled in 1888, the hotel is representative of Boom-style hotel architecture of the 1880s. The design of the corner bays is notable for its combination of decorated pediments above the arched windows and the Lombardic Romanesque arcading to the parapet.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Assembly and Entertainment

SUB-THEME: Hotels

ORIGINAL OWNER: Edward James Crockford

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Individual Character (Individual, 70 - 90% original  
different from adjacent)

BUILDING TYPE: Hotel

ORIGINAL RESIDENTIAL: Residence attached to commercial premises

USE TYPE:

CONSTRUCTION: c. 1861, 1888 alterations

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

The Chequer's Inn Hotel is a two storey rendered brick building designed in a vigorous Renaissance Revival

Boom style. The elevations to Bay and Bridge Streets have projecting corner bays, and a splayed corner. The two corner bays have pediments above the modillioned main cornice, with decorative moulded infill, and are surmounted by a tall parapet with closely spaced Lombardic Romanesque blind arcading. The lower parapets to each side have alternating balustraded and solid panels. The first floor windows are round-arched, with moulded archivolt. Below the sills are panelled recesses above the intermediate cornice. The ground floor windows and doors are segmental arched. The lower part of the walls has been blind and the parapet urns and flagpole have been removed. One of the first floor windows to Bridge Street has been altered. The building otherwise remains externally substantially intact.

#### COMPARATIVE ANALYSIS

The relatively elaborate details of the facades of the Chequers Inn Hotel are generally typical of boom period hotels built in Melbourne suburbs in the 1880s. Typical examples include the Spread Eagle Hotel, Bridge Road, Richmond, the former John Franklin Hotel, Victoria Street, Collingwood and the former Caledonian Hotel, 361 Coventry Street, South Melbourne. Hotels such as these applied to the standard two storey form of earlier corner hotels a more enriched Italianate styling, and contrast with the grand hotels of three or four storeys erected during this period, exemplified by the Hotel Victoria, Beaconsfield Parade, South Melbourne. In this context, the distinctive features of the Chequers Inn Hotel, not generally found in other hotels, are decorated pediments to the projecting bays on each side of the corner, and especially, the Lombardic Romanesque blind arcading to the raised parapet above the corner bays.

#### History

The original Chequer's Inn Hotel was erected by 1861 and Edward Jas Crockford was the first recorded licensee. (1) The hotel remained in the Crockford family until 1908. (2) In 1888 the Port Melbourne rate book described the hotel as "10 room brick and iron" valued at £100 (3), and by February 1889 the description had become "16 room brick" at £198. (4) The architect J.B. Grut was responsible for the extensive additions and face lift to this building. (5) Grut achieved the remarkable feat in 1888 of carrying out alterations or additions to the Rising Sun Exchange, Hibernian and Cosmopolitan, in addition to the Chequer's Inn Hotel. (6)

The building is described in a contemporary publication as follows: (7)

Chequer's Inn established by the late Mr E.J. Crockford, about the year 1859. At the same time his brother built and opened the Fountain Inn ... The old Chequer's Inn is at present hardly recognisable. Built into it, right on the corner, is a fine handsome brick structure, two stories high, fancifully decorated with frescoes, columns and trusses of all the latest modern styles. It has a large number of rooms, internally fitted with every convenience for guests, and contains billiard rooms, club rooms, hot and cold baths, parlours, surgeries, etc. and is well worth a visit if you require a comfortable room during your stay in town.

[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. R. K. Cole Collection
2. loc. cit.
3. Port Melbourne rate book: 1888
4. op. cit., 1889
5. Australian Buildings and Contractors News 3.3.1888
6. Miles Lewis Architects Index
7. The New Tourists Guide and Victorian Views Album for 1888 - 89, Cooke, Durre and Co., Melbourne, 1888. p. 69.

**Identifier** "Peckham Terrace"  
**Formerly** Peckham's Cottages



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 330-340 Bay St  
PORT MELBOURNE

**Category** Residential:row

**Constructed** 1859?

**Designer** unknown

**Amendment** C 29

## Comment

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

Peckham Terrace is of local significance. It appears to be the earliest surviving residential terrace in Bay Street, and is unusual in retaining its original residential use. The original form of the buildings and the restrained classical design of the facade remain largely intact behind the 1920s verandah. Particularly in the case of the two storey house, this original form reflects English models of the 1840s. Peckham Terrace is a relatively rare surviving example of a residential terrace which contrasts with later residential and commercial buildings in Port Melbourne. The 1920s alterations are a somewhat idiosyncratic reflection of changing architectural fashions, and are representative of numerous verandah additions to nineteenth century houses in the area in the 1920s.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

## Description

PRINCIPAL THEME: Residential

SUB-THEME: Brick terrace, 1 and 2 storey

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

BUILDING TYPE: Brick terrace, 1 and 2 storey

ORIGINAL RESIDENTIAL Private residences

USE TYPE:

ARCHITECTURAL STYLE: Victorian Regency

PRINCIPAL MATERIAL: Brick



## PHYSICAL/STYLISTIC DESCRIPTION

This terrace of six houses, one two storey and the remainder single storey, retains the form and much of the detail of the original c. 1859 building behind the 1920s verandahs. The terrace is of rendered masonry construction. The longitudinal gabled roofs have parapets only to each end, the roof over the single storey section being continuous over the party walls. The roofs are covered with a mixture of slate, possibly the original material, corrugated iron and recent concrete tiles. Except at the rear, the chimneys appear to have been rebuilt, to a simplified design.

The two storey house to the north (no 340) has intermediate and parapet cornices on the front elevation, with end consoles supporting projecting blocks with lions' heads to the lower level. The parapet is flat topped. Rendered quoins remain on the south corner but appear to have been removed from the north corner. The windows generally are relatively wide in proportion to their height and have moulded render architraves. Some of the windows have eight-light sashes.

The verandahs are in Californian Bungalow style with characteristic low pitched shingled gables and squat roughcasted piers with tapering upper sections. Alterations include removal of the previous verandah and appear to have included lowering of the parapet to the single storey section and rebuilding to a simplified design.

The rear of the terrace retains the original form and rendered wall finish, with single storey hipped roofed wings with central chimneys projecting from the rear of the terrace. The sash windows have plain segmental arched openings and multi-light sashes.

## COMPARATIVE ANALYSIS

There are several other terraces in other Melbourne suburbs, notably Fitzroy and North Melbourne, which date from the 1850s and are essentially pre-Victorian in style with high set transversely gabled roofs, wide multi-paned windows and simple Classical detail similar to the original fabric of Peckham Terrace. Examples include Glass Terrace, Gertrude Street, Fitzroy (from 1853), 12-72 Gore Street, Fitzroy (from 1858) and 41-3 Lothian Street, North Melbourne (1858). In Port Melbourne, Peckham Terrace, appears to be the only such extant example. The particular combination at Peckham Terrace of a single storey terrace terminated by a double storey house is uncommon, but is seen also, for example in the group of terraces in Greaves Street Fitzroy. Replacement of original verandahs was not uncommon in the 1920s, local examples including Carroll's Terrace, 350-64 Bay Street (q.v.), and the small timber cottage at 395 Graham Street.

## History

Peckham Terrace was probably constructed in 1859. It is possible that the terrace was constructed even earlier. Directory information is not conclusive for this period and there are no rate book for these years. In early directories, the buildings are described as 'Peckham's cottages'. (1.)

## Thematic Context

Peckham Terrace is a typical early speculative development of inner suburban working-class housing.

## Recommendations

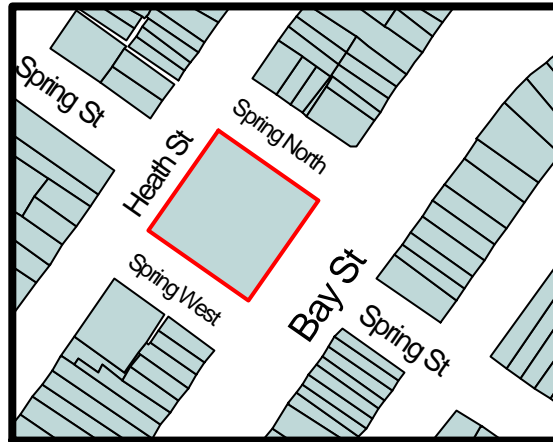
A Ward, Port Phillip Heritage Review, 1998  
recommended inclusions:

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

## References

- 1) Sands and Kenny Melbourne Directories, 1858 - 18

**Identifier** Town Hall, Port Melbourne  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO41

**Address** 333 Bay St  
PORT MELBOURNE

**Category** Public

**Constructed** 1882

**Designer** J.J. Wild

**Amendment** C 29

## Comment

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

Port Melbourne Town Hall is of local significance. The principal public building in Port Melbourne, it was the first substantial municipal building in the Borough of Sandridge and has been a symbolic focal point for the municipality since its construction in 1882. While of less architectural significance than some of the other town halls built in the 1880s, including South Melbourne, North Melbourne, Fitzroy and Collingwood, this grandiose Renaissance Revival building is by far the largest and architecturally the most ambitious building in Port Melbourne.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Assembly and entertainment  
SUB-THEME: Town Halls  
ORIGINAL OWNER: Borough of Sandridge  
CURRENT OWNER: City of Port Phillip  
LOCAL/PRECINCT CHARACTER: AUTHENTICITY  
Individual Character (Individual, 90%+ original  
different from adjacent)  
BUILDING TYPE: Town Hall  
ARCHITECTURAL STYLE: Victorian Free Classical  
PRINCIPAL MATERIAL: Rendered masonry  
BUILDER:? Ireland

PHYSICAL/STYLISTIC DESCRIPTION

The Town Hall was constructed in rendered masonry and was designed in Renaissance Revival style with projecting end pavilions and a central tower to the principal elevation facing Bay Street. An arcaded loggia at ground floor level extends across the width of the recessed bays each side of the tower between the end pavilions. The ground floor walls and the loggia piers have horizontal rustication, and the spandrels to the loggia arches are decorated with thin mouldings following the curve of the arches. The first floor windows to the recessed bays have segmental pediments with scrolled consoles above and balustrading below. The windows to the end of the pavilions are tripartite, relatively plain to the ground floor and with flat and segmental pedimented hood moulds supported on scrolled consoles to the upper floor. The parapet is flat-topped, solid to the end pavilions and with open balustrading to the recessed bays.

The tower has four main levels, plus a pedimented cupola, with piers or pilasters to each main level supporting cornices and a balustraded parapet encircling the cupola. The ground floor piers are rusticated to match the walls, and there are paired Ionic pilasters at first floor level and wide panelled pilasters to the levels above. The upper level of the tower contains clock faces to each side.

The interior has been altered, but retains an arch with elaborate consoles in the entrance lobby and a modest stair with balustrading. Cast iron fencing remains on the side boundaries.

### COMPARATIVE ANALYSIS

Port Melbourne Town Hall was built as one of a wave of grandiose municipal halls constructed across Melbourne and in other parts of Victoria in the 1870s and '80s. Nearly all of these adopted Classical Revival styles, ranging from the Italian Renaissance style of the South Melbourne, Hotham (North Melbourne) and Fitzroy Town Halls to the French Second Empire Style Collingwood Town Hall. Large clock towers, placed either centrally or on a corner, were almost universal. Compared with these buildings, Port Melbourne Town Hall is stylistically more conservative and is more coarse and simplified in its details. The ground floor arcaded loggia and details such as the pedimented window hoods possibly derive from the 1875 Hotham Town Hall.

### History

Section 28 was gazetted a Town Hall Reserve in 1873 (1), but the existing building was not erected until 1882. The first meeting of the Sandridge Municipal Council was held at the courthouse at the corner of Graham and Bay Streets on August 16, 1860 (2), but it is not known where the Council met until the construction of the present building.

The 'Illustrated Australian News' of November 1, 1882 (3) provides a detailed description of the building, part of which is included here:

Some time ago it was decided to erect a new town Hall, and the design of Mr J. J. Wild for the work was accepted. A portion of the building was completed at a cost of £2000, and recently tenders was (sic) accepted for the balance at a cost of £6000 or £8000 in all. Mr Ireland was the contractor, and the erection of the building is going on under the supervision of Mr Bircill. The premises will have a frontage to Bay Street of 104 feet, and the central portion contains the rate collectors, librarians and other offices, these being flanked by a colonnade on each side of the tower. The wing on each side of the main portion contains respectively the town clerk and surveyor's offices, each 25 by 18 feet. The main hall is 70 feet by 36 feet, and is entered from the corridor at the rear of these offices. The upper floor contains a long reading room and library 62 feet by 18 feet, to be fitted up in a very handsome manner. From the centre rises the clock tower 80 feet high, surmounted by a belfry and flagstaff, and the frontage presents a very imposing appearance. The base of the building is bluestone, and the superstructure of brick cemented, with a slate roof. The building is enclosed by a very neat iron palisading on a bluestone plinth, and the effect of the whole is, as shown by the sketch, exceedingly agreeable.

(Jacob Lewis Vines, Port Melbourne Conservation Study, 1979)

### 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. Map of Sandridge 1878
2. Port Melbourne Centenary Souvenir
3. 'Illustrated Australian News', November 1, 1882, pp 170 - 173

**Identifier** Flint Webster Building  
**Formerly** Doctors Surgery and Residence



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 348 Bay St  
PORT MELBOURNE

**Category** Residential:detached

**Constructed** c. 1892

**Designer** Possibly Loyd Taylor

**Amendment** C 29

## Comment

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

348 Bay Street is of local significance. Built originally as a combined doctor's surgery and residence, it retained that use until 1947, and is the largest such surgery-residence in Port Melbourne. The double height recessed loggia design, possibly by the prominent architect Lloyd Taylor, is unique in the local context. The mannerist detailing of the brick and render facade, and particularly the stilted segmental-arched double-storey loggia, was advanced for its date and is demonstrative of the transition in the 1890s from earlier Renaissance Revival styles to the more interpretive and eclectic Federation Freestyles.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

## Description

PRINCIPAL THEME: Residential

SUB-THEME: Brick freestanding house, 2 storeys  
Health & Welfare

ORIGINAL OWNER: Dr George Cuscaden

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

BUILDING TYPE: Residence, Medical surgery

ORIGINAL RESIDENTIAL Private residence

USE TYPE:

ARCHITECTURAL STYLE: Victorian Mannerist

PRINCIPAL MATERIAL: Brick

ARCHITECT/ENGINEER: Possibly Loyd Taylor

## PHYSICAL/STYLISTIC DESCRIPTION

This distinctive two storey building has a double storey recessed loggia and boldly modelled Mannerist detailing. The facade is constructed of brick, with contrasting moulded render detailing. The five bay wide loggias at each level have stilted segmental arches supported on thin square brick piers with exaggerated capitals. On each side of the central entrance bay are heavy stepped piers with simplified fluted consoles supporting small projecting pediments at the intermediate and parapet level cornices. The wing walls at each end of the facade have rendered pilasters with fluted friezes corresponding to the central consoles. The parapet is balustraded, similarly to the upper verandah, and with a tall and narrow curved pediment to the centre, containing the date and the apparently recent name 'Flint Webster'. The ground floor loggia balustrade is solid brick with recessed panels articulated by rendered mouldings, and wide miniature balustrades above. Presumably, the existing paint scheme was devised to create the original contrast between the red brick and grey render.

## COMPARATIVE ANALYSIS

348 Bay Street can be compared with a number of other slightly earlier buildings with double-storey loggias, including Brassey House, 111 Chapman Street, North Melbourne (1888) and 18 Erin Street, Richmond (c. 1891). These buildings all have a more conventional Classical treatment, with round-headed arches set behind a trabeated structure of pilasters and entablatures. More closely similar in their use of stilted segmental-arched arcading and moulded render detailing are two buildings by the prominent architect Lloyd Taylor, 5-7 Collins Street, Melbourne (1885) and 116-8 Nicholson Street, Fitzroy. Like 348 Bay Street, both of these buildings were originally used for doctors' surgeries and residences. The close parallels between these buildings strongly suggests that Taylor was the architect for 348 Bay Street.

## History

This building may have been constructed in 1892, probably as a surgery-residence.<sup>(1)</sup> The local doctor and Port Melbourne councillor, Dr George Cuscaden was in occupation by 1895-6. <sup>(2)</sup>

It was still used as a doctor's surgery as late as 1947. <sup>(3)</sup>

## Thematic Context

The construction of this surgery-residence in Bay Street is demonstrative of the frequent combination of business premises with a residence in the nineteenth and early twentieth centuries. This combination was particularly common in relation to professional and sole practitioners, especially those in the health area, such as doctors and dentists.

## Recommendations

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. Date on pediment, apparently original to the building.
2. Sands and McDougall Melbourne Directories, 1895-96, N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p. 277.
3. Sands and McDougall Directory of Victoria and Canberra, ACT, 1947



**Identifier** "Carroll's Terrace"  
**Formerly** unknown



**Heritage Precinct Overlay HO1**  
**Heritage Overlay(s)**

**Address** 350-364 Bay St  
PORT MELBOURNE

**Category** Residential:row

**Constructed** 1884

**Designer** unknown

**Amendment** C 29

## Comment

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

Carroll's Terrace is of local significance. The substantially intact first floor facade of the 1884 terrace has a restrained symmetrical design and is one of the few buildings in Port Melbourne which retains unpainted render. The 1927 shop front extension is unusually intact. The two sections of the building together provide an unusually clear demonstration of a typical pattern of physical development and changing use of a formerly residential building in a commercial area.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Residential

SUB-THEME: Nineteenth century brick terraces, two storey shops

ORIGINAL OWNER: William Carroll

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Individual character (Individual, 40-70%  
different from adjacent)

BUILDING TYPE: Nineteenth century brick terraces, two storey shops

ORIGINAL RESIDENTIAL Private residences

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical Interwar commercial

PRINCIPAL MATERIAL: Brick

## PHYSICAL/STYLISTIC DESCRIPTION

Carroll's Terrace, as originally constructed in 1884, comprised a terrace of four two-storied residences of unpainted rendered masonry construction. The symmetrical facade was of Classical composition, with a slightly projecting central bay with a pediment-like gable. Apart from the windows to the centre bay, which were distinguished by flat hood moulds, the first floor windows have segmental-arched openings, and moulded architraves surrounds. The gable barge boards have decorative fascia boards and a turned timber finial surmounting the gable. The prominent chimneys also are finished in unpainted render.

The 1927 shop-front constructed in front of the original building has a roughcasted parapet above the cantilevered verandah, with rectangular decorative recesses and a band of exposed red brick. The parapet top is slightly curved between square piers located on the parting walls. Bronze framed shop windows, probably original to 1927, remain in place.

#### COMPARATIVE ANALYSIS

Compared with other residential terrace rows with central pediments, such as Balmoral Terrace, 1-5 St Vincent Place, South Melbourne (1871-5), the original part of Carroll's Terrace is unusual for its combination of relatively grand proportions and central breakfront with extremely austere detailing more typical of the 1860s or '70s. Few terraces of this relatively late date were constructed with overhanging eaves rather than a front parapet, or with a central pediment expressed simply as a low-pitched gable.

The 1927 shop fronts are designed in a typical 1920s style repeated in numerous suburban shop fronts. Design elements such as the roughcasting and brick banding, the decorative rectangular recesses and the shallow arched tops to the parapet all derive from the fashionable bungalow idiom of the time. These shop fronts, and the surviving first floor elevation of the original building, are more intact than most examples.

#### History

The land on which Carroll's Terrace is built was purchased from the Crown by R. Fitz Stubbs and F. Lloyd. (1) In 1864 'Carroll's Terrace' was constructed for William Carroll. (2) This replaced house and sheds owned by Carroll which had occupied the site earlier. (3) An early photo shows the building in its original residential terrace form with a continuous verandah along the front set well back from the street behind uniform fences.

In 1927 owner Mr Matters installed the new shops along the front, removing the original verandah. (4) The parapet of these shops survives along with some shopfronts, but most have been subsequently modernised.

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

#### Thematic Context

unknown

#### Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

#### References

1. Map of Sandridge, 1860
2. Port Melbourne rate book: Jan 1885, nos. 185 - 1392
3. op. cit. no. 1340
4. Port Melbourne Council Building Register, 1927

**Identifier** Prince Alfred Hotel

**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 355 Bay St  
PORT MELBOURNE

**Category** Commercial

**Constructed** 1866

**Designer** unknown

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

## Comment

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

The Prince Alfred Hotel is of local significance. Possibly remodelled at the time of construction of the Town Hall adjacent, it forms an important element of the Town Hall precinct.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

## Description

PRINCIPAL THEME: Assembly and Entertainment

SUB-THEME: Hotels

ORIGINAL OWNER: Joseph Priestly

LOCAL/PRECINCT CHARACTER:

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

AUTHENTICITY  
70% - 90% original

BUILDING TYPE: Hotel

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered masonry

## PHYSICAL /STYLISTIC DESCRIPTION

The Prince Alfred Hotel is a two-storey rendered masonry building on a corner site. The principal facades, apparently remodelled probably in the 1880s, are articulated by string courses and a bracketed cornice, above

which is a plain parapet and a shallow arched pediment, above the splayed corner, supporting a pair of urns. The ground floor windows on each side of the corner are round-headed, with stilted archivolt rising from a string course. The walls below this string course are covered with relatively recent tiling. The first floor windows are of unusual design with straight headed sashes having curved corners, and heavy surrounds comprising bracketed sills, architrave mouldings and flat hood moulds supported on console brackets. One of the first floor windows on the Bay Street elevation is wider than the others and extends down to floor level. It appears to have been altered. A doorway below this window has recently been built up.

## COMPARATIVE ANALYSIS

The Prince Alfred Hotel is typical of numerous hotels in Melbourne built or remodelled in the 1880s. It can be compared with examples such as the Cassidy Family Hotel (1875) (q.v.) and (former) St Osyth Hotel, Graham Street (1872) (q.v.) and the Railway Club Hotel (1875-6), Raglan Street, Port Melbourne (q.v.). Its most distinctive feature is the heavy surround design, with wide architraves and flat hood moulds, to the first floor windows.

## History

The Prince Alfred Hotel appears to have been constructed in 1866, probably by its first owner, stonemason Joseph Priestley. (1) The building was first described as a being of six rooms of brick (2). It is not clear whether it was used as a hotel in this first year. The following year, however, the building appears to have been enlarged to nine rooms and was leased from Joseph Priestley by publican, George Sefton. Its value had increased dramatically from £26 to £70.(3) The building had increased in size to thirteen rooms by 1891-2. It would appear that the building was refaced sometime during the 1880s, possibly in 1883, when the Town Hall was constructed.

## Thematic Context

The Prince Alfred Hotel was constructed in Bay Street in the late 1860's as part of its development into Port Melbourne's principal shopping strip.

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## References

### REFERENCES

1. Port Melbourne rate book, 1866-67, no. 939.
2. Port Melbourne rate book, 1866-67, no. 939
3. Port Melbourne rate book, 1867-68, no. 926

**Identifier** Residences  
**Formerly** unknown



**Heritage Precinct Overlay HO1**  
**Heritage Overlay(s)**

**Address** 378-382 Bay St  
PORT MELBOURNE

**Category** Residential:row

**Constructed** 1900

**Designer** unknown

**Amendment** C 29

## Comment

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

378 - 82 Bay Street is of local significance. A rare example in Port Melbourne of a grand terrace of three houses, it is of unusually late date for the style. The terrace demonstrates the original mixed residential and commercial character of Bay Street. The terrace is notable for its elaborate parapet design and cast iron balcony decoration.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Residential  
SUB-THEME: Nineteenth century brick terraces, two storey  
ORIGINAL OWNER: James Mclaughlan  
LOCAL/PRECINCT CHARACTER: AUTHENTICITY  
Individual Character, Individual, 90%+ original  
(different from adjacent)  
BUILDING TYPE: Nineteenth century brick terrace, two storey  
ORIGINAL RESIDENTIAL Private residence  
USE TYPE:  
ARCHITECTURAL STYLE: Victorian Free Classical  
PRINCIPAL MATERIAL: Brick

## PHYSICAL/STYLISTIC DESCRIPTION

These three two-storey terrace houses were constructed in polychromatic brickwork, now painted. They are

relatively wide and have cast iron balconies and verandahs. The central house is more elaborate than its flanking neighbour; having a triangular pedimented parapet and more complex cast iron decoration. In addition the central house has tripartite windows, arched to the ground floor, rather than the paired windows found on the other three houses. The cornice detailing on the two outer houses differ from that on the central house. The south house has a rectangular pediment which differs from the possibly altered pediment on the north house. The original decorative urns have been removed. A previous high wooden picket fence and substantial gateposts have been replaced by a brick wall.

#### COMPARATIVE ANALYSIS

Built in an unusually conservative style for the date of construction, this terrace typifies the richly decorated grand terraces built in suburbs such as South Melbourne and Carlton in the 1870s and '80s in its use of cast iron balcony decoration and moulded render detail to the parapet. 378-82 Bay Street can be compared with examples such as Balmoral Terrace, 1-5 St Vincent Place, South Melbourne (1871-5) and Vermont Terrace, 37-41 Cardigan Place, South Melbourne (1885), which also have central pediments rising above the parapet.

#### History

This allotment was purchased from the Crown by T. Fordham. (1) By February 1900 the land was owned by James McLaughlan, of Howe Crescent, South Melbourne. (2) During that year he erected three 8 room brick houses. (3)

[Jacobs Lewis Vines, Port Melbourne Conservation Study]

#### Thematic Context

unknown

#### Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

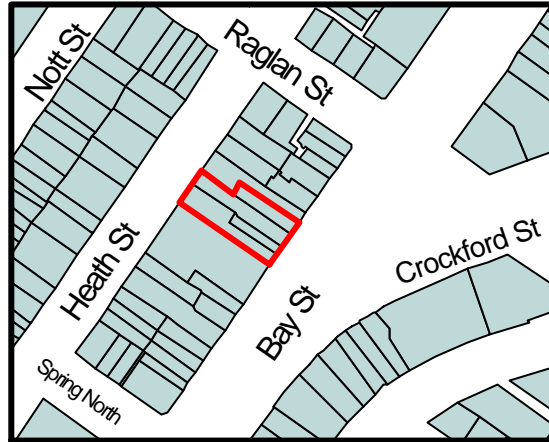
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

#### References

1. Plan of Sandridge, dated 21.5.1878
2. Port Melbourne rate book: February 1900, 628
3. Port Melbourne rate book: February 1901, 629 - 630



**Identifier** Shops  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 383-387 Bay St  
PORT MELBOURNE

**Category** Commercial

**Constructed** 1925

**Designer** unknown

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

**Comment**

## Significance

383-7 Bay Street is of local significance. The simple Arts and Crafts design of the facade, with exposed eaves, raised central parapet projecting through the roof, and roughcasted panel, is unusual in Port Melbourne and remains substantially intact. The intact bronze shop windows are original and are good examples.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: Dennis Ryan

LOCAL/PRECINCT CHARACTER:

Individual Character (Individual,  
different from adjacent)

AUTHENTICITY

90%+ original

BUILDING TYPE: Shops

ARCHITECTURAL STYLE: Federation Arts and Crafts

PRINCIPAL MATERIAL: Brick

## PHYSICAL/STYLISTIC DESCRIPTION

This building comprises two ground floor shops with a central entrance to the first floor offices. The front elevation, mainly brick with panels of smooth and roughcast render, is painted, but probably was unpainted originally. The facade to the upper floor has a pair of brick piers defining a centre bay rising above the eaves of the gabled roof and enclosing a tall segmental-arched rendered parapet. Two additional piers rise above the roof at each end of the facade. The two central piers have ball finials on moulded caps. The first floor

windows have plain rectangular openings, the centre window having a roughcasted panel below and the flanking windows having moulded sills. The bronze-framed shop windows are original and have glazed tiles below. The cantilevered awning is not original.

#### COMPARATIVE ANALYSIS

The Arts and Crafts design of 383-7 Bay Street is atypical in Port Melbourne and relatively uncommon among shops in other suburbs. Perhaps the best comparable example is Brinsmead's Pharmacy, 71-3 Glen Eira Road, Ripponlea (Sydney Smith and Ogg, 1918), notable in particular for its elaborate and intact Edwardian shop front and fittings. Like 383-7 Bay Street, this building is designed in an Arts and Crafts style with transverse gabled roof, but is more elaborate, having also a front facing gable and stepped gable parapets. (3)

#### History

Though the rate information relating to these three shops is somewhat unclear, it would appear that the buildings were constructed in 1925. The site had been occupied since the nineteenth century by the Naval Brigade Hotel. Immediately to the south of the hotel were three nineteenth century brick shops. By 1924, the hotel had come into the ownership of Dennis Ryan, whose family had been residents of Port Melbourne since the 1860s. The hotel was described in the rate books for this year as a fourteen-roomed brick hotel, valued at £80. (1) The following year, however, two different premises were listed on the site of the hotel. The first was a ten-roomed brick shop, valued at £80, and the second was a brick shop, with the number of rooms not specified, valued at £50. (2) The larger premises were occupied by another member of the Ryan family, Joseph John Ryan, a boot retailer, while the smaller building was occupied by a milliner, Ruby Anderson. It is possible that the ten roomed premises used by Ryan actually comprised two separate shops used jointly, while the third shop was leased by a different tenant, and so, was listed separately. No building permit application for the demolition of the hotel and the construction of the shops appears in the Port Melbourne Building Register, however, and the origins of the buildings remain unclear. It is possible that the hotel building may have been retained and absorbed into the shop development.

#### Thematic Context

By the 1920s, a great deal of pressure had been placed on hotel licensees in Victoria by the Licenses Reduction Board. Many hotels in inner-suburban municipalities such as Port Melbourne were de-licensed in the first three decades of the twentieth century, while those which were not de-licensed, were pressured to improve the standard of their premises. It may be that by the 1920s, the Naval Brigade Hotel had become run-down and required upgrading works. Because of its location in Port Melbourne's main shopping strip, the hotel's closure and demolition and the construction of the three shops which survive on the site today may have been a more profitable solution for owner, Dennis Ryan.

#### Recommendations

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, 1924-5, no. 734.
2. Port Melbourne rate book, 1925-26, nos 729-730.
3. D. Bick et al. St. Kilda Conservation Study. Area 2. Vol. 1. p. 176.

**Identifier** Shops  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO42

**Address** 397 Bay St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** before 1863

**Designer** unknown

**Amendment** C 29

## Comment

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

397 Bay Street is of local significance. Constructed probably before 1863, it is among the earliest surviving shops in Bay Street, and its bluestone construction is unusual in the area.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: David Smith

LOCAL/PRECINCT CHARACTER:

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

AUTHENTICITY

40-70% original

BUILDING TYPE: Shop

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

CONSTRUCTION: possibly before 1863

ARCHITECTURAL STYLE: Victorian Regency

PRINCIPAL MATERIAL: Stone

## PHYSICAL/STYLISTIC DESCRIPTION

This double-storey shop is constructed of coursed rubble-faced bluestone. The windows on the upper floor

are defined by rusticated quoins and vermiculated voussoirs over the top of the opening. The building retains a corrugated iron roof; however the shopfront on the lower floor has now been replaced and the original verandah has been replaced with a cantilevered verandah.

### COMPARATIVE ANALYSIS

The simple transverse gabled form and overhanging eaves, and the exposed rough-faced bluestone walls, of 397 Bay Street are representative of buildings of the early colonial period up to the beginning of the 1860s. The building contrasts with the other shops in Bay Street which have parapets concealing the roofs and more urbane Classical Revival rendered facades. The stone corbels supporting the front eaves gutter are notable. Although other residential and shop buildings of this type and early date survive in other parts of Melbourne, they are relatively rare. In the Port Melbourne context, the exposed bluestone construction is exceptional in an area predominantly of rendered masonry, brick or timber construction, and is more characteristic of suburbs such as North Melbourne and Footscray.

### History

Allotment 16 of Section 22 was sold by the Crown to Fulton and Co, before November 1860. (1) By November 1863, David Smith owned a 4 room brick and stone shop on the site. This was occupied by Hugh Wilson, a butcher. Rate book entries for the 1860s are somewhat confusing, describing the building as a '4 room brick and stone shop' in 1863 (2), a '4 room brick shops and land' in 1864 (3) and a '3 rooms stone shop' in 1865 (4). Although it is possible that the building dates from 1865, replacing the earlier building, it seems more probable that it was constructed by David Smith between 1861 and 1863.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

### Thematic Context

unknown

### Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

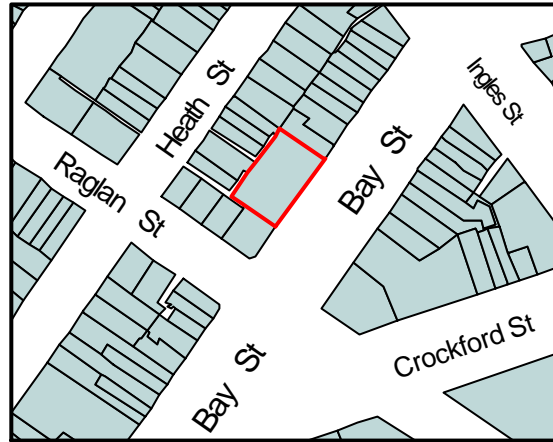
National Estate Register

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

### References

1. Township of Sandridge, plan dated 5 November 1860
2. Port Melbourne rate book, November 1863, 891.
3. Port Melbourne rate book, December 1864, 940.
4. Port Melbourne rate book, December 1864, 975.

**Identifier** Faram Bros. Shop  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 405-415 Bay St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** 1859

**Designer** unknown

**Amendment** C 29

## Comment

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

405 - 15 Bay Street is of local significance. Although the 1859 two storey timber shop and residence, which represents a notable survival of an early building type, has been partly demolished, the surviving ground floor is significant being an early Port Melbourne building retaining its original retail use. The 1920s verandah is the longest continuous cast iron verandah remaining in Port Melbourne, and demonstrates a previously common streetscape element.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: A. G. Warren

LOCAL/PRECINCT CHARACTER:

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

AUTHENTICITY  
40% original

BUILDING TYPE: Shop

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

PRINCIPAL MATERIAL: Timber

## PHYSICAL/STYLISTIC DESCRIPTION

This group of single storey shops comprises the remaining ground floor of the 1859 building to the south and

the early 1920s section to the north. The 1859 building retains the 1907 shop front, with central splayed entry, and has a pressed metal ceiling internally, probably of early twentieth century date. The 1920s timber shop front to the north section and the verandah added at various dates from the 1920s, remain largely intact. The verandah is of standard design with cast iron posts, frieze panels and brackets.

#### COMPARATIVE ANALYSIS

In its earlier form, with 1859 two storey weatherboard shop and 1920s extension, this building was virtually unique in the inner metropolitan area as a survival of an early colonial two-storey timber shop building. Even in its present state, the building is unusual in the urban context and is more characteristic of the often ad hoc development and timber construction of shops in rural areas.

#### History

The original shop on the site was constructed in 1859 by A.G. Warren, the original purchaser of Allotment 9 comprising the southern part of the existing site. Allotment 10, comprising the remainder of the site to the north, had been purchased by M.B. Muir in 1859, who constructed some smaller buildings. (1)

The Warren shop was a two storey weatherboarded building with a gabled roof, and was used originally as a general store with living accommodation above. A new shop front was constructed in 1907. (2)

The Faram brothers purchased the property in 1919, adding a cast iron verandah in front of the original shop the following year and constructing a single storey extension to the north in the early 1920s. The verandah was extended the full length of the shop subsequently. (3)

The upper floor of the 1859 house was demolished in 1970. (4)

#### Thematic Context

unknown

#### Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

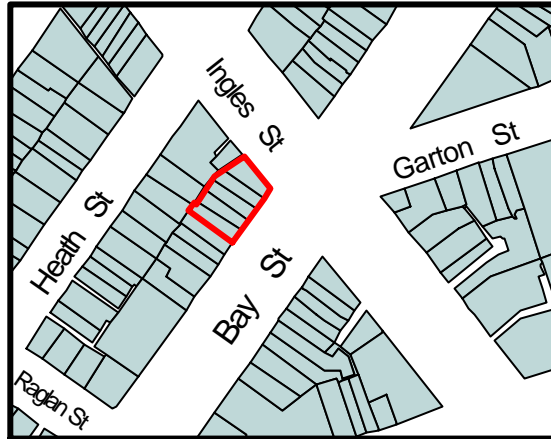
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

#### References

1. They Can Carry Me Out, pp. 65 - 67
2. *ibid.*
3. *ibid.*
4. *ibid.*



**Identifier** Residences  
**Formerly** unknown



**Heritage Precinct Overlay HO1**  
**Heritage Overlay(s)**

**Address** 427-435 Bay St  
PORT MELBOURNE

**Category** Residential:row

**Constructed** 1886

**Designer** unknown

**Amendment** C 29

**Comment**

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

427 - 35 Bay Street is of local significance. This large and substantially intact terrace of five houses is notable for its large size and relatively opulent design, reflecting residential development in other suburbs but unusual in the working class context of Port Melbourne.

**Primary Source**

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 2, 1995

**Other Studies**

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

**Description**

PRINCIPAL THEME: Residential  
 SUB-THEME: Nineteenth century brick terraces, two storey  
 ORIGINAL OWNER: Richard Sprott  
 LOCAL/PRECINCT CHARACTER: AUTHENTICITY  
 Precinct Character (similar to adjacent, 90%+ original  
 contributes to overall character of the precinct)  
 BUILDING TYPE: Nineteenth century brick terraces, two storey  
 ORIGINAL RESIDENTIAL Private residences  
 USE TYPE:  
 ARCHITECTURAL STYLE: Victorian Filigree  
 PRINCIPAL MATERIAL: Rendered brick

**PHYSICAL/STYLISTIC DESCRIPTION**

These large terrace houses are in a style common in such suburbs as Parkville, Fitzroy and Carlton, but uncommon in Port Melbourne. They are double storey brick houses, with cast iron decoration on the verandahs and an elaborately modelled rendered parapet composed of rectangular sections infilled with

interlocking circular motifs. A cast iron single palisade fence is used to define the front boundary. The planning is interesting because of the irregular shape of the allotment where Bay Street intersects with Ingles Street. The houses read as a uniform group due to the consistent colour scheme, and form an impressive corner element in Bay Street

(Jacob Lewis Vines, Port Melbourne Conservation Study, 1979)

#### COMPARATIVE ANALYSIS

One of a small number of large two-storey terrace rows in Port Melbourne, also including 378-82 Bay Street (q.v.) and 160-2 Station Street (q.v.), this terrace is the largest and the most richly decorated. In contrast to the typically more modest size and architectural elaboration of other Port Melbourne houses, it can be compared with the grand terraces built in suburbs such as South Melbourne, Parkville and Carlton in the 1870s and '80s in its use of cast iron balcony decoration and moulded render detail to the parapet. The design of the parapet, with interlocking circles on a solid background and alternating console brackets and roundels, is unusual.

#### History

This land was purchased from the Crown by H. Brown. (1) By January 1886, Richard Sprott, a builder from South Melbourne, owned the land. (2) During 1886, Sprott erected the five brick terraced houses which now occupy the site. (3) It is possible that Sprott built the houses himself; maybe with the help of Thomas Dixon, a bricklayer who owned and occupied 435 Bay Street in January 1887. The first occupants of the houses were Frederick Miller, Ticket Collector (427 Bay Street), Colin Young, Clerk (429), John Penman, Driver (431), James Chapell, Labourer (433) and Thomas Dixon, Bricklayer (435) (4)

[Jacob Lewis Vines. Port Melbourne Conservation Study]

#### Thematic Context

unknown

#### Recommendations

A Ward, Port Phillip Heritage Review, 1998

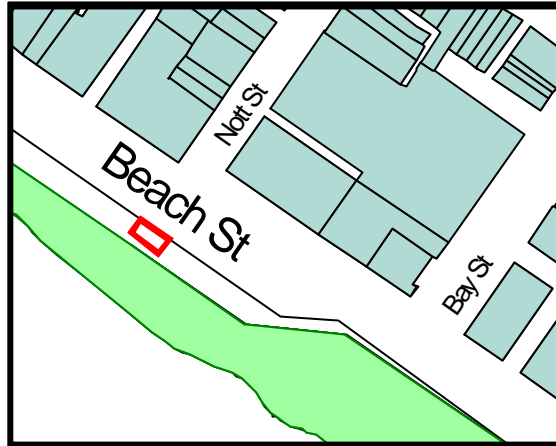
recommended inclusions:

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

#### References

1. Plan of The Township of Sandridge, dated 5 November 1860
2. Port Melbourne rate book. January 1886, 1134
3. Port Melbourne rate book. January 1887, 1135 - 1138
4. Port Melbourne rate book. 1887

**Identifier** Bicentennial memorial  
**Formerly** unknown



Heritage Precinct Overlay None  
Heritage Overlay(s) HO51

**Address** Beach St  
PORT MELBOURNE

**Category** Monument

**Constructed** 1988

**Designer** Peter Christoff

**Amendment** C 29

**Comment**

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

The Bicentennial memorial on Beach Street, Port Melbourne, was designed by the architect, Peter Christoff and unveiled in 1988. It is historically and socially important. Its historical importance (Criterion A) is derived from the incorporation of two blocks presumed to have their origins in the Port Melbourne sugar works established in 1891. Its social importance (Criterion G) is derived from the value placed by the community on the story of Wilbraham Frederick Liardet, founder of Port Melbourne, and the capacity of the memorial to interpret his role in the area's history.

### Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

### Other Studies

### Description

To commemorate the bicentenary of European settlement in Australia, the Government and local community groups jointly commissioned local architect, Peter Christoff to design a memorial to the life, goals and achievements of Port Melbourne pioneer Wilbraham Liardet. Christoff's brief was to incorporate in the design two bluestone blocks that were understood to be the "oldest in Port Melbourne". The blocks are thought to have been part of the bluestone foundations of the old sugar works (later part of Harpers) that were demolished in the 1980's.

When talking about the design of the memorial, Christoff said that it is a "symbolism of growth. Liardet pushed in a variety of directions, but they all led to the same thing, the future development of Port Melbourne". The memorial was constructed in bluestone because of its "enduring, almost indestructible qualities". The contrast in texture and form between the old blocks at the base of the monument and the smooth new blocks thrusting up from them are symbolic also of the old, new and future Port Melbourne.

Construction of the monument was carried out to a detailed design by stonemasons Hendersons Marble and Granite of Sunshine. Provision was made for four plaques:

- "The Liardet Memorial. Wilbraham Frederick Liardet was acknowledged as the first European settler and Founder of Port Melbourne (Sandridge) arriving in 1839 with his family. The family camped at what was known as Liardet's Beach, later to become Sandridge, later still Port Melbourne. They began a ferry service with a couple of boats and waggons, ferrying people to and from ships in the Bay and collecting and delivering mail. Their interests also included the building of Liardet's Pier Hotel in Beach Street. Wilbraham specialised in painting water colours, was involved in numerous activities in the colony and supported the development of local government. Liardet died in New Zealand in 1878."

- "Australia 1788-1988. Dedicated to Wilbraham Frederick Evelyn Liardet 1799-1878. A pioneer of Port Melbourne. An Australian Bicentennial Project to commemorate the nation's Bicentenary in 1988."

- "Australia 1788-1988. An Australian Bicentennial Project with financial assistance from the Commonwealth Government and the City of Port Melbourne erected by the City of Port Melbourne, the Bicentennial Community Committee and the Historical Society."

- "Designed by Peter Christoff (architect) in association with the City of Port Melbourne, the Bicentennial Community Committee and the Historical Society."

## **History**

A recent dressed bluestone memorial incorporating two early bluestone blocks with margins and sparrow picked faces. The elements consist of two aligned columns with massive caps, one mounted on a pyramidal base and as a consequence, higher than the other.

Condition: Sound.

Integrity: High.

## **Thematic Context**

8.9 Commemorating significant events and people. 8.9.3 Remembering people.

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## **References**

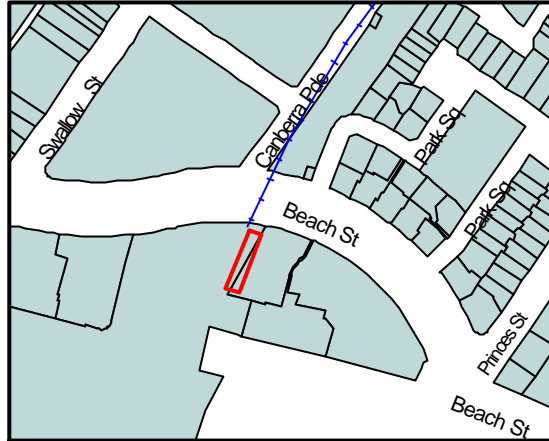
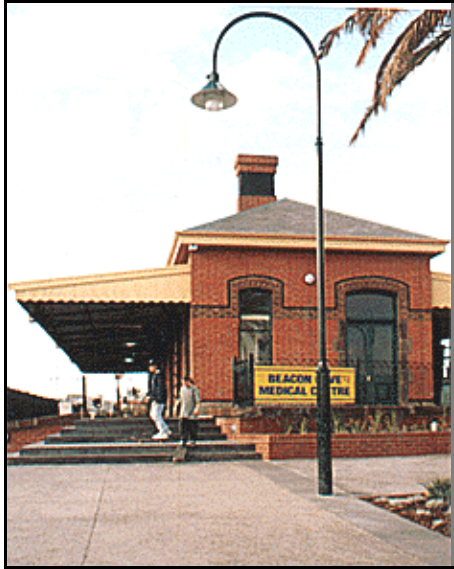
Peter Christoff, Peter Christoff Architecture - memorial designer.

Pat Grainger, Port Melbourne Historical and Preservation Society.

Memorial plaques.

**Identifier** Port Melbourne Railway Station

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO46

**Address** Beach St, West of Princes  
PORT MELBOURNE

**Category** Public

**Constructed** 1898-9

**Designer** unknown

**Amendment** C 29

## Comment

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

Port Melbourne Railway Station is of architectural and historical significance at a State level. Although the curtilage of the station has been considerably altered by the removal of virtually all of the original railway infrastructure, the remaining station building and platform have important historical associations with the first public steam railway in Australia and with the development of the Port Melbourne piers. In particular, the station has historical associations with the rise of the bay steamers in the late nineteenth and early twentieth centuries, and demonstrates the social importance of the bay steamers in this period. The building is the only metropolitan example of the group of three brick stations of this type designed following the 1890s depression.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Infrastructure

SUB-THEME: Transport

ORIGINAL OWNER: Victorian Railways Department

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

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

BUILDING TYPE: Railway station

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Brick

BUILDER: MacDonald and Chalmers

## PHYSICAL/STYLISTIC DESCRIPTION

Port Melbourne railway station is a single-storey red brick structure with a hipped slate roof to the main block. The walls are constructed on a basalt plinth and are relieved by a band of dark-coloured bricks running above the door and window openings. The segmental arched openings, presently all sheeted up, have dressed basalt jambs and sills and dark brick arches. There is a triple-arched arcade opening off the entrance hall onto the platform. The cantilevered awning over the platform and street entrance has a scalloped ripple iron valence. The lavatory wing, returning to the north-east corner, has a double bay corrugated iron roof concealed by parapet walls, with louvred lantern vents.

Apart from substantial alterations to curtilage of the station, including the removal of the goods yard lines, the lines onto Station Pier (qv) and ancillary structures such as signalling, the footbridge and smaller buildings, the main change has been the truncation of the station platform following demolition of the Centenary Bridge. The station building itself, which was not inspected internally, is reported to have been vandalised internally, but otherwise remains largely intact.

#### COMPARATIVE ANALYSIS

Port Melbourne Railway Station has been identified by Ward and Donnelly, along with Tallarook and Woodend stations, as one of a small group of brick station buildings designed in the period 1896-8 following the 1890s depression. They were constructed at a time when most other stations were constructed to a standard timber design and were among the last Victorian Railways Stations to be designed in a Classical style. Of these, Tallarook is in poor condition and has been significantly altered. Woodend, which, like Port Melbourne, remains substantially intact, is considered to be the most important example in this group. (6)

#### History

The first railway for Victoria was proposed by the Government Surveyor at Port Phillip, Robert Hoddle, as early as 1839. The line was planned to run from Melbourne to The Beach (now Port Melbourne). The line did not eventuate, but on 20 January 1853 the Melbourne and Hobson's Bay Railway Company, a private Company, was authorised by the Government to build a similar line. On 12 September 1854, the railway to Sandridge was officially opened. This was the first steam railway in Australia.

A number of the earliest railways in Victoria were built by private companies. Gradually the Government purchased these companies and their railways; including the Melbourne and Hobson's Bay United Railway Company on 1 July 1878. The purchase of the company included the station building at Port Melbourne. (1)

By 1898 it was decided to demolish the old building and erect a new station. This was required to cope with the large number of passengers who used the bay steamers, which departed from Port Melbourne railway pier. 'The Australian' described the building -

'The new station ... is to be of red brick, relieved by coloured bricks with bluestone base. The main building is to be 111 ft. by 22 ft. It will include telegraph and parcels offices (accessible from outside as well as from the platform within the barrier), booking hall, general waiting-room, ladies' waiting room, porters' room and stationmaster's office. The lavatories will be connected with the sewerage system. The building will be roofed with slate, and it will have verandahs at the front and back.'(2)

The station site also included extensive goods yards and workshops, constructed in 1882 from portions of the 1880 Melbourne Exhibition Building annexes and demolished in 1917. The line extended onto Railway Pier and subsequently Station Pier, and the station platform was extended onto the pier in 1908, as far as the bay steamer berths.(3)

The platform on Station Pier was dismantled in 1972. The Port Melbourne railway line was closed in October 1987 and reopened as a light rail line in December 1987.(4) The station building is no longer in use.

#### 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

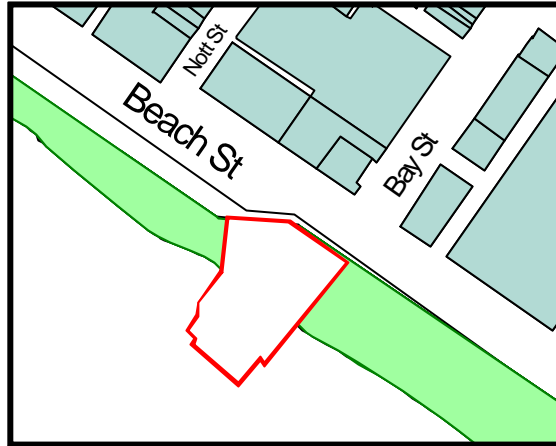
#### References

1. Early railway history from L. Harrigan, Victorian Railways to '62, Pocket History Vic Rail 1839 - 1977, V.R. Print, 1978 and J. Lee Bayside Heritage Study p. 109 - 20

2. Australian, 17 September 1898, p. 647. Includes a photograph of the old station, and a drawing of the new station.
4. J. Lee et al. Bayside Heritage Draft Study. p.115-7
5. *ibid.* p. 117.
6. J. Lee. Bayside Heritage Study. p. 120, quoting A. Ward and A. Donnelly. Victoria's Railway Stations. An Architectural Survey.



**Identifier** Port Melbourne Yacht Club  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO52

**Address** Beach St  
PORT MELBOURNE

**Category** Public

**Constructed** from 1990

**Designer** Keswick Howden

**Amendment** C 29

## Comment

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

The premises of the Port Melbourne Yacht Club are located at the end of Bay Street, Port Melbourne, and were designed by Keswick Howden and opened on 28th. February, 1998. They have historical, aesthetic and social importance. Their historical importance (Criterion A) rests on the capacity of the complex to demonstrate the existence of the Port Melbourne Yacht Club since 1889. Their aesthetic value (Criterion E) rests on the striking design for the building which uses contemporary architectural forms to interpret the nautical aspect of the Club's reason for existence. As such it constitutes a unique (Criterion B) architectural statement in the Municipality. It has social importance (Criterion G) for the value placed on the complex by the members of the Club and community of Port Melbourne. The site may also have importance for any remnants it might contain of earlier pier structures expressive of the existence of the old town pier.

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

Sailing parties were conducted on the Bay by pioneer resident Wilbraham Liardet from Port Melbourne as early as 1840. In addition to this initiative, Liardet organised a regatta which was held in January the following year, thus establishing very early connections in the area with sailing.

It is understood that during the 1850's a sailing club was formed and that it used temporary moorings between the lagoon and town piers in the 1880's. It was not until December 1889 however that the Port Melbourne Yacht and Sailing Club emerged following a major regatta organised co-operatively by all Victorian yacht clubs to celebrate the centenary in 1888. It is understood that at about this time the local fishermen were refused admittance to the Royal Yacht Club, so they formed a club of their own with a membership of 104 and 20 boats. The first Commodore, local architect, Peter Grut is considered to be the founder of the Club. A

clubhouse was established, possibly the old Water Police shed which was moved to a position near the entrance of the lagoon. In 1892, the Club adopted its present name.

Subsequent sites for the clubhouse include the Esplanade in 1910, the old morgue building on the bend of Beaconsfield Parade from the late 1930's, a Navy shed in the 1960's which is still in the Club's possession and a shed on the site of the present club rooms. This shed was razed by fire in 1990 and the present clubhouse, designed by Keswick Howden was commenced on new concrete piles and decking. It is understood a few former Town Pier piles remain in the sand on the foreshore. Work on the new clubhouse was carried out by various contractors including Alex Gillon and Partners (piles and base) and Mark Williams Constructions (steel frame). A significant amount of the work was done by club members themselves and is ongoing. The new Port Melbourne Yacht Club was officially opened on 28th, February 1998.

## **History**

A striking contemporary club building erected on the shoreline at the end of Bay Street, Port Melbourne. It consists of a principal central element with saw tooth roof redolent of waves approaching the foreshore. There are attached angular rooms and spaces with a surrounding deck that relates the complex with the horizontal planes of the sea and shoreline. Materials include rebated vertical timber siding stained light grey, stainless steel gutters and powderkote aluminium windows. The colour scheme of light and rich blue, white and bare metal enhances the nautical image which is further reinforced by the staircase at the front of the building. Inside, the roof is carried on exposed gang nail trusses and there are offices and other rooms surrounding the central space which has an aspect over the sea. There is an associated boat shed carried on timber piles on the site of the original town pier and it is possible this structure may incorporate elements of an earlier pier.

## **Thematic Context**

8.1 Organising recreation. 8.5. Forming associations. 8.5.4. Associating to pursue common leisure interests.

## **Recommendations**

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

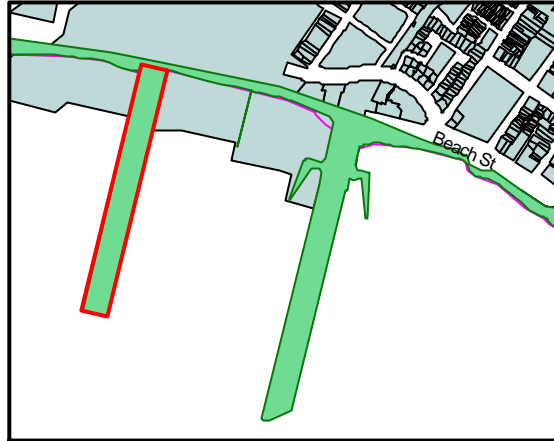
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

Sid Gladman, Notes from an address given at the opening of the new building on 28 February, 1998.  
Nancy U'Ren & Noel Turnbull, "A History of Port Melbourne", Oxford University Press, Melbourne, 1983, pp.13-14, 122, 205.

**Identifier** Princes Pier and associated structures

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO43

**Address** Beach St  
PORT MELBOURNE

**Category** Public

**Constructed** 1912-5

**Designer** Victorian Public Works Department

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

## Comment

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

The following statements of significance are taken from the Bayside Heritage Study: (7)

Princes Pier: Of state significance as an intact surviving example of early twentieth century overseas cargo and passenger facilities. Its landmark qualities and its individual structures register important changes in the technology, the economic, social and political history of Melbourne and Victoria.

Gatehouse and fences: [Of state significance.] Unique as a building type in Victoria and an important physical link with the history, development and use of the pier in the twentieth century. Its prominent siting also endows it with landmark status.

Terminal Buildings: [Of local significance.] An intact group of early twentieth century port buildings which are integral to the inter-war character and significance of the pier.

Switch Room: [Of local significance.] Architecturally unremarkable although ... integral to the inter-war character and significance of the pier.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

## Other Studies

## Description

PRINCIPAL THEME: Infrastructure

SUB-THEME: Transport Structures

ORIGINAL OWNER: Melbourne Harbour Trust Commissioners

CURRENT OWNER: Port of Melbourne Authority and Urban Land Authority

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Individual Character (Individual, 70-90% original  
different from adjacent)  
BUILDING TYPE: Pier  
PRINCIPAL MATERIAL: Timber  
ARCHITECT/ENGINEER: Victorian Public Works Department  
BUILDER: R. O. Law

#### PHYSICAL/STYLISTIC DESCRIPTION

Princes Pier is 580 m in length and 57 m wide. Constructed from timber piles and framing, the original 1912-5 timber decking was replaced with concrete in 1941. There is a central roadway, raised to railway platform height on the seaward part of the pier, and four railway tracks on each of the outer sides. Structures on the pier include two terminal buildings constructed in 1914 and the 1934-5 gatehouse and fences.

The terminal buildings are steel-framed and clad with timber, with decorative fascia detailing. The low pitched roofs are hipped with small gables. The accommodation, originally for passengers and offices, is all on the upper level raised above the roadway and railway platform which run below. On each side of the lower level are timber lockers built in 1928 for valuable cargo.

The gatehouse, similar to that on Station Pier (q.v.), is timber-framed and clad with weatherboards, with shingled gables. As with the terminal buildings, the main accommodation is on the upper level, with the road, gates and small gatekeepers' office below. The design of the symmetrical elevations is based on the Californian Bungalow style, and includes slightly projecting gabled wings to each end of the main landward and seaward elevations.

Also on the pier is a small weatherboarded switchroom built in 1917.

#### COMPARATIVE ANALYSIS

Few other piers in Australia are directly comparable with Station and Princes Piers in terms of their design for the dual purposes of overseas passenger terminals and general cargo handling on a large scale. Among similar examples are the Woolloomooloo Bay Finger Wharf, Railway and Gellibrand piers, Williamstown and the Cunningham Pier, Geelong. While the Woolloomooloo pier provided only cargo handling facilities, the Williamstown piers and to a limited extent also the Geelong pier, combined passenger and cargo facilities, as did Port Melbourne. (5)

Unlike the other piers, the Port Melbourne piers also incorporate a range of structures such as gate houses and terminal buildings. The gate houses in particular are unique in Victoria as a building type. (6)

The number of cranes in the Port of Melbourne peaked at 32 in 1956. Apart from the two cranes on Station Pier, only one other crane survives, a Stothert and Pitt semi-portal crane at 5 North Wharf. (7)

### History

From the late 1880s, the question of additional pier accommodation at Port Melbourne had been discussed by the Melbourne Harbour Trust and the Victorian Government, as Melbourne emerged as the commercial and financial capital of southern Australia.

In 1912, it was decided that a new railway pier be constructed 1,000 feet [305m] west of the existing railway pier. Princes Pier was designed by the Public Works Department on behalf of the Melbourne Harbour Trust and was constructed between 1912 and 1914. The pier was intended to provide berthing for up to four ships at once with facilities for passenger and cargo handling. (1) A number of improvements and alterations were made to the pier between 1915 and 1930.

The construction of Station Pier in 1930 contributed to a decline in the volume of trade handled at Princes Pier, though the latter came back into full use during World War II, when 'vessels of the United States of America carrying personnel and equipment berthed in great numbers.' (2) Like Station Pier, Princes Pier had an important role in handling the influx of migrants to Australia in the post-war period. Many alterations were made to the pier following its construction to improve facilities for passenger arrivals and cargo. (3)

Princes Pier was closed to commercial shipping in May 1985. (4)

### Thematic Context

Princes Pier is a major landmark structure which reflects Port Melbourne's general maritime character, and, more specifically, the early twentieth century expansion of facilities for handling trade and passengers in the Port of Melbourne.

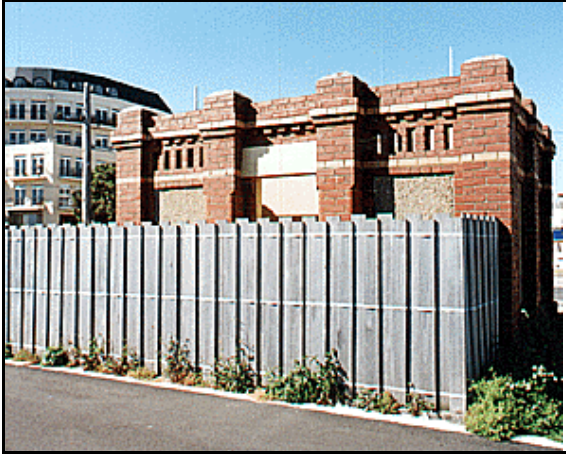
### Recommendations

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. J. Lee et al. Bayside Heritage Study Draft Report. p. 46-49.
2. *ibid.* p. 53.
3. *ibid.* p. 53.
4. *ibid.* p. 55.
5. *ibid.* pp. 90-1
6. *ibid.* pp. 96-7
6. *ibid.* pp. 136-9

**Identifier** Public Conveniences  
**Formerly** Unknown



Heritage Precinct Overlay None  
Heritage Overlay(s) HO50

**Address** Beach St  
PORT MELBOURNE

**Category** Public

**Constructed** 1902

**Designer** unknown

**Amendment** C 29

## Comment

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

The Beach Street public conveniences were built on the foreshore opposite Nott Street, Port Melbourne, from 1902. They have historical and aesthetic importance. Their historical importance (Criterion A) rests on their capacity to demonstrate an aspect of the improvements to the Port Melbourne foreshore undertaken after the 1890's depression and following the provision of a sewerage system in 1897. They recall the emerging role of the foreshore as a recreational resource at the time, comparing with the more popular nearby beaches of South Melbourne and St. Kilda. They have aesthetic importance (Criterion E) as rare surviving early buildings of their type designed as ornamental structures on the foreshore improving its standard of civic amenity.

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

Separate Ladies' and Men's public conveniences in bi-chrome brick, the Ladies' having pilasters with unpainted roughcast panels in between and the upper sections of the walls being pierced at regular intervals with a surmounting projecting and bracketed cornice, the details being suggestive of the Edwardian period. There is a recent timber screen wall to the main entry. The smaller Men's conveniences to the south are also bi-chromatic but have an axe finished bluestone plinth and dressed bluestone capping course to the parapet. The walls have a lozenge pattern and there is a carved stone capping to the east elevation centre pier with the year 1902 incised on the face. Metal studs on the upper surface of the capping suggest that it may also have acted as the base for a lamp.

Condition: sound. Integrity: High (lamp removed?).

## History

The Royal Mail boathouse and the morgue were the only structures on the foreshore between the Town Pier and Nott Street in 1894 (MMBW litho plans). By 1897 Port Melbourne had been connected with the municipal sewerage system with a consequent and dramatic improvement to public health. As the post depression economy recovered Council resolved to improve the Beach Street foreshore, removing the morgue in 1897. Mrs. Opitz, the Freemasons Hotel licensee, erected a bandstand in Beach Street opposite her hotel at the Stokes Street corner, also in 1897. On Friday nights the foreshore became a major centre for local entertainment, with bands playing, merry-go-rounds, swing boats and other attractions (See U'Ren, N. and Turnbull, N., p.180.) The public conveniences, erected from 1902, were the principal public works erected by Council to facilitate this recreational role of the foreshore.

## Thematic Context

4. Building settlements, towns and cities. 4.2. Supplying urban services.

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## References

MMBW Litho and Detail plans.

N. and Turnbull, N., "A History of Port Melbourne", OUP, City of Port Melbourne, 1983, pp. 177-78, 180.

U



**Identifier** World War 1 memorial and drinking fountain  
**Formerly** unknown



Heritage Precinct Overlay None  
Heritage Overlay(s) HO362

**Address** Beach St  
PORT MELBOURNE

**Category** Monument

**Constructed**

**Designer**

**Amendment** C 29

**Comment**

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

The World War 1 memorial and drinking fountain in Beach is situated on the seaward side of Beach Street to the west of the Port Melbourne Yacht Club complex. It is historically and aesthetically significant.

It is historically significant (Criterion A) as a memorial to the fallen in the Great War and as an amenity along the water front, demonstrating the continuing popularity of the coast line reserve as a promenade. Furthermore, it demonstrates the now obsolete practice of providing drinking fountains for both functional and aesthetic purposes and compares with many similar installations in the inner area of Melbourne.

It is aesthetically significant (Criterion E) as a Classically derived public monument, contrasting with the more recent bi-centennial memorial in the immediate vicinity. Noteworthy elements include the cupola and axe finished bluestone base structure.

**Primary Source**

Andrew Ward, City of Port Phillip Heritage Review, 1998

**Other Studies**

**Description**

A drinking fountain and memorial to those who fell in the Great War having an axe finished bluestone plinth with two steps with dressed upper surfaces and a central bluestone block with marble tablet. There are small steps at each drinking point which are overhung by a dressed and axe finished granite bowl, the metal fittings having been removed. Surmounting the bowl is a cupola in white marble with a bronze Australian Commonwealth Military forces emblem on the frieze.

Condition: Medium, bluestone surfaces exfoliating, white marble heavily weathered.

## **History**

Erected following the Great War of 1914-19.

## **Thematic Context**

- 8. Developing cultural institutions and ways of life.
  - 8.8 Remembering the fallen.

## **Recommendations**

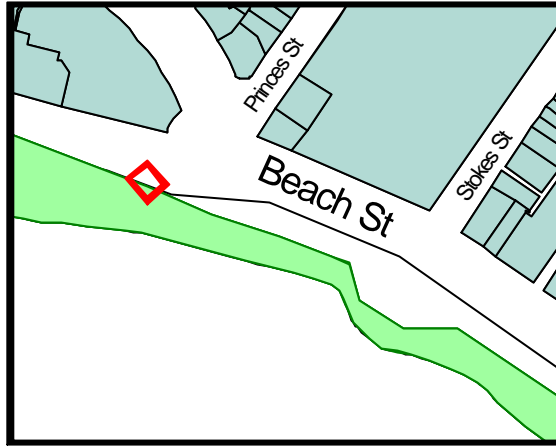
Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

## **References**

nil.

**Identifier** Centenary Bridge Pillar

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO47

**Address** South Side Beach St, between  
Princes and Swallow Sts  
PORT MELBOURNE

**Category** Public

**Constructed** 1934

**Designer** Hughes & Orme

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

## Comment

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

The Centenary Bridge pillar is of local significance. A remnant of the 1934 bridge, the pillar is a reminder of this important structure, having associations with Victorian centenary and the intention behind the construction of the bridge to provide a fitting gateway to Melbourne from the sea.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

## Other Studies

## Description

PRINCIPAL THEME: Infrastructure

SUB-THEME: Transport Structures, Objects, Transport routes

ORIGINAL OWNER: Melbourne Harbour Trust

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Individual Character (Individual, -40% original  
different from adjacent)

OBJECTS: Bridge Pylon

ARCHITECTURAL STYLE: Inter-War Moderne

PRINCIPAL MATERIAL: Concrete

ARCHITECT/ENGINEER: Hughes and Orme in conjunction with engineers W.G. Dempster and J.J. O'Donnell

## PHYSICAL/STYLISTIC DESCRIPTION

The centenary bridge as originally constructed comprised ramped approaches to a bridge spanning the railway tracks running from Port Melbourne Station onto Station Pier. A further ramp lead down from the bridge onto the pier. The bridge was of reinforced concrete construction with Art Deco render finishes, with

the sides of the ramps divided into regular bays by pillars. The surviving pillar, marking the location of the lower end of the east ramp, is rectangular in form with a stepped and tapering top section and a stepped plinth to the base. Each face of the main body of the pillar contains two stepped vertical rectangular recesses above which is a roundel containing the Melbourne Harbour Trust initials.

#### COMPARATIVE ANALYSIS

While built considerably later than the earliest reinforced concrete bridges in Victoria, notably the Morrell Bridge, Anderson Street, South Yarra (1898-9), the Centenary Bridge was a relatively large scale example of reinforced concrete construction for its date.

#### History

Centenary Bridge was constructed at the foot of Station Pier in 1934 by the Melbourne Harbour Trust. At the time, the bridge was regarded as the 'first step towards the provision of a striking entry to the city'. Winners of the competition for the design of the bridge were the architects Hughes and Orme in conjunction with engineers W.G. Dempster and J.J. O'Donnell.(1) It was envisaged that the bridge would accommodate a 66 foot wide roadway as well as two tramlines, though as 'Building' pointed out, 'the tramways authorities in Melbourne [had] . . . not been approached in this matter and it is unlikely that they will extend the cable tramline to Port Melbourne beyond its present terminus'.(2) Construction of the bridge gave much needed work to many unemployed Port residents during the Depression, while others, less fortunate, waited at the construction site, waiting for their chance for work. (3) The bridge was demolished in February 1991 as part of the Station Pier redevelopment. This pillar is the only remnant of the bridge structure.

#### Thematic Context

When constructed, Centenary Bridge provided a gateway to Melbourne from the sea which had been long-sought by Port Melbourne residents. The bridge also provided road access to both Station and Princes Piers, and afforded pedestrians access to the bay steamer berths at Station Pier and to the rail platforms. Port residents have strong memories of going down to the piers when the ships were due to come in or go out.

Centenary Bridge was also one of the more significant capital works projects associated with the Victorian centenary celebrations.

#### Recommendations

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

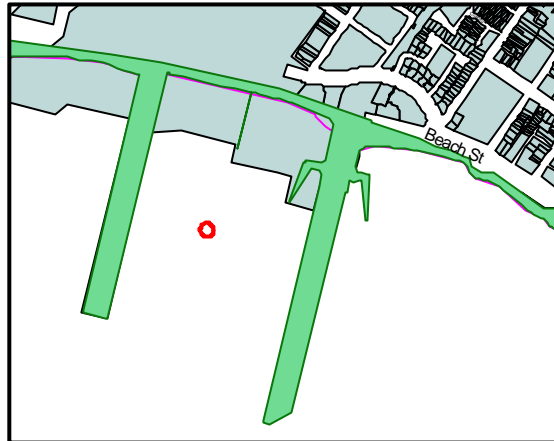
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

#### References

1. Building. 12 February 1934. p. 97.
2. *ibid.* 12 February 1934. p. 97.
3. S Carney. 'A lost bridge to the past'.

**Identifier** Leading Lights (seaward and landward, adjacent Howe Pde.)

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO44

**Address** South Side Beach St, between Station  
and Princes Piers  
PORT MELBOURNE

**Category** Public

**Constructed** 1924

**Designer** Commonwealth Department of Works

**Amendment** C 29

## Comment

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

The following statement of significance is taken from the Bayside Heritage Study: (2)

[Of state significance.] The lights are unique in Australia in terms of their form, material and location. From a navigational point of view they are of secondary significance. Their prominent siting has endowed them with landmark status for users of Port Phillip Bay and for the suburb of Port Melbourne.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

## Other Studies

## Description

PRINCIPAL THEME: Infrastructure

SUB-THEME: Transport

Lighthouses

ORIGINAL OWNER: Melbourne Harbour Trust Commissioners

CURRENT OWNER: Port of Melbourne Authority

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

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

BUILDING TYPE: Lighthouses

PRINCIPAL MATERIAL: Timber, Concrete

BUILDER: H.E. Asher (seaward beacon)

A.A. Hargreaves and Co (landward beacon)

## PHYSICAL/STYLISTIC DESCRIPTION

These two light beacons, one situated in the sea between Station and Princes Piers and the other located on the land south of Howe Parade, were constructed to indicate to shipping the location of the Port Melbourne channel when lined up. The seaward beacon is a tapering timber structure built on timber piles 135 m off shore between Princes and Station Piers (q.v.). It is 16.5 m (54 feet) in height. Originally it was connected to the shore by a narrow timber jetty removed in the late 1970s. The landward beacon is similar in appearance but is of concrete construction, 26.2 m (86 feet) high.

## COMPARATIVE ANALYSIS

While leading lights and beacons intended to indicate the line of shipping channels are common navigational installations, beacons of this form, use of materials and location are unusual and appear to be unique in Victoria.(2)

## History

The leading lights were constructed in 1924 to the design of the Commonwealth Public Works Department. The seaward beacon is constructed of timber and was designed in accordance with the regulations of Trinity House, the authority responsible for lighthouses in Britain. The light was positioned on timber piles 135m off shore between Princes and Station Pier and is 54 ft. (16.46m) in height. It was constructed by H.E. Asher. The land beacon is of the same design but is constructed of concrete. It is 86 ft (26.21m) high and is visible for 14 miles (8.75km). This light was constructed by A.A. Hargreaves and Co. Both showed occulting (flashing) lights which when lined up indicated the centre of the Port Melbourne channel.

## Thematic Context

The Leading Lights provide a clear reference to Port Melbourne's maritime heritage. The lights have been noted as being 'unique in Australia in terms of their form, material and location. Their prominent siting has endowed them with landmark status for users of Port Phillip Bay and for the suburb of Port Melbourne.' (1)

## 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. J Lee, et al. 'Bayside Heritage Study Draft Report'. p. 146.
2. *ibid.* p. 146.
3. *ibid.* p. 146.

**Identifier** Maskell and McNab Memorial

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO48

**Address** South Side Beach St, between Stokes and Princes St  
PORT MELBOURNE

**Category** Monument

**Constructed** 1890

**Designer** unknown

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

## Comment

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

The Maskell and McNab Memorial is of local historical significance. The memorial, commemorating the deaths of two local railway men, reflects the working class nature of the suburb, as well as demonstrating the strength of local feeling towards the incident at the time. The memorial is intact and representative of nineteenth century memorials, particularly in its combining of commemorative and practical functions intended for public benefit.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

## Other Studies

## Description

PRINCIPAL THEME: Objects

SUB-THEME: Memorials

ORIGINAL OWNER: City of Port Melbourne

CURRENT OWNER: City of Port Phillip

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

OBJECTS: Memorial

PRINCIPAL MATERIAL: Stone

## PHYSICAL/STYLISTIC DESCRIPTION

The memorial has a stone base, comprising bluestone steps, plinth and moulded cap stones and a square tapered polished grey granite body, supporting a cast iron standard. The granite base incorporates a drinking



fountain on the north side. Lettering is inscribed on the east and west faces.

#### COMPARATIVE ANALYSIS

Memorial and drinking fountains of this type, combining commemorative and practical functions, were commonly built in the nineteenth and early twentieth centuries. The Maskell and McNab memorial is typical of memorial design of the late nineteenth century, using both stone and iron in forms deriving from the Classical idiom.

#### History

This memorial was unveiled on 17 July 1890. It was erected in memory of two Port Melbourne residents who were killed in the infamous Windsor rail collision of 11 May 1887. The bravery of the pair averted an even greater disaster, and within a few days of the tragedy, a meeting was held to discuss the erection of a memorial. Even the commentator, the Vagabond, writing in "The Age", encouraged the initiative. (1)

A design competition was held, which was won by local architect, Peter Grut, whose proposal for the monument included a drinking fountain and a light. Much discussion ensued on the placement of the memorial, and it was eventually decided to locate it near the Graham Street railway station. The memorial has been relocated three times, and has undergone several phases of repair works following acts of vandalism. (2)

#### Thematic Context

Though it took several years for the Maskell and McNab memorial to be completed, it was erected as the result of a spontaneous commitment from the Port Melbourne community to honour two of its members, killed as a result of an act of heroism. The effort elicited the support of the wider population of Melbourne, but appears to have been initiated and organised principally by locals.

#### Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

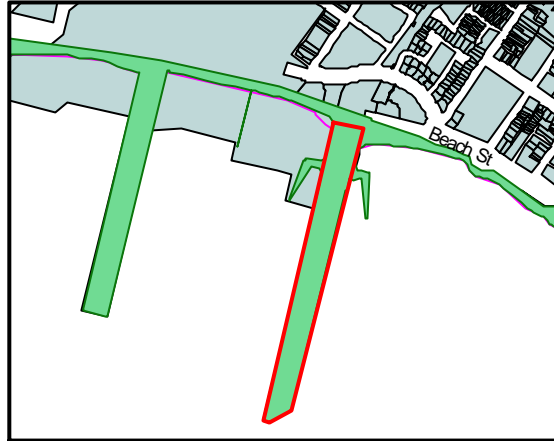
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

#### References

1. N Turnbull and N U'Ren. 'A History of Port Melbourne'. p. 157.
2. *ibid.* p. 158.

**Identifier** Station Pier and associated structures

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO45

**Address** South Side Beach St, between  
Princes and Swallow Sts  
PORT MELBOURNE

**Category** Public

**Constructed** 1922-30

**Designer** Victorian Public Works Department

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

**Comment**

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

The following statements of significance are taken from the Bayside Heritage Study: (8)

**Station Pier:** [Of state significance.] As the site of the old Railway Pier, remnants of which survive, Station Pier is of historic significance as a reminder of the importance of maritime trading activity to the economic growth of the state. The wing piers and their associated structures provide a link to our social history and the important leisure time use made of ferries and piers. Station Pier is also of cultural significance due to its association with the era of mass overseas shipping and the period of post-war migration.

**Gatehouse and fences:** [Of state significance.] Unique as a building type in Victoria and an important physical link with the history, development and use of the pier in the twentieth century. Its prominent siting also endows it with landmark status.

**Terminal Buildings:** [Of local significance.] Of minor cultural significance, through the ability to demonstrate the changing requirements and importance of overseas passenger shipping, particularly through the period of post-war migration, to Melbourne's social history and the economy of Victoria.

**East and West Shelter Sheds:** [Of local significance.] Of some significance as part of an informal group of ... early twentieth century port buildings associated with the popular bay steamer trade and with the capacity to demonstrate the importance of leisure activities and passenger travel on bayside steamers.

**Stothert and Pitt Cranes:** Of state significance, as the second oldest extant Stothert and Pitt portal cranes within the Port of Melbourne which can still be seen in the context of ocean going vessels and with the ability to demonstrate cargo handling in a traditional (non-containerised) port.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

## Other Studies

### Description

PRINCIPAL THEME: Infrastructure

SUB-THEME: Transport structures

ORIGINAL OWNER: Melbourne Harbour Trust Commissioners

CURRENT OWNER: Port of Melbourne Authority and Urban Land Authority

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Individual Character (Individual, 70-90% original  
different from adjacent)

BUILDING TYPE :Pier

PRINCIPAL MATERIAL: Timber

BUILDER: R.O. Law and Spence (1st stage), G. Cheverton (2nd stage)

#### PHYSICAL/STYLISTIC DESCRIPTION

Station Pier is 643 m long and 58 m wide. It is constructed of timber piles and framing with timber decking, partly replaced between 1949 and 1962. There is a central roadway flanked by four railway tracks, partly taken up, on each of the outer sides. Below the 1922-30 pier are remnant piles from the 1854 Railway Pier. Structures on the pier include the 1930 gatehouse and fences, two terminal buildings of 1928-9, the small east and west shelter sheds to the north of the gatehouse (1928) and two 3-ton Stothert and Pitt cranes (1949).

The gatehouse, similar to that on Princes Pier (q.v.), is timber-framed and clad with weatherboards, with shingled gables. As with the terminal buildings, the main accommodation is on the upper level, with the road, gates and small gatekeepers' office below. The design of the symmetrical elevations is based on the Californian Bungalow style, and includes slightly projecting gabled wings to each end of the main landward and seaward elevations.

The terminal buildings have been progressively altered during the post World War II period. They are steel-framed and clad with vertical timber boarding with low-pitched roofs and large timber-framed windows. The accommodation for passengers and offices is all on the upper level raised above the roadway which runs below.

The east and west shelter sheds are small timber framed buildings similar in style and materials to the gatehouse, although much smaller in scale and with asymmetric elevations. They contain a shop at one end and a waiting room originally intended for use by bay steamer passengers.

The two Stothert and Pitt electric cranes are 3-ton portal travelling cranes, which run on rails.

#### COMPARATIVE ANALYSIS

Few other piers in Australia are directly comparable with Station and Princes Piers in terms of their design for the dual purposes of overseas passenger terminals and general cargo handling on a large scale. Among similar examples are the Woolloomooloo Bay Finger Wharf, Railway and Gellibrand piers, Williamstown and the Cunningham Pier, Geelong. While the Woolloomooloo pier provided only cargo handling facilities, the Williamstown piers and to a limited extent also the Geelong pier, combined passenger and cargo facilities, as did Port Melbourne. (5)

Unlike the other piers, the Port Melbourne piers also incorporate a range of structures such as gate houses and terminal buildings. The gate houses in particular are unique in Victoria as a building type. (6)

The number of cranes in the Port of Melbourne peaked at 32 in 1956. Apart from the two cranes on Station Pier, only one other crane survives, a Stothert and Pitt semi-portal crane at 5 North Wharf. (7)

### History

The first Government pier built at Sandridge was known as the Town Pier and was constructed in 1849 to replace Liardet's original jetty. Its small size and limited height restricted the use of this pier to particular cargoes, (1) and by the early 1850s, pressure was already on the Government to expand port facilities at Sandridge. Improvements came in 1853-4, with the construction of the Melbourne and Hobson's Bay Railway Company line and the Railway Pier. This pier was much larger, extending 800 feet [244m] into Hobson's Bay, but was extended by 500 feet [152m] just two years after its construction, by another 250 feet [76m] in 1857

and by 225 feet [69m] in 1858. The pier was enlarged to its full length of 2,171 feet [662m] in 1861, through the addition of another 300 feet [91m]. (2)

By the early twentieth century, the Railway Pier was considered 'too low and narrow to accommodate the variety of uses made of the pier: the bay steamer and passenger ferries and cargo loading and unloading.'<sup>(3)</sup> As a result, a new pier, Station Pier, was constructed between 1922-30 on the site of the old Railway Pier. Subsequent improvements to the pier have included amenities for waterside workers, related to its use as a cargo handling berth, and facilities for passengers and Customs officers, related to the pier's use as a passenger terminal. In the post-war period, Station Pier handled the bulk of migrant arrivals in Melbourne. Passenger numbers declined from the late 1960s, and in 1984, the pier was altered to accommodate the Tasmanian passenger ferry. It remains the main overseas passenger terminal in the Port of Melbourne. (4)

## **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

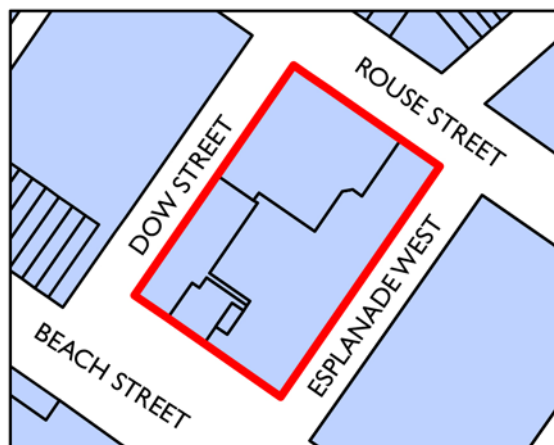
## **References**

1. J. Lee et al. Bayside Heritage Study Draft Report. p. 8
2. *ibid.* p. 11
3. *ibid.* p. 62
4. *ibid.* pp. 62-89
5. *ibid.* pp. 90-1
6. *ibid.* pp. 96-7
7. *ibid.* p. 87
8. *ibid.* p. 145-9

# City of Port Phillip Heritage Review

Identifier: Sandridge Bay Towers; Australian Property Institute; 117 Rouse Street residential development; 50 Dow Street residential development; CWM  
Formerly: Australasian Sugar Refining Company Premises; Robert Harper & Co. Starch and Oatmeal Factory

Citation No:  
**2360**



Address: 9, 10 and 11 Beach Street, 111-117 Rouse Street and 50 Dow Street, PORT MELBOURNE

Heritage Precinct Overlay: N/a.

Heritage Overlay: HO456

Category: Industrial

Graded as: Significant

Constructed: 1891, 1899

Designer: David Christopher Askew, Hyndman & Bates (in part)

Amendment: C103

Comment: New citation

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## History

The site of the factory was included in Section 2B of the original Port Melbourne survey, which was surveyed into four allotments early in the history of Sandridge.<sup>i</sup> By November 1860 three of these had been purchased by A Ross, joining William Jones, SG Henty and P Lalor as owners of the section.<sup>ii</sup>

In February 1890, ratebooks indicate that the Melbourne Tram and Omnibus Company Limited, had stables, offices, land and an omnibus repository on the section.<sup>iii</sup> From 1891, however, a complex of buildings was developed for the Australasian Sugar Refining Company's refinery.<sup>iv</sup> On the MMBW 1":40' detail plan dated 1894, the section is labelled 'sugar works' and the configuration of buildings generally accords with the present layout. The refinery was closed in 1894 following its purchase by the Colonial Sugar Refining Company as part of a move to strengthen its monopoly in the sugar trade and in 1899, Robert Harper and Company Pty Ltd converted the buildings to a starch factory. In the course of the works, various brick additions were constructed to designs by Hyndman and Bates, architects.<sup>v</sup> A sewerage connection plan was drawn by the architects in 1899 and this closely resembles the 1894 MMBW detail plan configuration.<sup>vi</sup> The complex operated as R Harper and Co. until the early 1970s.



Figure 1 The former Sugar Co. buildings, looking south-east.  
Source: City of Port Phillip Heritage Collection.



Figure 2 The former starch factory buildings before refurbishment and adaptation in the early 1980s. The view looks south from the middle of the site towards Beach Street. The Rouse Street warehouse is in the foreground with Block 7 the tallest structure.  
Source: Courtesy Port Melbourne Historical and Preservation Society.

In 1974, the *Sands & McDougall Melbourne Directory* listed the site as being associated with the American Australian General Development Corporation P/L, a group of financiers.<sup>vii</sup> In 1981, Melbourne Scope Holdings P/L a subsidiary of a Malaysia-based developer, acquired the site and proposed a mixed-use residential development. The architect for this first stage of the later-named Sandridge Bay Towers was the

Melbourne practice of Gunn Hayball. In March 1983, apartments were being pre-marketed with an expected completion date of late 1984.<sup>viii</sup> Subsequently, newly-completed apartments were being offered for sale in the complex during 1986.<sup>ix</sup> Not all the buildings were used for residential purposes – in 1983 it was reported that the warehouse building fronting Rouse Street at the corner of Esplanade West was occupied by the Victorian Film Corporation.<sup>x</sup>

Since the mid 1980s, residential conversion of the former factory buildings and the construction of new residential buildings on the subject site has been ongoing, with further adaptations and new building occurring recently.

[Jacobs Lewis Vines, *Port Melbourne Conservation Study*, amended by Lovell Chen 2012]

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## Thematic Context

The former Australasian Sugar Refining Company and Robert Harper Oatmeal and Starch factory reflect the industrial history of Port Melbourne. The factory complex on this site was one of the largest in the suburb, along with the Swallow & Ariell Steam Biscuit Manufactory.

PRINCIPAL THEME: Industry

SUB-THEME: Food processing works

ORIGINAL OWNER: Australasian Sugar Refining Company

SUBSEQUENT OWNER: Robert Harper

LOCAL/PRECINCT CHARACTER: Individual Character (Individual, different from adjacent)

AUTHENTICITY: 70%-90% original

BUILDING TYPE: Food processing works, Warehouses, Offices

ARCHITECTURAL STYLE: Industrial/Victorian Free Classical

PRINCIPAL MATERIAL: Brick, Rendered brick

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## Physical/Stylistic Description

This site, bounded by Rouse Street to the north, Esplanade West to the east, Beach Street to the south and Dow Street to the west contains brick industrial buildings originally constructed as the Australasian Sugar Refining Company and subsequently adapted to form part of the Robert Harper starch factory complex. The Harper company buildings operated from two adjoining sites – either side of Dow Street. The subject building complex was known as 'Factory No. 2', denoting its later acquisition after the cessation of its operation as a sugar works. Today the site comprises buildings at 9, 10 and 11 Beach Street, 111-7 Rouse Street and 50 Dow Street. The buildings to 9-11 Beach Street, extending back to Rouse Street today comprise the Sandridge Bay Towers complex and have a site-internal numbering system – refer here to Figure 3 for clarification.

9 Beach Street comprises a four-storey building (Block 5) fronting onto Beach Street and two considerably taller blocks to the rear adjoining Esplanade West, and stepping back towards Rouse Street. The first of these (Block 6) was originally of seven levels, now capped with a two level primarily glazed extension. It has a projecting two-storey base; above this, the rectangular window openings are set in recessed round-headed panels rising the full height of the building. The second (Block 7) was originally of ten levels, now capped with a three level primarily glazed extension. It also has projecting walls to the lower storeys, with plain brickwork above and parapeted gables facing east and west, now modified to carry the upper level additions. Block 6 has parapeted gables and wide segmental arched openings on each floor partly infilled with rendered panels. These blocks were converted to apartments in the mid 1980s and projecting balconies have been added to all four elevations.



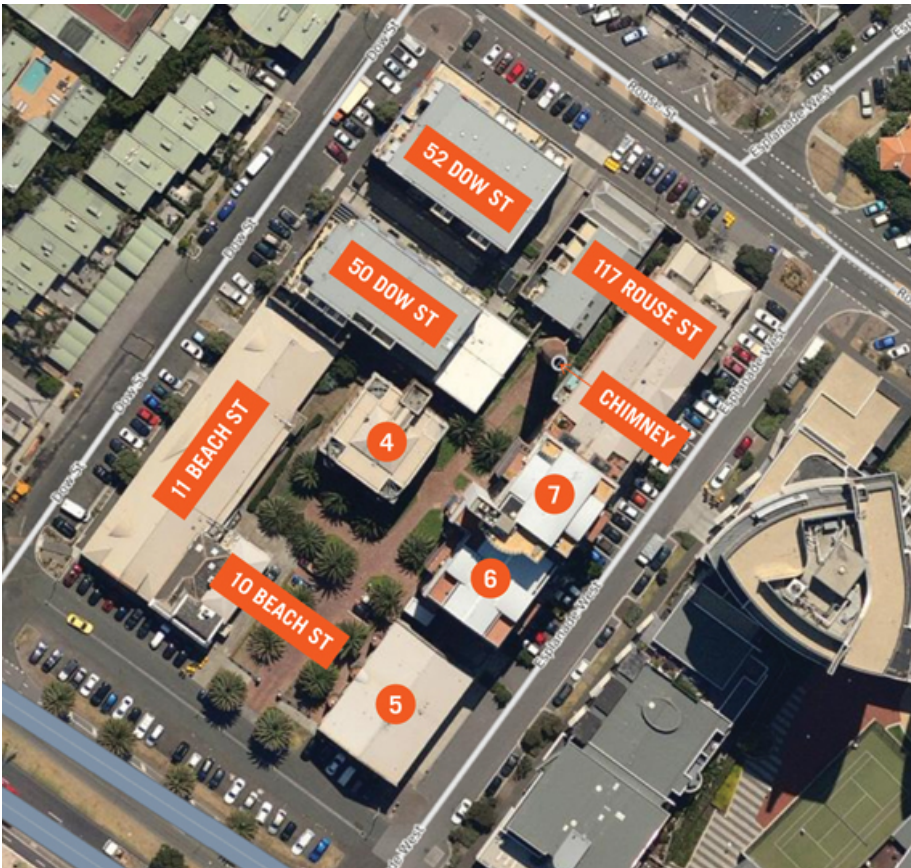


Figure 3 Aerial photograph identifying site components referred to in the physical description.



Figure 4 Car parking area off Beach Street showing west elevation of Block 5 (9 Beach Street).



Figure 5 50 Dow Street shown at right, looking east, showing the 2009 residential conversion of former factory building. The adjoining building at left – 52 Dow Street – is not contained within the heritage overlay.



Figure 6 11 Beach Street showing elevation to Dow Street, looking east. This former single-storey warehouse building has been converted to a commercial use.





Figure 7 Looking south to Beach Street from the base of the chimney. The taller building in the background is Block 4. The 2009 zinc-clad additions to 50 Dow Street are also visible.



Figure 8 10 Beach Street at right, with the red brick former warehouse 11 Beach Street at left.



Figure 9 Property presentation to Esplanade West, looking north. From left to right: Block 5, Blocks 6 and 7, Rouse Street wing.

Behind this, and extending through the block to Rouse Street, is a two-storeyed brick warehouse building, which has had an additional four levels added, constructed of recycled brickwork. The building is identified as 117 Rouse Street. The parapet line of the original building is discernible along the elevation to Esplanade West. This partly non-original wing drops to its original height behind a parapeted hipped roof clad in corrugated metal, to the corner of Esplanade West and Rouse Street. Here the recessed panels at ground

floor level are flanked by stepped piers and dentilled bricks to the tops of the recesses. The front elevation to the tower-like three-storey section in the centre of the Rouse Street elevation has been substantially modified with new windows openings introduced to the previously blank third level of this building, formerly featuring two large recessed rectangular panels. This panel detail is repeated on the side elevations, above the adjacent sections, where they also contain windows. At the ground floor level a number of original openings have been modified, with several including vehicular access points being alterations of long-standing. The building extends west along Rouse Street, at a height of two levels, with new window and building entries inserted into the brick shell which returns to the south adjoining an entry to an underground car park set below a new development to the corner of Rouse and Dow Streets, outside of the heritage overlay. The new development and the conversion of the section of 117 Rouse Street west of the three-level bay took place in 2009.

West of Block 6 there is a tall brick chimney. The chimney is constructed of red face brick, with courses of dark-fired brickwork enclosed by cream brickwork banding. Originally thought to have been enclosed by adjoining brick buildings, now demolished, the chimney is a free-standing structure, in a landscaped setting.

In the centre of site there is a five level brick building (Block 4). Similarly, it has a rooftop addition and canted-profile balconies added to the south elevation. The rooftop addition here incorporates some open areas encloses a lift overrun with an arched roof form, mirroring the curving roof profile of the additions to Blocks 6 and 7.

10 Beach Street is a two-storey building of rendered masonry construction. The front elevation has a plain moulded cornice at first floor level and a more elaborate cornice with modillions at roof level. The segmental arched windows have stilted hood moulds linked by string courses. The original balcony has been removed. Behind the front facade, the building has been considerably altered, with construction of additions to the rear and of an additional floor within a raised roof form. Its building form and finishes contrasts markedly with that of the surrounding predominately red brick factory buildings, indicating that its function is likely to have been the company's offices.

Further west, 11 Beach Street was originally constructed as a single level brick-walled warehouse. The end elevation facing Beach Street was divided by plain brick pilasters into three unequal bays, and had a single central entrance. The hipped roof had a continuous raised ridge for ventilation. The building has been altered internally by construction of two upper levels within the original envelope. The front elevation has been altered by construction of a gable above the centre bay and insertion of new windows above and to each side of the original door. The recessed bays, originally brick, have been rendered. Additional windows have been inserted on the side elevation to Dow Street.

11 Beach Street abuts a former two storey-gable roofed warehouse building, adapted and converted to residential purposed during 2009. The building has had new window openings formed and segmented-arch headed openings converted at ground floor level to form a foyer and parking entry. Additional levels of apartments, taking the form of a zinc panel clad and glazed box form, is set atop the original structure. The building is linked to a wholly new residential development – 52 Dow Street – which is outside the extent of the proposed Heritage Overlay.

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## Comparative Analysis

The surviving buildings from the Australasian Sugar Refining Company and Robert Harper Oatmeal and Starch factory complex can be compared with a number of other large nineteenth century industrial complexes in Melbourne. These include the former Yorkshire Brewery, Wellington Street, Collingwood (from 1876), the former Victoria Brewery, Victoria Parade, East Melbourne (established 1854), the former Kimpton's Flour Mill, Elizabeth Street, Kensington, the Thomas Brunt flour mill and Brockhoff and TB Guest biscuit factories complex, Laurens and Munster streets, North Melbourne (from 1888-9) and the Joshua Bros (now CSR) sugar refinery, Whitehall Street, Yarraville (established 1873). All of these are representative of the development in Victoria of the manufacture of foodstuffs and related raw materials. Of these, the CSR refinery is the most directly comparable in terms of original function and the scale and

massing of the buildings. Established significantly earlier than the Port Melbourne refinery, the site is larger and more intact.

In the local context, the only other surviving industrial site of comparable scale is the Swallow and Ariell Steam Biscuit Manufactory complex, though this complex is considerably earlier, dating in part from the 1850s, and its two and three-storey buildings are of a different type. Like the subject site, it has been converted to residential use.

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## Assessment Against HERCON Criteria

*Criterion A - Importance to the course, or pattern, of the City of Port Phillip's cultural or natural history.*

The former Australasian Sugar Refining Company and Robert Harper Oatmeal and Starch factory complex is of local historical significance. While much altered and adapted over time, the industrial origins of the buildings remain clear and they are important in demonstrating Port Melbourne's industrial past.

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.*

Not applicable.

*Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.*

Not applicable.

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

Not applicable.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

As an industrial complex of some scale which is unified through the use of red brick, the former Australasian Sugar Refining Company and Robert Harper Oatmeal and Starch factory is also of importance as a local landmark. The dramatic massing and height of the central site buildings gives them a strong visual presence as viewed both from the surrounding streets and the sea. While later development has partly obscured and detracted in longer views – the buildings were readily visible in the nineteenth century from considerable distances – the complex is still a landmark which dominates its surroundings.

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

Not applicable.

*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.*

Not applicable.

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.*

Not applicable.



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## Significance

### *What is Significant?*

The former Australasian Sugar Refinery Company and Robert Harper Oatmeal and Starch Factory complex is a cluster of predominantly multi-storey red brick factory buildings which also includes a conventional rendered brick office building (10 Beach Street) which is thought to have been the administrative offices of the works. The complex also retains a tall red brick chimney stack located centrally within the site.

### *How is it Significant?*

The former Australasian Sugar Refinery Company and Robert Harper Oatmeal and Starch Factory complex of buildings are of historical and aesthetic significance to the City of Port Phillip.

### *Why is it Significant?*

The surviving buildings on this site are of historical significance for their ability to demonstrate the scale and form of a substantial 1890s factory complex and for their associations with the industrial history of Port Melbourne. The dramatic massing and height of the central site buildings – nominally 9 Beach Street and the adjoining chimney - gives them additional importance as local landmarks as viewed both from the surrounding streets and the sea.

## Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012

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## Recommendations

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

Paint controls recommended (10 Beach Street only).

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## References

### *General*

Allom Lovell and Associates, *Port Melbourne Conservation Study Review*, 1995.  
 Jacobs Lewis Vines, *Port Melbourne Conservation Study*, 1979.

### *Specific*

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i *The Township of Sandridge, plan dated 5 November 1860.*

ii *The Township of Sandridge, plan dated 21 May 1878.*

iii *Port Melbourne rate book: February 1890, no. 1867.*

iv *Allom Lovell and Associates, CSR Yarraville Conservation Analysis, prepared for CSR Limited, 1993; U'ren, Nancy and Turnbull, Noel, A History of Port Melbourne, 1983, p. 174.*

v *Allom Lovell and Associates, CSR Yarraville Conservation Analysis; U'ren, Nancy and Turnbull, Noel, A History of Port Melbourne, Melbourne, 1983, p. 174.*

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- vi *Bates, Smart and McCutcheon Records held at University of Melbourne Archives, File 45 A/1.*
- vii *Sands & McDougall Melbourne Directory, 1974 listings.*
- viii *'Luxurious living soon in a former starch factory', The Age, 23 March 1983, p. 22.*
- ix *The Age, 12 March 1986, p. 42.*
- x *'Luxurious living soon in a former starch factory', The Age, 23 March 1983, p. 22.*

# City of Port Phillip Heritage Review

Identifier: Deco Bar and Grill  
Formerly: Fox Hay & Co; Missions to Seamen

Citation No:  
**2177**



Address: 49 Beach Street PORT MELBOURNE

Heritage Precinct Overlay: N/a.

Category: Commercial

Heritage Overlay: HO464

Constructed: 1888, 1917-18

Graded as: Significant

Designer: Frederick Williams

Amendment: C103

Comment: Updated citation

## History

Facilities for seamen were established in Sandridge from the 1850s, including a Bethel (seamen's church) and a Seamen's Mission, which operated from a building on the beachfront from about 1860. These were established by the Anglican Victorian Seamen's Mission, which was headed up by the Reverend Kerr Johnston and his wife and was established in 1856, three years after its parent organisation in England.<sup>i</sup> A Sailors' Rest was opened alongside the Bethel in 1878. The Johnstons later moved to a wooden building on the corner of Nott and Beach Streets. In 1888, this was replaced with a new building, designed by architect Frederick Williams, constructed as a Seamen's Institute.<sup>ii</sup> The foundation stone was laid in September 1888.<sup>iii</sup> The *Bayside Heritage Study Draft Report* (1992) described the range of activities offered at the Institute buildings:

*These Mission to Seamen buildings principally catered for the recreational and spiritual needs of the merchant seamen whose ships were docked in Victorian ports. Chapel services, entertainments, dances, concerts and picture shows were held at the Mission buildings and lay readers paid visits to the ships. Picnics and other outings were also arranged and letters were sent home. The Missions also sent supplies to ships, including books, gramophones, records, magazines, table games, playing cards and toys for the children of the seamen'.<sup>iv</sup>*

According to annual reports, the annual attendance at the building in 1935 exceeded 16,000.<sup>v</sup>

Just two years after opening, the 1888 building, which appears originally to have been a single-storey structure, was described as a six roomed brick hall and Seamen's Institute, and was valued at £40.<sup>vi</sup> In the early twentieth century, the building was consistently described as being of three rooms. In 1917-18, this was increased to seven rooms, and it may have been at this time that the second storey was added.<sup>vii</sup> A further building approval was issued for the site in 1931.



Figure 1 The former Mission, photographed in 1934, after the construction of the additional level and before over-painting.

Source: City of Port Phillip Heritage Collection.

The alterations made to the 1888 Beach Street building at this date appear to have consisted of additions to the east along the Beach Street frontage (now demolished).

Both the 1931 foundation stone and the original 1888 foundation stone were later removed from the 1888 building and incorporated in a new Missions to Seamen building constructed west of the railway line in Beach Road in 1937.<sup>viii</sup> Designed by architect Harry Norris, this building was subsequently demolished to make way for the Beacon Cove development. Following the move to the new building, 49 Beach Street was sold. It was subsequently converted to flats and in more recent years has been put to commercial use.<sup>ix</sup>

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## Thematic Context

The former Missions to Seamen building of 1888 was one of a number of facilities in the Port Melbourne foreshore area in the nineteenth century which were designed to cater for the needs of maritime workers. Situated amidst a collection of hotels, the Mission aimed to provide alternative facilities for the entertainment and spiritual solace of visiting sailors and was an important focus on Beach Street. The Mission was replaced with a new facility in 1937, located further west on Beach Street, but has now been demolished (Figure 3).

**PRINCIPAL THEME:** Assembly and Entertainment

**SUB-THEME:** Halls principally used for recreation.  
Philanthropic and charitable buildings  
Religion

**ORIGINAL OWNER:** Mission to Seamen

**CURRENT OWNER:** Deco Bar

**LOCAL/PRECINCT CHARACTER:** Individual Character (Individual different from adjacent)

**AUTHENTICITY:** 70% (to extended 1917 form)

**BUILDING TYPE:** Hall

**ARCHITECTURAL STYLE:** Inter-war Neo-Georgian /Victorian

**PRINCIPAL MATERIAL:** Brick



Figure 2 The former Anglican Missions to Seamen, now the Mission to Seafarers (1917), Flinders Street extension, Docklands, photographed in 1981.  
Source: John T Collins collection, State Library of Victoria.

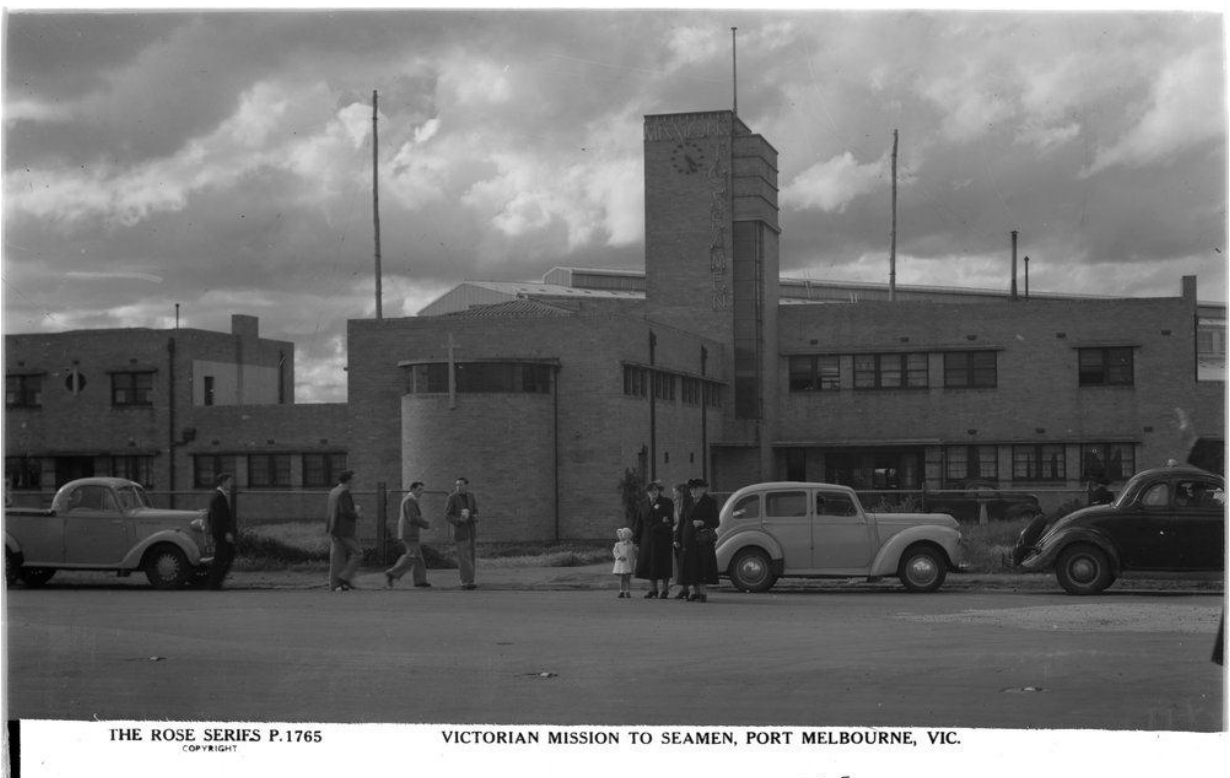


Figure 3 The Mission building which superseded the subject building, constructed at the corner of Beach Street and Swallow Streets, 1937 (demolished).  
Source: Rose Postcard collection, State Library of Victoria.

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## Physical/Stylistic Description

This is an overpainted two-storey brick Victorian building (originally single-storey) with symmetrical break-fronted façade, round-arched openings and cement cornice, defaced frieze and parapet. The windows have rebated reveals and double-hung sashes, the voussoirs and defaced string course having possibly been given bichromatic treatment. The Nott Street elevation is similar though pilastrated and terminated by a cement pediment. Several of the openings to this elevation have been bricked up and there is an arched secondary entrance with cement enrichment. Plinths are of bluestone. The later upper level has a hipped slate roof and symmetrical façade with expansive eaves and glazing bars to the upper sashes. There is a raised central pedimented section surmounting the entry, the arrangement being in the Neo-Georgian manner. An addition to the south end of the Beach Street elevation has been demolished and the rear section of the building has recently been incorporated into a large-scale residential development. The new development is also set off the south elevation, extending along Beach Street.

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## Assessment Against HERCON Criteria

*Criterion A - Importance to the course, or pattern, of the City of Port Phillip's cultural or natural history.*

49 Beach Street is of historical significance at a local level. The building has important historical associations with Port Melbourne's maritime history and with the international Anglican Missions to Seamen movement, established in Melbourne in 1856 shortly after its founding in England in 1853. The building provided purpose-built accommodation for the Mission after a period of time in rented premises. Historically, the subject building's function was superseded by the 1937 Mission building, now demolished.

*Criterion B - Possession of uncommon, rare or endangered aspects of the City of Port Phillip's cultural or natural history.*

The former Missions to Seamen building is now a rare surviving example of a purpose-built Mission. Its Port Melbourne predecessors and the 1937 building which replaced it have all been demolished. The Missions to Seafarers in Docklands (architect Walter Butler, 1917) and the Stella Maris Seafarer's Centre in Melbourne (accommodated in a later twentieth century building in Little Collins Street) are the only other surviving examples, both located outside of the City of Port Phillip.

*Criterion C - Potential to yield information that will contribute to an understanding of the City of Port Phillip's cultural or natural history.*

Not applicable.

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

Not applicable.

*Criterion E - Importance in exhibiting particular aesthetic characteristics.*

Not applicable.

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

Not applicable.

*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.*





Not applicable.

*Criterion H - Special association with the life or works of a person, or group of persons, of importance in City of Port Phillip's history.*

Not applicable.

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## Significance

### *What is Significant?*

49 Beach Street is a much-altered rendered and overpainted brick building originally constructed as the Port Melbourne Seamen's Institute in 1888. An upper level was added to the building in the 1920s, and in 1937 its role was superseded by a new building further west along Beach Street.

### *How is it Significant?*

49 Beach Street is of historical significance to the City of Port Phillip.

### *Why is it Significant?*

49 Beach Street is of local historical significance. The building has important historical associations with Port Melbourne's maritime history and with the international Anglican Missions to Seamen movement, established in Melbourne in 1856 shortly after its founding in England in 1853. The building provided purpose-built accommodation for the Mission after a period of time in rented premises. Historically, the subject building's function was superseded by the 1937 Mission building, now demolished. It also stands now as a rare example of a purpose-built seamen's mission. Although considerably altered, and most recently absorbed into a residential development, the external form and fabric of the building remain legible to its c. 1917-18 form.

## Primary Source

Lovell Chen Architects & Heritage Consultants, *Review of Heritage Overlay 1 – Port Melbourne: Stage 2 Review – Summary Report*, 2012

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## Recommendations

Recommended for inclusion in the Schedule to the Heritage Overlay in the Port Phillip Planning Scheme

Paint controls are recommended.

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## References

### *General*

Allom Lovell & Associates, *Port Melbourne Conservation Study review*, 1995.  
Andrew Ward, *City of Port Phillip Heritage Review*, 1998.

### *Specific*

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i Jennifer Lee et al, *Bayside Heritage Study Draft Report*, Office of Major Projects (Victorian Government), 1992, p. 125.



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- ii *Australasian Builder and Contractor's News*, 9 June 1888, tender notice for the erection Seamen's Institute and Hall, Beach Street, Port Melbourne by Frederick Williams.
- iii U'Ren, Nancy and Turnbull, Noel, *A History of Port Melbourne*, Melbourne, 1983, p. 136.
- iv Jennifer Lee et al, *Bayside Heritage Study Draft Report*, 1992, p. 125.
- v Victoria Missions to Seamen Annual Report and Balance Sheet. Quoted in Jennifer Lee et al, *Bayside Heritage Study Draft Report*, 1992, p. 125.
- vi Port Melbourne Rate book, 1890-91, no. 92.
- vii Port Melbourne Rate book, 1917-18, no. 2355.
- viii Jennifer Lee et al, *Bayside Heritage Study Draft Report*, 1992, p. 125.
- ix *Sands and McDougall Melbourne Directory*, 1954.

**Identifier** Sandridge Hotel  
**Formerly** Freemason's Tavern



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO286

**Address** 69 Beach St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** 1859

**Designer** unknown

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

## Comment

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

The Sandridge (former Freemason's) Hotel is of local significance. It derives historical significance as one of the originally large number of hotels on the foreshore and from its original link with the Masonic Lodge next door.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

## Other Studies

## Description

PRINCIPAL THEME: Assembly and Entertainment

SUB-THEME: Hotels

ORIGINAL OWNER: Charles Gregory?

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Individual Character (Individual, -40% original  
different from adjacent)

BUILDING TYPE: Hotel

ARCHITECTURAL STYLE: Victorian Regency

PRINCIPAL MATERIAL: Brick

## PHYSICAL/STYLISTIC DESCRIPTION

This two storey corner hotel is of rendered brick construction, and has a curved and slightly recessed corner incorporating an entrance. The building has been stripped of its cornices and other detailing, and altered at ground floor level.

## COMPARATIVE ANALYSIS

Although stripped of most of its original detailing, the hotel retains the original simple form and fenestration typical of early hotels of the 1850s and '60s. Comparable examples, in more intact form, include the Steam Packet Hotel, Cole Street, Williamstown (1861) and the former Queen's Arms Hotel, Dorcas Street, South Melbourne (1855).

### **History**

The Sandridge Hotel was originally known as the Freemason's Tavern and appears to have been constructed in 1859.(1) It is located next door to the former Masonic Hall at 18 Stokes Street, built in 1858 by Charles Gregory, a lodge member. The hotel was owned by Samuel Gregory, possibly a relative of Charles Gregory, in the 1870s, when it was described as having 20 rooms, with a bar and cellar and was valued at £180. (2)

### **Thematic Context**

The hotel was one of many along the foreshore in Beach Street, many of which were de-licensed in the early twentieth century. The hotel has been altered internally to meet the requirements of the Licensing Reduction Board.

### **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

### **References**

1. R.K. Cole Collection.  
Allom Lovell and Associates and Bryce Raworth. Inner Metropolitan Hotels. pp. 64-5
2. Port Melbourne rate book, 1871-2, no. 48

**Identifier** Port Melbourne Rotunda

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO49

**Address** 70 Beach St, opposite Stokes St  
PORT MELBOURNE

**Category** Public

**Constructed** c.1919

**Designer** unknown

**Amendment** C 29

## Comment

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

The rotunda is of local significance. Historically it is of significance as a World War 1 memorial and for its links with the Port Melbourne Women's Welcome Home Committee. It is of architectural interest as a relatively late example of a common nineteenth and early twentieth century park structure.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Parks, sport and recreation

SUB-THEME: Bandstands

ORIGINAL OWNER: City of Port Melbourne?

CURRENT OWNER: City of Port Phillip

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

BUILDING TYPE: Bandstand

PRINCIPAL MATERIAL: Timber

## PHYSICAL/STYLISTIC DESCRIPTION

The Port Melbourne rotunda is constructed of red brick, and has an octagonal plan form. Timber columns support the roof; a pyramidal form surmounted by a domed cupola which is surmounted by a flagpole. It has a tapering stair to the raised floor, on which seating is located around the seven balustraded sides.

## COMPARATIVE ANALYSIS

Rotundas of this type were commonly built in parks in the nineteenth and early twentieth centuries, and were far less frequently constructed after World War 1. Other rotundas built at this time included a bandstand in Johnstone Park, Geelong (1919), at Sandringham (a reinforced concrete structure), the bandstand at Charlton (1926) and the masonry domed bandstand at Fitzroy (1924).  
Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

This rotunda is the only such structure in Port Melbourne.

### **History**

This rotunda was constructed after the end of the First World War (1914 - 18). The foundation stone reads: 'This memorial has been erected by the members of the Port Melbourne Women's Welcome Home Committee and presented to the citizens in honour of the gallant Australians who fought in the Great War 1914 - 18.'

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

### **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** "Duart"  
**Formerly** Unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO55

**Address** 121 Beaconsfield Parade  
ALBERT PARK

**Category** Residential:detached

**Constructed** 1900

**Designer** unknown

**Amendment** C 29

## Comment

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

The house known as "Duart" at 121 Beaconsfield Parade, Albert Park was built for Allan McLean (1840-1911), former premier of Victoria and deputy prime minister following Federation in 1900. It was designed by Kempson and Conolly, architects. It is situated in an existing heritage overlay area in the Port Phillip Planning Scheme. It is historically important both for its association with Allan McLean and for the manner in which it demonstrates the attraction of Beaconsfield Parade as a residential location at the turn of the century (Criterion A). Allan McLean is remembered as a conservative politician especially representing the rural interests of his electorate in Gippsland. He is an important figure in the emergence of the new political order wherein the rural electorates emerged as a conservative force later known as the Country Party which in conjunction with other conservatives opposed Labor interests. "Duart" is an architecturally imposing villa on Beaconsfield Parade, attracted to this waterfront location in the manner of several earlier surviving residences and thereby contributing to an important dimension of Albert Park and the urban character of nineteenth century Melbourne.

Externally, "Duart" is imposing, stylistically foreshadowing the development of the Federation villa in its use of red bricks, terra cotta tiles and ornamental timberwork. The ornamental plaster ceilings with their strapwork, decorative cornices and enriched panels are representative of the best work of their period and closely reflect traditional English practices in ceiling ornamentation from the Early Renaissance period of the sixteenth and seventeenth centuries.

**Recommendations:** Recommended for inclusion on the Heritage Council Register, the National Estate Register and for inclusion in the schedule to the Heritage Overlay with controls over interior alterations.

**Assessment:** Andrew Ward, May, 1998.



## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A substantial two storeyed Queen Anne style villa with red body bricks, stuccoed dressings and a terra cotta tiled roof. There is a central faceted projecting bay with timber posted verandahs either side having solid timber spandrels, spindle balustrading in the Queen Anne manner, turned timber posts and encaustic tiled floor. There are window hoods and cement hood moulds with stuccoed string coursing and frieze. There is a lead lit fan light with "1900" above the front door.

Inside, the principal spaces have elaborate strapwork with diaper patterns to the ceilings and the staircase retains its French polished finish, occupying a spacious stair well.

Condition: Sound

Integrity: High

## History

Allotments 9 and 10 of section 43S were vacant until the end of the nineteenth century . Allotment 9 on which "Duart was to be built was sold to the Victorian premier, Allan McLean, either late in 1899 or early in 1900. At that time he had successfully moved a motion of no confidence in the existing Turner Government, bringing about his appointment as premier and chief secretary.

Allan McLean (1840-1911) had been born in Scotland. Migrating with his family in 1842 to Sydney, his father took up a position as manager of Captain McAllister's sheep runs in Gippsland. In 1865 he and his brother Norman took up a lease on the "Lowlands" station, near Sale and in 1872 Allan established the stock and station agency A. McLean and Co. He was elected to the Legislative Assembly for Gippsland in 1880 serving as both president of the Board of Land and Works at the time when Thomas Bent was vice president and commissioner for railways, and commissioner of crown lands and surveys. They were busy years. He was minister without portfolio in the Turner Government from September, 1894, resigning in April 1898 in opposition to the proposed Federal constitution pre-occupying parliament at the time. When being elected Premier in 1899, his support came from country liberals dissatisfied with the water supply advance relief bill and a "makeshift" alliance with the Conservative opposition and a few "discontented radicals" . Garden notes that his supporters included a revived Country Party representing rural discontent. Whilst in office, his Government passed the Old Age Pension Bill. One of his greatest successes was the re-enactment of the Factory Act of 1900 making possible the rapid expansion of the wages board system . McLean's government signalled the end of the old liberal coalition of manufacturers, trade unions and farmers. The political alliance that sustained him was later developed by his appointee (Sir) William Irvine into Victoria's particular brand of anti-Labor ascendancy, foreshadowing the emergence of the Country Party some twenty years later . McLean entered the new Commonwealth parliament, seated in Melbourne, as the member for Gippsland, becoming minister for trade and customs and the prime minister's deputy. The Reid-McLean government passed the Arbitration Act prior to its defeat in June, 1905. McLean notes Rickard had played an important part in shaping the new political order. He was a conservative protectionist who had joined the free traders to oppose Labor interests.

McLean commissioned architects Kempson and Conolly to design his house where he died in July, 1911. Tenders were accepted in late June, 1900. This firm had undertaken a range of commissions for the Catholic Church including churches, schools, convents, chapels and orphanages. Their designs for presbyteries included Dookie, Seymour, Camberwell, Daylesford, Healesville and Yea . Like other presbyteries at Woodend and Camberwell the fashion for timber and decorative spindle balustrades in lieu of cast iron represented the new architecture for the Catholic Church of the late 1890's. McLean named his house, "Duart", after the McLean clan castle of the same name on the Isle of Mull.

## Thematic Context

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

## 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

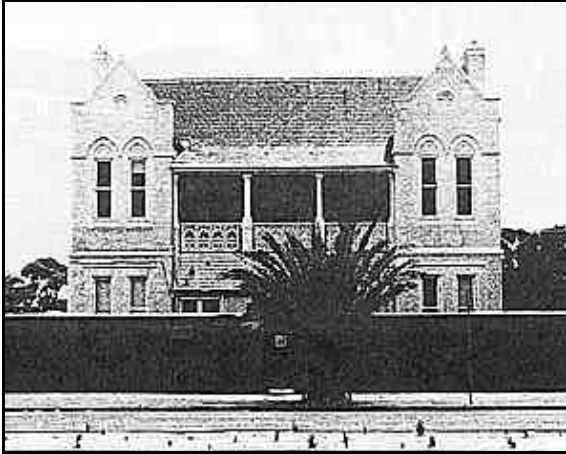
See South Melbourne rate books: 1898-1901, in Allom Lovell and Associates "Duart 121 Beaconsfield Parade Albert Park: Assessment of Heritage Significance", 9/97.

ADB 1891-1939: p. 330.

Garden, Don, Victoria A History Nelson 1984, p.210.

Tender notices (Miles Lewis Index of Australian Architecture) in Allom Lovell and Associates op. cit., p.7.

**Identifier** Former Convent of the Good Shepherd  
**Formerly** Our Lady of Mount Carmel School



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

**Address** 142-150 Beaconsfield Parade  
ALBERT PARK

**Category** School

**Constructed**

**Designer**

**Amendment** C 29

**Comment**

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

The former Our Lady of Mount Carmel School was built in 1905 and subsequently extended and formed a part of the Convent of the Good Shepherd complex at Albert Park on Beaconsfield Parade, Albert Park. It was designed by noted Melbourne architects, Reed, Smart and Tappin who undertook many commissions for the Catholic Church. The building today is historically and aesthetically significant.

It is historically significant (Criterion A) to the extent that it directly demonstrates an aspect of the Sisters of the Good Shepherd's work in Albert Park since 1905 consisting of the education of children within the community. It is also important for its capacity to recall the work of the Sisters more generally and specifically for the way in which they undertook their educational activities, having class rooms and accommodation for the sisters in the one complex.

It is aesthetically significant (Criterion E) as a prominent Gothic Revival building overlooking the Parade and is of interest for the manner in which it demonstrates the influence of the Arts and Crafts mode in the treatment of the façade, the shingled balcony, chimneys and roof treatment being identifiable stylistic elements. It remains today as a large building demonstrating the existence of a school here for the greater part of the twentieth century, the high wall reinforcing this perception.

### **Primary Source**

Andrew Ward, City of Port Phillip Heritage Review, 1998

### **Other Studies**

### **Description**

A two storeyed Arts and Crafts influenced Gothic Revival School with its principal aspect facing Beaconsfield Parade. The façade is symmetrical with pavilions enclosing a two storeyed verandah, now partly built in. The front gable ends with kneelers are steeply pitched in the Gothic manner and appear to have originally had

finials at their apexes. Within each gable is an oculus with quatrefoil motif. There are moulded stringcourses at first floor level and at the upper level window heads where they also form drip moulds. The verandah balcony is shingled with a cast iron balustrade employing Gothic details in three bays defined by brick piers and surmounting columns having spiral decorations. The lower level windows have flat heads and the upper level flat heads with lancet arched panels. The roof is slate finished. The front section of the building is T shaped, the secondary side elevations being buttressed and having entry porches with lancet arched treatments to the doorways. Windows are flat arched with the exception of the stair well (?) and there is an attached single storeyed rear section.

Inside, the front section includes the main entry and staircase with tessellated tiled floor. There is a lancet archway between the entrance hall and the stair hall and the staircase is in situ. The nuns were accommodated in the front transverse section and there are class rooms in the main body of the complex behind.

A high fence runs across the front of the building on Beaconsfield Parade.

Condition: Sound. Integrity: High.

## **History**

In 1863, four Catholic sisters, pioneers of the Good Shepherd Order, arrived in Australia. This order directed its efforts initially to the care of 'fallen women', later encompassing the care, training and education of poor children and by 1879 establishing a general Catholic day school known as St Euphrasia's, Abbotsford. The foundation stone for the convent known as Rosary Place at Beaconsfield Parade was laid on 31st. May, 1892. The architect was H.E. Tolhurst, city surveyor at the time for Collingwood. The new convent was officially opened on 22nd. December, 1892 and additions were undertaken in 1905 when a new primary school, the present building, was constructed at the west end of the site. The school was run by the Sisters at the request of the Carmelite Fathers in charge of the Parish. It was called Our Lady of Mount Carmel and was the third day school to be established by the Order in the metropolitan area. The school was designed by Reed Smart and Tappin and was extended at the rear, probably during the next decade. Further buildings were erected subsequently on the site and have since been demolished.

In 1972 a survey lead to a decision to close Rosary Place. The eastern half of the complex including the original convent was sold to the Housing Commission of Victoria in that year and subsequently demolished. In 1973 the school at nos. 142-150 Beaconsfield Parade was transferred to the Our Lady of Mount Carmel Parish, becoming the Parish school under the control of the Catholic education Office.

## **Thematic Context**

- 6. Educating
  - 6.2 Establishing Schools

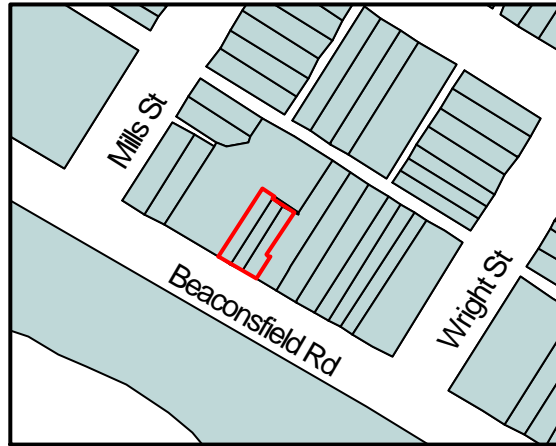
## **Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme with control over interior alterations.

## **References**

Allom Lovell and Associates: "Former Convent of the Good Shepherd Buildings, 142-150 Beaconsfield Parade, 156 Beaconsfield Parade Albert Park Assessment of Heritage Significance", 1/1995.

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



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 178-180 Beaconsfield Parade  
MIDDLE PARK

**Category** Residential:row

**Constructed** 1912

**Designer** unknown

**Amendment** C 29

## Comment

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

The terraced dwellings at nos.178-180 Beaconsfield Parade, Middle Park were built in 1912 for Ellen Trestrail. They are historically and aesthetically important. They are historically important (Criterion A) for their capacity to demonstrate the attraction of the Parade as a residential location for speculator development during the Post Federation period. They are aesthetically important (Criterion E) for their loggia treatment, presumably influenced by nearby "Hughenden" at no.177 and forming part of an extraordinary group on the Parade with nos.181-182 and "Hughenden".

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A two storeyed Italianate terrace consisting of three identical dwellings with a distinguishing two storeyed loggia across the façade and terminated by the end walls. The loggias are made up of round arches carried on iron columns at both levels with a solid cement balustrade and the remnant of a mostly demolished balustraded parapet. Each dwelling has a bayed window at both levels.

Condition: Sound

Integrity: High, see above, cast iron double palisade fences sympathetic.

## History

At the turn of the century, auctioneer and former councillor John Buxton lived at his seaside mansion "Hughenden" built 1890 in Beaconsfield Parade. By 1910, Mrs. Ellen Trestrail had bought part lots 6 and 7 which had formed the south eastern section of the "Hughenden" grounds. The land measured 66 by 120 feet and had an NAV of 36 pounds. It was on the west side of Trestrail's home at no.181 Beaconsfield Parade.

Trestrail built a terrace of three brick houses on the site in 1912, which she let to Charles Davis (railway employee), Charlotte Lyons (home duties) and Ernest Luck (plumber). The houses at nos.178 and 179 each had six rooms and an NAV of 66 pounds. No.180 had seven rooms and an NAV of 70 pounds.

In 1915, the middle house was vacant and the tenants of the other houses were Albert Trestrail (clerk) and Alexander Tresize (manager). Ellen Trestrail continued as owner in 1920 however by then the tenants had changed to Mary Jeffrey (home duties), William Carlyon (medical doctor) and Clive Eadie (clerk). At that time, the description of the houses continued the same however no.180 also had a garage. The NAVs had changed to 70 pounds (no.178), 100 pounds (no.179) and 90 pounds (no.180).

Research note -for other Trestrail properties, refer to data sheet for 181-182 Beaconsfield Parade.

## **Thematic Context**

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

## **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**

South Melbourne Rate Books: 1900-6, 1910-16, 1920-21.

Sands and McDougall directory 1931.

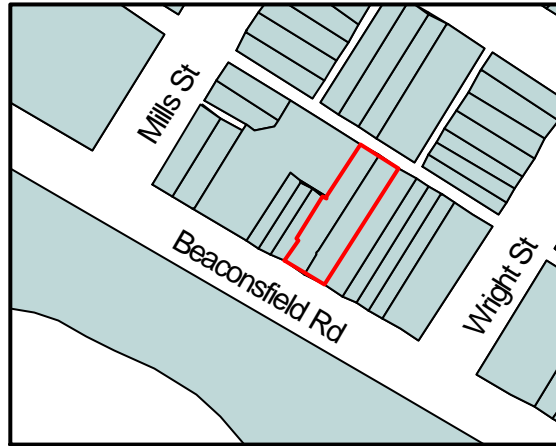
MMBW litho plans "Portion of South Melbourne and St. Kilda", dated 1896, and no.34, dated 20.3.1947.

Charles Daley, "The History of South Melbourne", Robertson and Mullens, Melbourne, 1940, p.126.

Susan Priestley, "South Melbourne, A History", Melbourne University Press, Carlton, 1995, p.116.



**Identifier** Houses  
**Formerly** "Vauxhall Flats" (no 182)



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

**Address** 181-182 Beaconsfield Parade  
MIDDLE PARK

**Category** Residential:row

**Constructed** 1901 & 1912

**Designer** unknown

**Amendment** C 29

## Comment

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

The terraced dwellings at nos. 181 and 182 Beaconsfield Parade, Middle Park, were built in 1901 and 1912 respectively by James Moore, a timber merchant (no.181) and James Trestrail, merchant (no.182). They are historically and aesthetically important. They are historically important (Criterion A) for their capacity to demonstrate the attraction of the Parade as a residential location for speculative development during the Post Federation period. They are aesthetically important (Criterion E) for their loggia treatment, presumably influenced by nearby "Hughenden" at no.177 and forming part of an extraordinary group on the Parade with nos.178-180 and "Hughenden".

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A two storeyed Italianate terrace consisting of two almost identical dwellings with a distinguishing two storeyed loggia extending across the façade and returning along the side elevations. The loggias are made up of round arches carried on iron columns at both levels with an open cast cement balustrade and surmounting balustraded parapet with urns.

Condition: Sound.

Integrity: High. Sympathetic double palisade iron fence.

## History

Using unemployed labour, the government undertook the formation of Beaconsfield Parade between Sandridge and St. Kilda in 1878. The road was built next to the Military Road along the sea-front and in the course of its construction, many swamps and waterholes in Albert Park and Middle Park were filled. Until subsequent drainage and filling works were carried out, the Middle Park section of Beaconsfield Parade

remained sparsely developed.

At the turn of the century, City Road timber merchant James Moore, owned vacant land lots 8 and 9 in Beaconsfield Parade between Mills and Wright Streets. In 1901, a brick house was built on lot 8 (no.181). It is unclear who owned the house at the time however it was let to Mrs. Mary Jane Stephens. It had nine rooms and an NAV of 100 pounds. Moore continued to own the adjoining lot 9, which by 1905 was fenced and had an NAV of 20 pounds.

Melbourne merchant James Trestrail owned the house in 1902 and leased it to wool broker John Zander. In the following year, it had the street number 179 and ownership passed to Mrs. Ellen Trestrail, who by 1910, had taken up residency. At that time, Trestrail also owned vacant land measuring 66 by 120 feet west of her home and in 1911 bought vacant lot 9 on her east side from Caroline Tresize. In 1912, Trestrail built on both blocks. The house on lot 9 (no.182) was brick with 13 rooms and an NAV of 120 pounds. Trestrail let it to Annie Lambert however in 1915 the tenant was engineer Harry Williams. By then, the houses had taken on their present day street numbers.

Ellen Trestrail had moved to North Melbourne by 1921, and the houses at nos.181 and 182 had been converted to flats or accommodation rooms. The nine roomed house at no.181 housed three families, a total of 14 people and had one "flat" vacant. The tenants were Elsie MacDonald (home duties), John Wallace (metallurgist) and Mrs. Hantrive (home duties). The thirteen roomed house at no.182 was fully let with four families, a total of eight people living there. Its occupants were Miss Lewis, William Harrys (grazier), a family named Mondon and Mrs. Sinclair (home duties).

By 1931, no.181 had reverted to a private home occupied by Albert Trestrail and no.182 was known as "Vauxhall Flats".

## **Thematic Context**

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

## **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**

South Melbourne Rate Books: 1900-6, 1910-16, 1920-21.

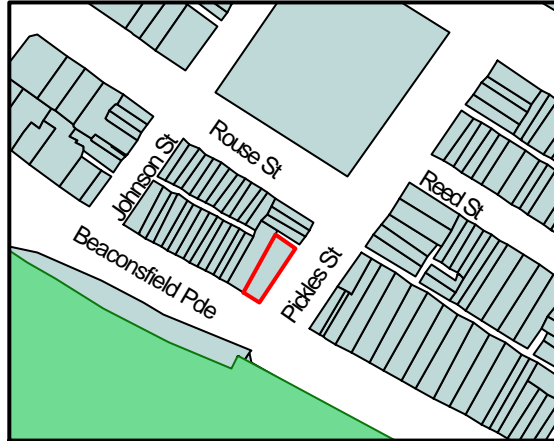
Sands and McDougall directory 1931.

MMBW litho plans "Portion of South Melbourne and St. Kilda", dated 1896, and no.34, dated 20.3.1947.

Charles Daley, "The History of South Melbourne", Robertson and Mullens, Melbourne, 1940, p.126.

Susan Priestley, "South Melbourne, A History", Melbourne University Press, Carlton, 1995, p.116.

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



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

**Address** 1 Beaconsfield Parade  
PORT MELBOURNE

**Category** Residential:detached

**Constructed** 1889

**Designer** unknown

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

## Comment

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

1 Beaconsfield Parade is of local significance. Although altered by the partial removal of the balcony, the house retains its original distinctive form and detailing, and is a prominent streetscape element contrasting with the adjacent single storey houses.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

## Other Studies

## Description

PRINCIPAL THEME: Residential

SUB-THEME: Brick House, 2 storey

ORIGINAL OWNER: James D Emerson

LOCAL/PRECINCT CHARACTER:

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

BUILDING TYPE: Residence

ORIGINAL RESIDENTIAL Private residence

PRINCIPAL MATERIAL: Brick

AUTHENTICITY  
70-90% original

## PHYSICAL/STYLISTIC DESCRIPTION

This large two storey Italianate house has walls constructed of rendered masonry and incorporates a canted full height window bay in the front elevation facing Beaconsfield Parade. A verandah and balcony, which originally ran around both principal elevations, remains on the east side and has been enclosed on the upper

level. The tall and narrow windows have segmental arches, with stilted hood moulds to the ground floor. Moulded string courses run between the windows at both levels. The projecting eaves to the hipped roof are supported on paired brackets with moulded rectangular panels between.

The property retains part of the original rendered front wall and cast iron fence.

#### COMPARATIVE ANALYSIS

The Italianate style of this house, while uncommon in Port Melbourne, is typical of larger villas built in the 1880s in suburbs such as St Kilda and Hawthorn. Houses of this sort were usually built on relatively large sites well clear of the site boundaries. The form of this house, with a parapeted party wall on the west boundary, as if the house was intended to terminate a terrace row, is, however, unusual.

#### History

This house was constructed in 1889 for James Daly Emerson, a solicitor. Consisting of ten rooms, it was a relatively grand house for its location, and was valued at £90. (1)

#### Thematic Context

Prior to the early 1880s, little development had taken place along the foreshore east of the lagoon. Khartoum Terrace (4-14 Beaconsfield Parade, 1884-5) was a very substantial development, and by 1886, this part of Beach Street, previously known as Beach Street west, was renamed Beaconsfield Parade. (2) This house was an unusually grand addition to what was essentially a working-class street.

#### Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

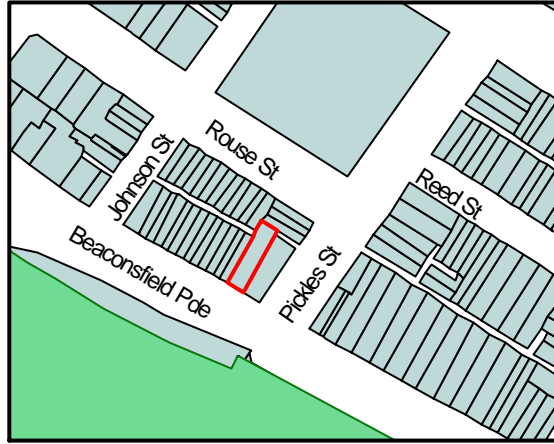
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

#### References

(1) Port Melbourne rate book, 1890-91, no. 1933.

(2) Sands and McDougall Melbourne Directories, 1885-

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



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

**Address** 2 Beaconsfield Parade  
PORT MELBOURNE

**Category** Residential:detached

**Constructed** 1883-4

**Designer** unknown

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

## Comment

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

2 Beaconsfield Parade is of local significance. This house and the houses at 1 Beaconsfield Parade and 4-18 Beaconsfield Parade, while not of particular architectural distinction, are the only remaining nineteenth century residences in Port Melbourne which face the foreshore, demonstrating the original residential character of the area.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

## Other Studies

## Description

PRINCIPAL THEME: Residences

SUB-THEME: Brick house, double fronted, single storey

ORIGINAL OWNER: John Thomas Roberts

LOCAL/PRECINCT CHARACTER:

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

AUTHENTICITY  
90% + original

BUILDING TYPE: Brick house, double fronted, single storey

ORIGINAL RESIDENTIAL Private residence

USE TYPE:

ARCHITECTURAL STYLE: Victorian

PRINCIPAL MATERIAL: Brick

## PHYSICAL/STYLISTIC DESCRIPTION

This double-fronted single-storey house is constructed from rendered brick, and has a high-pitched hipped roof covered with corrugated iron. The walls have quoins with vermiculated rustication and the eaves are

bracketed with small rectangular vermiculated panels between. On each side of the central panelled front door are three-light sash windows with narrow side lights. The verandah appears to retain its original hipped roof form, but the posts have been replaced with relatively recent mild steel posts. There is a sympathetic front picket fence and gate, probably not original.

#### COMPARATIVE ANALYSIS

This house is similar in form and Italianate detailing to numerous double-fronted houses of this period in Victoria.

#### History

This residence was constructed in 1883-4 for its first owner, builder, John Thomas Roberts. The rate book for this year notes that the building was 'in progress'. The house was first rated in 1884-5, when it was valued at £32, while the first description is from the 1886-7 rate book, which lists its as a five-roomed brick house. (1)

#### Thematic Context

This was one of the first substantial houses to be constructed at this end of Beaconsfield Parade. Prior to the early 1880s, little development had taken place along the foreshore east of the lagoon. The construction of Khartoum Terrace 4-14 Beaconsfield Parade (q.v.), in 1884-5 was a very substantial development, and by 1886, this part of Beach Street, previously known as Beach Street west, was renamed Beaconsfield Parade. (2)

#### Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

#### References

1. Port Melbourne rate book, 1884-5, no. 1770  
Port Melbourne rate book, 1886-7, no. 1840
2. Sands and McDougall Melbourne Directories, 1885-6



**Identifier** Residences  
**Formerly** unknown



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

**Address** 4-18 Beaconsfield Parade  
PORT MELBOURNE

**Category** Residential:row

**Constructed** 1884-5

**Designer** unknown

**Amendment** C 29

## Comment

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

4-18 Beaconsfield Parade are of local significance. These houses and the adjacent houses, while not of particular architectural distinction, are the only remaining nineteenth century residences in Port Melbourne which face the foreshore, demonstrating the original residential character of the area.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

## Other Studies

## Description

PRINCIPAL THEME: Residences

SUB-THEME: Nineteenth century brick terrace, single-storey, single fronted

ORIGINAL OWNER: Samuel Douglas

LOCAL/PRECINCT CHARACTER:

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

AUTHENTICITY

70-90% original

BUILDING TYPE: Nineteenth century brick terrace, single-storey, single fronted

ORIGINAL RESIDENTIAL Private residences

USE TYPE:

ARCHITECTURAL STYLE: Victorian Italianate

PRINCIPAL MATERIAL: Brick

## PHYSICAL/STYLISTIC DESCRIPTION

This terrace of eight single-storey houses are all single-fronted except for the double-fronted house on the corner of Johnson Street. They are built in polychromatic brown and cream brickwork, mostly painted. The

roof is continuous over the terrace, with no parapet walls and is mostly covered with corrugated iron, with some recent concrete tiling. The eaves are bracketed. The houses have simple front verandahs, some with cast iron friezes, spanning between brick wing walls. New door and window openings have been formed in some of the houses.

#### COMPARATIVE ANALYSIS

This terrace row has detailing such as bracketed eaves, (originally) polychromatic brickwork and cast iron verandah decoration typical of single storey late Victorian terraces across the inner Melbourne suburbs. The lack of party wall parapets rising above the roof distinguishes this terrace from examples in other suburbs in which the Melbourne Building Act applied.

#### History

This brick terrace was constructed in 1884-5 by its first owner, South Melbourne contractor, Samuel Douglas. Consisting of ten rooms, no. 2 Beaconsfield Parade was occupied the year after its construction by William Douglas. (1) The other houses were all of five rooms and were let to a variety of tenants. When first rated, the five roomed houses were valued at £28, while the larger house was valued at £45. Within a few years, the entire terrace had been mortgaged to the Real Estate Bank. (2)

#### Thematic Context

A typical 1880s speculative development, the construction of Khartoum Terrace marked the full-scale development of the part of Beach Street east of the lagoon. Following the construction of the terrace, this stretch of Beach Street was renamed Beaconsfield Parade.

#### Recommendations

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, 1885-6, no. 1815.
2. Port Melbourne rate book, 1889-90, nos. 1898-1910.

**Identifier** Beach Shelters  
**Formerly** unknown



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

**Address** Beaconsfield Parade  
SOUTH MELBOURNE

**Category** Public

**Constructed** c. 1914

**Designer** unknown

**Amendment** C 29

**Comment**

## Significance

These two beach shelters are of significance as the only remaining shelter structures along the South Melbourne foreshore dating from the pre-World War 1 period. Along with the Kerferd Road pier, they are prominent reminders of the plethora of built forms that dominated the foreshore around the turn of the century and contributed to it being a major recreational centre. The shelters are also of significance for being intact examples of timber-constructed Edwardian public pavilions: a built form rare through vulnerability.

## Primary Source

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

## Other Studies

## Description

Original Use: Beach Shelters  
Date of Construction: circa 1914(1)

During the 1880s the Beaconsfield Parade beachfront was a popular health and pleasure resort for Melbourne(2) that received a further boost in popularity following the opening of the Victoria Avenue tramline in 1890(3), giving more people ready access to recreational facilities. Sea bathing, known in Emerald Hill from at least 1873(4), attracted a large following and it became very popular in the more liberally-minded Edwardian period. By the end of the century four bathing baths had been built and even by the 1930, three were still in use(5), being the Ladies' Baths, the Hot Water Baths and the Middle Park Baths. In addition, the extant pier had been built in 1887 (q.v.), and numerous changing sheds and shelters, and a number of rotunda and kiosks.

The two shelters that remain along Beaconsfield Parade beach, are opposite the Kerferd Road junction at the end of Harold Street. They appear to be the '...two large ornamental timber shelters on the sand....' that were

reported as having been constructed in 1916(6). They are both gable roofed, open below with a timber frame in an 'H' form. V-jointed lining boards are set on to the frame and bench seats are nestled into the returns of the 'H'. The roofs with their wide eaves, turned finials, and scalloped-edged lining boards at each end, are most decorative in effect and are distinctive with their weatherboard roof cladding. While some of their timbers have been replaced, the shelters remain in a substantially intact form.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

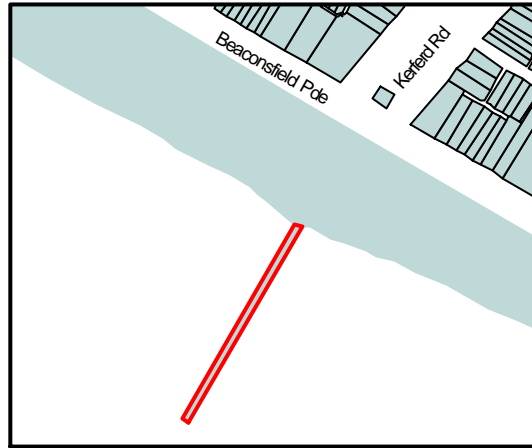
recommended inclusions:

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

## **References**

1. National Estate 'Listing for South Melbourne City - Edwardian Beach Shelters', 22 September 1986
2. C. Daley, 'History of South Melbourne', p. 140
3. *ibid.* p. 190
4. The Emerald Hill Sea Bathing Company was in existence by 1873. 'Illustrated Australian News', 10 October 1873, p.171
5. 'City of South Melbourne Annual Report ... 1929-1930', p. 13
6. *ibid.* 1915-1916 p. 9

**Identifier** Kerferd Road Pier  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO174

**Address** Beaconsfield Parade  
SOUTH MELBOURNE

**Category** Public

**Constructed** 1887-9

**Designer** unknown

**Amendment** C 29

## Comment

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

The Kerferd Road pier is of significance as a South Melbourne landmark and along with the two extant Edwardian beach shelters (q.v.) is all that remains of the row of bathing facilities that once lined the South Melbourne foreshore. Both its social function and physical form are of significance, as it is one of very few substantially intact nineteenth century piers extant in Port Phillip.

## Primary Source

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

## Other Studies

## Description

Original Use: Pier  
Date of Construction: 1887-1889(1)

Following the release of land in the area for residential development in the late 1870s, Beaconsfield Parade developed as a resort area. During the 1880s boom period, prolonged agitation from the local community culminated in the establishment of a pier at the terminus end of Kerferd Road(2). Probably built to the design of the Public Works Department the successful tenderer was Thomas Dalgleish, a South Melbourne resident(4). By 19 February 1887 the work had commenced, the first section of the pier being 360 feet in length(5). Later that year the Public Works Department required that the pier be extended in length and handed the work to W. Tait, of Geelong, who added an extra 300 feet(6). The pier was completed in 1889(7) and it and the new sea baths two hundred yards immediately to the east(8) dominated the foreshore both physically and in functional terms.

In a manner typical of nineteenth century pier structures, the pier is constructed wholly in timber with closely-set timber pylons supporting timber cross members. The superstructure has large timber beams forming the

decking, and the original members appear to have all spanned the full width of the promenade. At some date the decking has been asphalted over, although this is now only partially intact and a number of the timbers have been replaced. The balustrading is substantially intact, while there are also timber bollards at the far end of the pier that appear to be original.

## **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 Australia (Vic.) ' Research into Kerferd Road Pier...', 18 November 1985
2. *ibid.*
3. The South Melbourne Citizen, 15 January 1887
4. *ibid.* 12 February 1887
5. *ibid.* 15 January 1887
6. *ibid.* 31 December 1887
7. National Trust Australia (Vic.), *loc.cit.*
8. *ibid.*



**Identifier** Kilbride Centre

**Formerly** unknown



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

**Address** 52 Beaconsfield Parade  
SOUTH MELBOURNE

**Category** Church

**Constructed** 1886

**Designer** unknown

**Amendment** C 29

## Comment

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

The 'Kilbride Centre' is of significance as one of the few major buildings built along Beaconsfield Parade at the time the Parade was being developed in the late nineteenth century. Along with the 'Hotel Victoria' and 'Hughenden' (q.v.) it has remained a key building along the Parade. It is also of significance as a Carmelite Centre, particularly in the light of Our Lady of Mount Carmel Church' (q.v.) being established close by in Middle Park.

## Primary Source

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

## Other Studies

## Description

Original Use: Carmelite Convent(1)

Construction: 1886(2)

Australia's first Carmelite foundation was established in 1881 at Gawler, South Australia, following traditions observed in Ireland since 1271(3). Victoria's first parish at Sandridge (now Port Melbourne), was established in 1882(4) and it was during the boom conditions of the 1880s that the Camelites were encouraged to buy and build on a large scale(5). Land was bought in Beaconsfield Parade in 1882 for the construction of a grand priory - Melbourne's first Carmelite house - and later in Richardson Street where the Our Lady of Mount Carmel Church was erected (q.v.)(7). Building of the priory was financed, in part, by a Shakespearian Fair and Art Union held in February 1885(8). Running for nine days the event raised £3,000 and for a final cost of £6,000 the priory was officially opened in October the following year(9).

In 1909 the Sandridge parish was divided into the new parishes of Middle Park and Port Melbourne(10). Subsequently the Carmelites moved from Beaconsfield Parade into separate priories and the Brigidine Sisters

acquired the old priory as a novitiate(11). The Sisters remain the owners of the 'Kilbride Centre' today.

The building remains externally in a substantially intact state and is dominated by colonnades of bluntly pointed arches at both the ground and first floors. The slate roof and moulded rendered chimneys are also 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**

1 Sands and McDougall Melbourne Directory, 1894

2 P. Chandler, The Carmelites in Australia : A brief History, 1981, p. 15

3 *ibid.* p.8

4 *ibid.* p.13

5 *ibid.*

6 *ibid.*

7 Refer Citation for 216 Richardson Street

8 Chandler, *op.cit.* p.15

9 *ibid.*

10 *ibid.* p.17

11 *ibid.*

**Identifier** Hotel Victoria  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO56

**Address** 123 Beaconsfield Parade  
SOUTH MELBOURNE

**Category** Commercial

**Constructed** 1887

**Designer** Richard Speight

**Amendment** C 29

## Comment

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

'Hotel Victoria' is of significance as a South Melbourne landmark. It is one of the most intact nineteenth century hotels in the area and is particularly of significance for its contribution to the nineteenth century recreational facilities provided along of the Beaconsfield Parade of which this hotel and the Kerferd Road pier are the most commanding reminders.

## Primary Source

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

## Other Studies

## Description

Original Use: Hotel  
Date of Construction: 1887(1)  
Architect : Richard Speight(2)

During the 1880s the Beaconsfield Parade beach front area was becoming a popular health and pleasure resort serving all of South Melbourne(3). This received a further boost following the opening of the Victoria Avenue tram line in 1890(4), giving more people ready access to recreational facilities. In 1887 construction began on the long awaited Kerferd Road Pier (q.v.)(5), which subsequently attracted the establishment of sea baths(6), and a post card print of the time shows the beach front lined with wooden beach shelters(7). The scope for a large hotel was abundant and a Mrs McGregor(8) filled it with the 'Victoria', sited strategically opposite the pier.

The 'Victoria' remains with the pier opposite. It is a very large three storeyed rendered hotel that has a design that takes command of the corner on which it is set and the view over the Bay. The first two floors are enveloped by loggias and the corner has a square tower set facing the angle, into which is set one of the main

entrances, the other being in the Beaconsfield Parade facade. The corner entrance is emphasised by exaggerated console brackets and a pediment over it, while the tower itself has been given emphasis by the octagonal lantern at the top which has an open loggia and the octagonal mansarded tower above. The exterior is substantially intact although its appearance has been altered by the glazing-in of the loggia, and the interior to the ground floor retains some original detailing but has been altered.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

## **References**

1 Architects Index, University of Melbourne.

2 *ibid.*

3 C. Daley, 'History of South Melbourne', p. 140.

4 *ibid.*, p. 316.

5 National Trust of Australia (Victoria), Research into Kerferd Road , 18 November 1985.

6 *ibid.*

7 Post Card Folders, 'Beaconsfield Towards St. Kilda', H82.19 Picture Collection, State Library of Victoria.

8 Architect's Index

**Identifier** "Hughenden"  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO57

**Address** 177 Beaconsfield Parade  
SOUTH MELBOURNE

**Category** Residential:detached

**Constructed** 1890

**Designer** Frederick de Garis and Son

**Amendment** C 29

## Comment

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

'Hughenden' is of significance for its direct association with J.R. Buxton and as one of the most substantial and commandingly designed houses to have been built along Beaconsfield Parade and in South Melbourne generally. The treatment of the curtilage and the interior are detracting from the building's significance.

## Primary Source

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

## Other Studies

## Description

Original Use: Residence  
Date of Construction: 1890 (1)  
Architect: Frederick de Garis and Son (2)

'Solid, commodious and expensive (3) is how John Robert Buxton's mansion 'Hughenden' has been described. Buxton emigrated from England in 1869 to join his uncle, W.P. Buckhurst, in his real estate business, which later became known as Buckhurst and Buxton and eventually J.R. Buxton & Sons (4). The firm prospered during the Melbourne land boom and Buxton moved his family from St Vincent Place to the foreshore at Middle Park (5). Buxton's wife, offered a choice between Queen's Road and Beaconsfield Parade, settled for the seaside views and it was not long before building commenced, under the contractor by M. Dowling (6).

Buxton was an admirer of the British Prime Minister, Benjamin Disraeli, and named the house 'Hughenden' after Disraeli's family home and presumably to Buxton's satisfaction, Beaconsfield Parade was named in honour of Disraeli's elevation to the peerage as Lord Beaconsfield.

The house and the Buxton family is extensively described and splendidly evoked in the reminiscences of J.R. Buxton's grand-daughter, Kathleen Fitzpatrick, in her book ' Solid Bluestone Foundations'.

After Buxton's death the property was sold to the Danish club, who remain the present owners. The firm J.R. Buxton and Sons remains as one of Melbourne's leading Real Estate agencies, and retains its head office in South Melbourne.

The house remains substantially intact to the exterior and is a product quite typical of the end of the land boom. It is an ornately decorated render two storeyed house enveloped by a loggia to each floor. The whole is set within an applied trabeated system of fluted pilasters, doric at ground floor and corinthian above, and each level has its appropriately decorated cornice fashioned in render. The Italianate effect of the whole is reinforced by the Italianate balustrading to the parapet. The depth of the façade behind the loggias can no longer be perceived as they are now glazed-in and the entrance has been most unfortunately altered with the addition of a stone balustrading and concrete steps. It is also of regret that the very fine fernery that once stood off the north-east corner of the house is no longer extant.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

## **References**

1 Architect's Index, University of Melbourne

2 *ibid.*

3 K. Fitzpatrick, 'Solid Bluestone Foundations', p.2

4 *ibid.*, p.25

5 *ibid.*, p.2

6 South Melbourne – P.M. Historical Preservation Society Newsletter, held in the South Melbourne Local History Collection, LH:579



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



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 199 Beaconsfield Parade  
SOUTH MELBOURNE

**Category** Residential:apartment

**Constructed** c.1920

**Designer** unknown

**Amendment** C 29

**Comment**

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

The flats at 199 Beaconsfield Parade are of significance as a confidently designed early block of flats that remain substantially intact to their Beaconsfield Parade façade. The manner in which they take advantage of the sea view is one of the most elegant solutions to this design opportunity; one available to all the buildings along the Parade. As such they are one of the key buildings in the architecturally varied and distinctive building stock of the foreshore area.

**Primary Source**

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

**Other Studies**

**Description**

Original Use: Residences

This building is a confidently designed block of flats that appears to have been built very early in the evolution of this building form in Melbourne. The front façade is coherently massed to present the separate flats as if they were a single house. The main elements in the façade that depart from the normal domestic vocabulary (prior to the development of flats), are the two external staircases that wrap their way up to the first floor. The use of external stairs to blocks of flats was common c.1920 (1), however few incorporated the stair as coherently as in this case. Rather than being apologetic, intrusive appendages, the stairs frame the façade and are reflected by the short towers into which they run. The strength of the layout of the stairs is continued with the curvilinear forms of the façade at both levels: found in the arched ground floor and the bay windows. The substantially intact leadlight windows are extensive across the façade, taking advantage of the outlook over the sea. Elsewhere the façade is substantially intact, however the eaves line of the verandah has been altered at first floor level.



## **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 T. Sawyer, 'Residential Flats in Melbourne', Research Report, University of Melbourne 1982, p.53

**Identifier** Catani Gardens

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO348

**Address** Beaconsfield Parade  
ST. KILDA

**Category** Garden

**Constructed** 1910's

**Designer** Carlo Catani

**Amendment** C 29

**Comment**

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

The Catani Gardens are of significance as an example of the landscaping work of Carlo Catani, undertaken in the late Federation Period. The scheme, designed as part of a comprehensive plan for the Foreshore area devised by Catani for the Foreshore Committee, is also a rare and important example of formal seaside landscape design in a style typical of European resorts of this period. Critical elements include the low scale of planting preserving vistas towards the sea, with curvilinear paths established through sharply delineated lawns and focussing on a series of follies and monuments. The formality of the gardens was originally enhanced by clipped privet and mirror plants established around lava rock garden beds and seats, creating zones of enclosure within the otherwise very open landscape. The embankment and lava rock seats facing onto the area north of the St Kilda Pier enclose the western edge of the Gardens. The character of the gardens has been eroded by the gradual deterioration of the formal hedgings and plantings and lava rock edgings, the removal of follies and monuments such as the original fountain, and the intrusion of road widenings to Jacka Boulevard. Recent alterations include the erection of a number of buildings and lighting standards in a conventionalised mock Federation style. These have given the gardens a 'heritage' homogeneity reflecting concerns of the 1980s but somewhat out of character with the quirky and festive diversity of the gardens during their heyday in the 1920s. Important individual elements include the Shelter, Basalt Foreshore Wall and Bastions including adjoining concrete footpath, Lava Rock drinking fountains, and concrete and timber seating dating from the late Interwar period. Important elements cited individually elsewhere are The Cenotaph, Royal Yacht Squadron Clubrooms, Sali Cleve Fountain and Captain Cook Memorial. Two concrete lamp standards survive in the western corner of the Gardens.

**Primary Source**

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

**Other Studies**

**Description**

Gardens

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

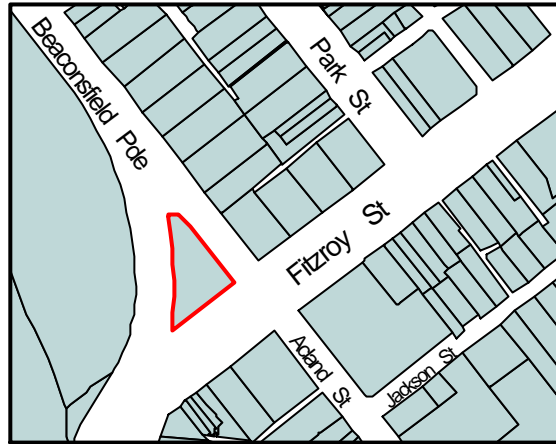
National Estate Register

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

## **References**

unknown

**Identifier** Cleve Gardens  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** Beaconsfield Parade  
ST. KILDA

**Category** Garden

**Constructed** 1910-1920's

**Designer** unknown

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

**Comment**

## Significance

The Cleve Gardens is one of a collection of small reserves in St Kilda created at the intersection of roads and dedicated to passive recreational uses. The reserve was originally elaborately landscaped with paths, seating and lava rock garden beds and planting, and this scheme reached maturity in the 1920s. However this landscaping has since been removed, and the reserve is now of importance primarily as a contributory piece of parkland. It is enhanced by its mature Moreton Bay Fig trees (the only A grade elements left in the gardens) and remnants of the c. 1906 Edwin Knox Memorial drinking fountain at the south-west corner.

## Primary Source

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

## Other Studies

## Description

Gardens

The Cleve Gardens are illustrated in Cooper (volume 2, before p.151) showing their state in the late 1920s. This photo indicates that the gardens were originally elaborately landscaped in a style similar to the Catani and O'Donnell gardens, using lava rock edgings to paths and garden beds and extensive and dense hedge plantings of privet and mirror plant. Seating, including picnic tables, were provided under trees and around a central circular garden bed. All remnants of these works have since been removed.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

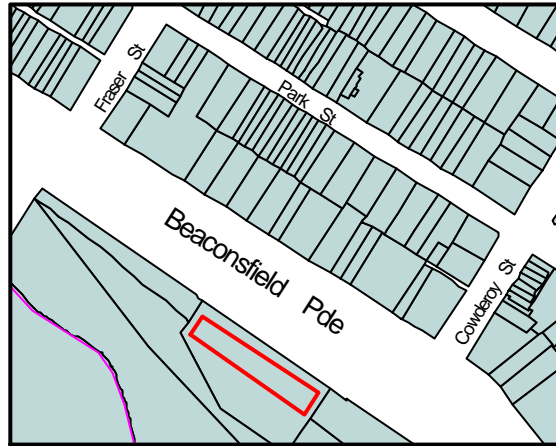
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

unknown

**Identifier** Former Open Sea Bathing House

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO54

**Address** Beaconsfield Parade  
ST. KILDA

**Category** Street Furniture

**Constructed** 1928

**Designer** unknown

**Amendment** C 29

**Comment**

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

This pavilion is an integral part of the visionary works of the Foreshore Committee undertaken during the 1920s, and has survived as a rare building type potentially identified with earlier patterns of beachside activity of this area. It now serves an important urban purpose in defining the beginning of the Beaconsfield Parade promenade, and its presence contributes to the evocative beachside atmosphere of this area. This substantially intact building is a pair with the contemporary bathing pavilion at the head of Marine Parade, now converted to a restaurant. It is complemented by the adjoining balustrading, seating and lighting, cited under Beaconsfield Parade, Sea Wall and Promenade.

**Primary Source**

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

**Other Studies**

**Description**

Style : Mediterranean  
Pavilion

**History**

see Description

**Thematic Context**

unknown

**Recommendations**



A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

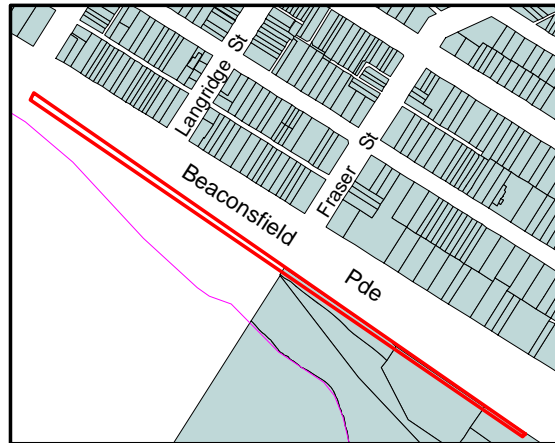
National Estate Register

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

## **References**

unknown

**Identifier** Sea Wall and Promenade  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO450

**Address** Beaconsfield Parade  
ST. KILDA

**Category** Street Furniture

**Constructed** 1916

**Designer** St Kilda Foreshore Committee

**Amendment** C 29

**Comment** & subsequently C70

## Significance

This bluestone and concrete retaining wall and promenade was erected in 1916 as part of the land stabilisation and reclamation works undertaken by the St Kilda Foreshore Committee in 1915 and 1916. The wall is of significance as one of many integral parts of this visionary enhancement of the foreshore, which was regarded by the State Government of the time as being of national importance. The concept of a hard edge and balustrade separating a concrete footpath from the beach follows European models of promenade and beach. This element is critical to maintaining the structure of the beach and promenade, which is so characteristic of the St Kilda to South Melbourne beach front. The area was overlaid with further construction in the 1920s with the construction of the Open Sea Bathing Pavilion and these later works now define the primary character of the area. They include the concrete paving slabs, balustrading and other features such as the concrete lampstandard adjacent to the Bathing Pavilion, concrete and timber picnic tables, steel spot light standard and lava rock and concrete seating recess and drinking fountain. The recent planting of palm trees has strengthened this character, though the Surf Life Saving Association headquarters and adjacent kiosk are not in character with this setting. (Ref Foreshore Precinct Citation for map showing individual elements cited)

## Primary Source

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

## Other Studies

## Description

Style : Mediterranean  
Sea wall and promenade

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## **References**

### NOTES

J.B. Cooper, The History of St Kilda, vol. 2, p. 209

**Identifier** "Balgownie"

**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 324 Beaconsfield Parade  
ST. KILDA

**Category** Residential:detached

**Constructed** 1913

**Designer** unknown

**Amendment** C 29

## Comment

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

An exceptional two storey residence that is a well-known landmark along the Beaconsfield Parade foreshore. Built in 1913, the facade is a notable and idiosyncratic example of the Queen Anne style. The planning is similarly idiosyncratic and includes, among other things, a roof deck (an extremely rare feature for the period). Its garden contains a significant palm tree and its facade is covered in a fine cloak of virginia creeper.

## Primary Source

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

## Other Studies

## Description

Style : Queen Anne  
Two storey residence

Balgownie is an idiosyncratic two storey residence on Beaconsfield Parade. It was designed in 1913, by an unknown architect, builder, or owner, in a style that relates most closely to Queen Anne. Its creeper-covered twin peaked gables, quaintly arched balcony and porch, and the magnificent untrimmed palm tree in its garden, make it a well-known landmark along the beachfront. Its design is quite original, both inside and out, and yet seems to emanate from an earlier decade. Despite its apparent size the house contains only four principal rooms: the bay-windowed drawing room at the front left; the dining room half way down on the right; and upstairs, a master bedroom above the drawing room and a smaller bedroom to the rear. The first floor is only half the area of the ground floor. Much of the ground floor is taken up with circulation space. The porch opens into the entry and stair hall, which dog-legs around between the two main rooms, squeezes past a small servant's room, and opens into an unusually wide vestibule beside the dining room before leading on to the kitchen areas at the back. The first floor also has an unusual vestibule balcony room which serves the bedroom and the balcony. The staircase climbs erratically all the way to the roof, where it opens onto a roof

deck behind the parapets -- an extremely rare feature for the time. The planning generally does not seem to follow conventional Australian models, and precedents for the facade are equally hard to find. The facade is divided vertically by pilasters into three equal bays, the central one almost blank apart from two tiny windows, one arched, one circular. The diminutive, steeply pitched, half timbered gable fronts are superimposed on the parapets at the top of the side bays. Beneath these, the left hand bay carries the main windows, and the right, the arched balcony and porch. The facade is divided horizontally by two rendered bands, contrasting with the red brick, and demarcating the two floor levels. The four individual window, balcony and porch elements, each picked out in white, bear no further resemblance to one another, but are brought into a unity by their strict placement within the grid. To the rear of the house there is a collection of period outbuildings including an early fibro-cement sheet bungalow that invites further investigation. The front garden contains a number of old, well-clipped shrubs, the palm and the ancient creeper, and a painted timber front fence consistent, and perhaps contemporary, with the building's architecture.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

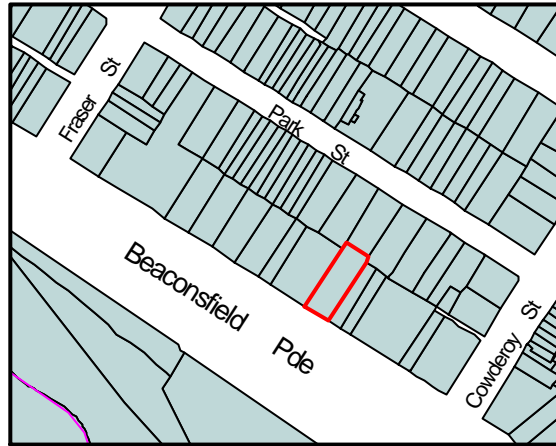
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

### NOTES

The fibro-cement sheet bungalow at the rear of the property may warrant further research. St K C C permit No 2044.

**Identifier** "The Astor"  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 326 Beaconsfield Parade  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1920's

**Designer** unknown

**Amendment** C 29

## Comment

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

One of the larger blocks of flats of its period, the `Astor' is significant primarily for its strong presence in the Beaconsfield Parade foreshore streetscape. Its expansive concrete pantiled hipped roof and its towering central stairhall element rising through its eaves line contribute to the impressiveness of its well proportioned facade. Other contributory elements include the arched openings of its central entrance and upper corner balconies (the latter have been glazed-in reasonably sympathetically), and the Spanish Mission-inspired decorative forms of the upper floor windows and parapet of its stair tower. The front fence is an important part of the original design. Though not the original colour scheme, the whole building has been painted white to good effect.

## 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

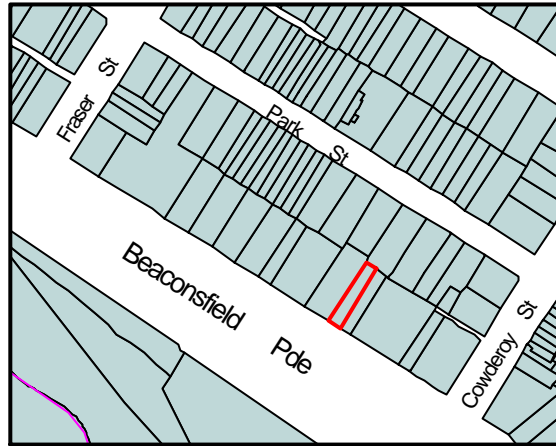
## **References**

unknown



**Identifier**      Maisonettes (two storey)

**Formerly**      unknown



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

**Address**      327-328 Beaconsfield Parade  
ST. KILDA

**Category**      Residential:attached

**Constructed** 1916

**Designer**      Klingender and Alsop

**Amendment**    C 29

**Comment**

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

These flats are among Melbourne's earliest and are an important example of flat development still in its early experimental stage. They were designed in 1915 by the prominent architectural firm Klingender and Alsop to be built in two stages. The northern half was erected probably in early 1916. Each half comprises two flats, one above the other. Each upper flat is accessed by its own internal stairway, a form that never gained much currency once later flat building patterns became established, and which is now extremely rare. The large, protruding front balconies set a precedent for appropriate design in a foreshore context that has not been surpassed. The original Arts and Crafts colour scheme has long since been painted over white, which has nevertheless tied the block in well with other buildings in the important streetscape of which it forms a notable part.

**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 maisonettes  
Original Owner: Edward Davies

**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 2814 issued Nov. 1915 for Northern half of pair only.

**Identifier** Flats (High Rise)

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO287

**Address** 333 Beaconsfield Parade  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1968-1970

**Designer** Sol Sapis, designer

**Amendment** C 29

**Comment**

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

The best, and biggest, of St Kilda's highrise apartment towers. It is an elegant and spectacular example of better quality 1960s speculative residential development. Its clean lines are enlivened by the detailing of the precast spandrel panels and the balconies cut in at the corners of each level, and it exhibits none of the meanness or blandness associated with highrise flats of this era. It speaks of the optimism of the early 1960s that new sophisticated forms of apartment living could be introduced to Melbourne, and of St Kilda's continuing historical role at the forefront of such experiments. Its international flavour adds an important and exciting dimension to the atmosphere of the beachfront.

Same builder (Sol Sapis) as 189 Beaconsfield Parade and Hobsons Bay Tower.

**Primary Source**

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

**Other Studies**

**Description**

Style : International  
Sixteen storey highrise flats  
Builder: M. Sachs / Sol Sapis  
Original owner: M. Sachs

**History**

see Description

**Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## **References**

### NOTES

St K C C building approval issued 21/8/68. Certificate of occupancy issued 13/10/70. No 330 Beaconsfield Parade was once owned by Sol Green.

**Identifier** Seaside Lodge

**Formerly** 'Reynella'



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

**Address** 342 Beaconsfield Parade  
ST. KILDA

**Category** Commercial: residential

**Constructed** c.1914-1918

**Designer** unknown

**Amendment** C 29

## Comment

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

This residential building remains as an example of the type of accommodation erected in Beaconsfield Parade at a time when St Kilda was a popular holiday resort. Stylistically, the building shows both English and American influence.

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

## Primary Source

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

## Other Studies

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

## Description

Style : Federation Arts and Crafts  
Two storey boarding house

The current building was partly built over a double storey Victorian house.

The illustrated pamphlet 'St Kilda by the Sea', 1915, shows two individual buildings and notes that the complex had recently been completed. At that time it was a guest house operating under the name 'Reynella'. Renovations and conversion to housing by the architect Peter Elliott have recently been carried out after the complex was extensively damaged by fire - these works included the construction of a new building at the rear of the site.

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

The residential building, Seaside Lodge, at 342 Beaconsfield Parade, St Kilda was erected in stages from c.1914 to 1918 as a two storey, red brick building with render and shingle contrasts and a slate roof. The form

of the building is complex and highly asymmetrical, with the profusion of gable ends to Beaconsfield Parade varying greatly in pitch. The building features polygonal window bays, tall plain chimneys, terracotta roof cresting and finials, half timbering, shingles and a large entrance arch. The building erected over a number years appears to combine both English and American sources with the higher pitched roof section the half timbering and polygonal window bays suggesting English influence, and the lower pitched roof of the projecting wing, the exposed rafter ends and the extensive use of shingles indicating the influence of the Californian bungalow style.

Intactness: The building is substantially intact.

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

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

National Estate Register

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

## **References**

### NOTES

St Kilda By the Sea, pamphlet, 1915.

### References

Rate Books, City of St Kilda, various dates.

**Identifier** "San Remo" Flats  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 354 Beaconsfield Parade  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1923

**Designer** H.V. Gillespie

**Amendment** C 29

## Comment

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

An amusing block of 1920s flats whose architecture is remarkable for the multitude of diverse elements crammed cleverly into its compact design. It typifies the predilections of its architect, H. V. Gillespie, who designed a number of buildings in St Kilda including the equally idiosyncratic 'Darjeeling' at 15 Foster Avenue (q.v.). Its playful, almost ramshackle design plays an important part in enlivening the architecture along Beaconsfield Parade. It has remained generally intact.

## Primary Source

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

## Other Studies

## Description

Style : Arts and Crafts  
Two storey walk-up flats  
Original owner: Mrs M.J. Aldridge

## 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 5098.

**Identifier** "Venezia Court"

**Formerly** unknown



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

**Address** 355 Beaconsfield Parade  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1934

**Designer** Archibald Ikin

**Amendment** C 29

## Comment

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

A prominent block of flats on the foreshore featuring unusual stylised Venetian Gothic motifs. Venezia Court makes one of the most distinctive contributions to the important precinct of foreshore flats along Beaconsfield Parade.

## 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  
Builder: Pepper and Chenowith  
Original owner: Mrs A. Cumming

St Kilda City Council building permit records show that Venezia Court was built by Pepper and Chenowith for Mrs A Cumming in 1934. Its architect was Archibald Ikin, who designed many of St Kilda's more stylish flats between the Wars. Venezia Court is perhaps the most memorable of these, with its distinctive stylised Venetian Gothic arches and motifs richly accenting the stairwells and front entry court corners, and its prominent foreshore location. The flats are arranged in two main three storey bays, each containing a stairwell and two flats per floor. The entrance court between them is closed at the end by three storeys of single flats and another stairwell, making 15 flats in all. The rear flats are raised a full half level above the others to provide garage space below and perhaps to enhance their slightly disadvantaged views. Much of the roof area is taken over by a large split level roof deck providing spectacular views as well as laundry and drying amenities and room for a small caretaker's flat. Internally the flats are well detailed and, though not large, have a spacious feel, featuring glazed double doors opening up the halls to the lounge areas. The lounge

room fireplaces and associated cabinetry are notable. Most of the balconies have now been glazed in. The Venetian Gothic motifs so dominate the appearance of the building that it is surprising to note that the fully elaborated parts cover only the corners occupied by the small balcony areas. These aside, the two front bays are simple blocks, with rectilinear groups of windows, surmounted by simple hipped terra cotta tile roofs; handsome, but quite conventional in style. (Note similarities to Summerland Mansions in nearby Fitzroy St, built 14 years earlier). Recent repainting has accented the window frames in red, which only seems to have enhanced the building's vitality.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

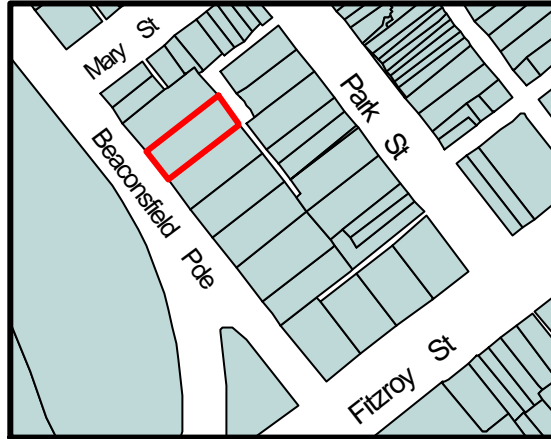
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

### **NOTES**

St K C C permit No 8573 issued 15/5/34.

**Identifier** "Biarritz Court"  
**Formerly** Former Residence



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 360 Beaconsfield Parade  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1870's-1927

**Designer** A. Ikin (1927)

**Amendment** C 29

## Comment

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

These flats are a prominent example of a distinctive St Kilda building type: a Victorian building converted into apartments. Some of its apartments retain the grand scale of the Victorian house's original interiors. It is an important element in the Beaconsfield Parade streetscape, with its complex massing and its balconies and sunroom windows overlooking the sea. It is intact in its altered 1920s state, including the front fence, though some of its rendered surfaces have been painted.

## Primary Source

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

## Other Studies

## Description

Style : Arts and Crafts  
Two storey flats, former residence

Major alterations in the 1920s included the addition of a substantial three storey wing along the northern boundary of the site and a new wing at the rear. These works might possibly have been to convert the building into a holiday guest house. The name `Biarritz Court' suggests this use and may have been adopted at the time. The distinctive two storey sunroom structures of the front facade were added in 1927 to the design of the prominent local architect Archibald Ikin.

## 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

Sun rooms added separately in 1927 by A. Ikin for M. Isaacs. ref permit records.

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



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO58

**Address** 361 Beaconsfield Parade  
ST. KILDA

**Category** Residential:detached

**Constructed** c.1875

**Designer** unknown

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

## Comment

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

This residence is significant as one of the few remaining of this early period in the beach front area. It exhibits unusual features such as the uneven arcading, the tapered staircase and the semi-basement level.

## Primary Source

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

## Other Studies

## Description

This residence at 361 Beaconsfield Parade, St Kilda appears to have been erected c1875 and is an unusual two storey building. The rendered, symmetrical facade features uneven arcading with a large central arch flanked by three arches either side. The central arch of these three is again smaller in size, and therefore the cast iron supporting columns are unevenly spaced across the facade. A large plain rendered surface exists between the arches and the verandah roof. Arches are reflected over the entrance and the tripartite windows of the front façade are balustraded, in a similar manner to the balcony, and urns appear at the sides of the facade.

## Intactness

This residence appears to be substantially intact, although the front fence has been extensively altered.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

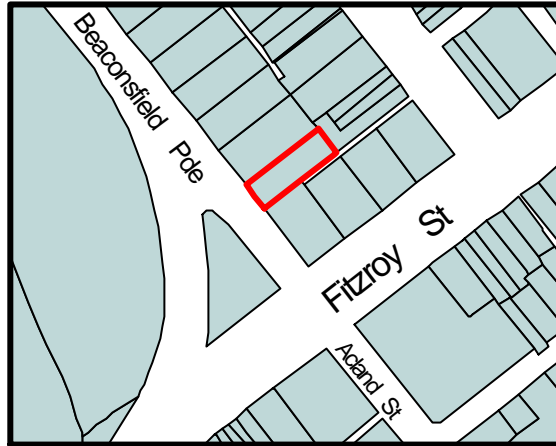
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

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



**Identifier** Residences  
**Formerly** Terrace



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

**Address** 367-368 Beaconsfield Parade  
ST. KILDA

**Category** Residential:row

**Constructed** 1880's-1941

**Designer** unknown

**Amendment** C 29

## **Comment**

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

367-368 Beaconsfield Parade is significant as the remainder of one of Melbourne's most distinctive row of boom style terraces, (comparable to Tasma Terrace in East Melbourne). Of equal or greater significance is the 1941 reconstruction of the main facade that stripped away the florid classical design, replacing it with an austere, functionally derived series of colonnades and balconies. The new facade was designed by W.H. Merritt. The combination of its severe geometry and minimally expressed classical elements suggests a trace influence of the hybrid Modernist/Classical Revival architecture of 1930s Italy. The facade received a third architectural overlay in 1985 with the judicious renovation of the 1941 design by the local architect Allan Powell. Within the heavily set balcony structure the front walls of the original terrace can still be seen with the deeply moulded reveals and joinery of their doors and windows still intact. The grand Victorian form of its three stories and half-sunken basement is still legible and the Victorian proportions of its vast interior spaces have been retained. The building is significant not only for its origins and scale but also for its architectural overlays, both in terms of their design quality and the way they reflect the changing face of St Kilda's historical development, as well as for the impact it makes on the Beaconsfield Parade foreshore streetscape and within the architectural character of St Kilda in general.

## **Primary Source**

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

## **Other Studies**

## **Description**

Style : Functionalist  
Four storey residences, former terrace

367-368 Beaconsfield Parade comprise two southern units of a row of five identical terrace residences, known as Queens Terrace and constructed in the early 1880s. The facade of this original building consisted of an elaborate classically derived boom style composition with two tiers of arcades shading the ground and first floors (there was also a basement floor). This appearance is recorded in the 1913 publication of 'St Kilda by the Sea'. By that time the building served as a guest house known as Mrs Ferrero's Queens Mansions. In October 1941, drawings were prepared by 'R.E.L.' of the office of architect and engineer W.H. Merritt for the renovation of nos 367-368. The buildings, it appears, were still to serve as guest house/rooming house accommodation, however the original classical decoration and arcades were stripped away and replaced by an austere colonnade of robust piers. The work was undertaken for Miss Di-gilio. The remaining elements of the terrace were demolished in 1973 and their appearance at that time is not known. The surviving premises have recently been renovated. No 367 now serves as a single residence, 368 is a series of four apartments.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

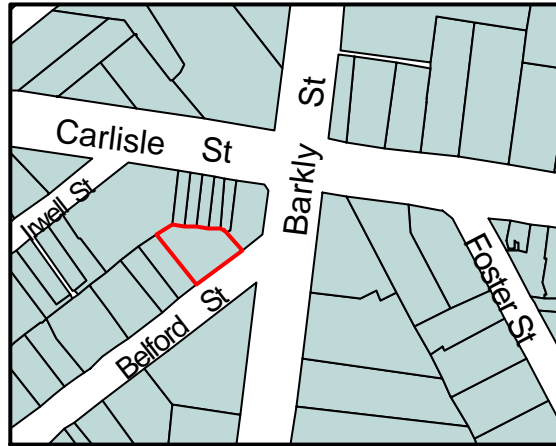
## **References**

### NOTES

St Kilda City Council Permit No. 10932 issued October 1914.

1985 alterations by Allan Powell for Mr & Mrs Bob Weis. Originally a terrace of five residences; Nos 364-6 demolished in 1973 by Mina Fink, building approval No. 4885.

**Identifier** "The Belford"  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO59

**Address** 24 Belford St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1918

**Designer** unknown

**Amendment** C 29

## Comment

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

This building is an example of the common flat type consisting of four flats over two levels with the upper flats accessed by side exposed stairs. What makes it significant is the application of picturesque principles to its massing and composition, including the asymmetrical placement of the drum shaped corner bay and the expression of the upper entrance porches by separate gables. The character of the building is reinforced by the overlay of fine arts and crafts detailing, and its intact building materials, especially the red brick and extensive areas of bell cast timber shingling. Its close proximity of the building to the footpath and its large scale in the small street gives the building additional presence. The fence is integral with the design of the access stairs.

## Primary Source

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

## Other Studies

## Description

Style : Arts and Crafts  
Two storey walk-up flats  
Builder: A.G. Plowman  
Original owner: Mrs A. Moller

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

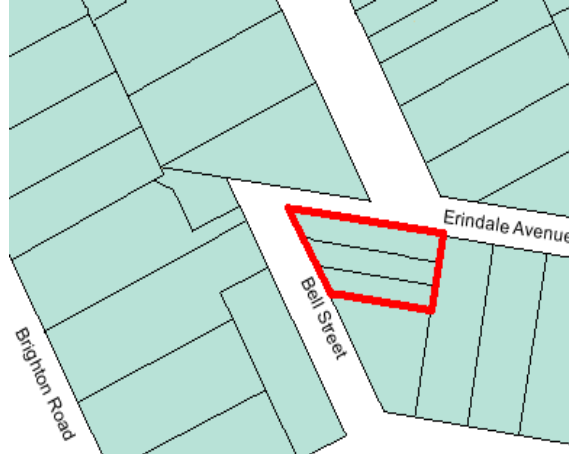
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

### NOTES

St K C C permit No. 3668. Architectural style suggests design of Howard R. Lawson.

**Identifier** Houses  
**Formerly** "Melton", "Bayview" and "Orsett"



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** 410

**Address** 1-5 Bell Street  
RIPPONLEA

**Category** Residential:row

**Constructed** 1888

**Designer** unknown

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

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

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

What is Significant?

The houses at 1-5 Bell Street, Ripponlea, comprise a row of three detached late Victorian single-fronted gable-roofed weatherboard workmen's cottages, which were erected during 1888 by (or for) John Reynolds.

How is it Significant?

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

Why is it Significant?

Historically, the houses at 1-5 Bell Street provide evidence of the dense but somewhat limited phase of residential development that occurred in Ripponlea during the prosperous Boom period of the 1880s, concentrated in the relatively small area bounded by Brighton Road, Hotham Street and Hotham Grove.

Architecturally, the houses are significant as a representative and relatively intact example of the single-fronted workmen's cottage typology. While very common in Melbourne's inner suburbs in the late nineteenth century (including other parts of the City of Port Phillip such as Port Melbourne and St Kilda), this typology was considerably rarer in Elwood, with only a few comparable clusters known to survive.

Aesthetically, the houses are significant as distinctive elements in this somewhat hidden laneway-like streetscape. Their stepped setbacks, compensating for the angled site boundary to Bell Street, creates a visual effect that sets them apart from the other rows of single-fronted cottages in the area, where the rows of individual facades tend to be in alignment.

## Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

## Other Studies

## Description

The houses at 1-5 Bell Street, Ripponlea, comprise a row of three detached late Victorian single-fronted weatherboard cottages. Occupying narrow sites with a non-perpendicular street boundary, the cottages are set back with their street façades not aligned. Once virtually identical, they have been variously altered. All have pitched roofs, clad in corrugated galvanised steel, with gable ends to the street. Nos 1 and 3 retain plain timber bargeboards with turned finials, and red brick front chimneys with dogtooth capping. These two houses retain verandahs with hipped bullnosed roofs supported on stop-chamfered (No 1) or plain (No 3) timber posts with cast iron lace friezes; the verandah at No 5 has been entirely rebuilt with a flat roof and new posts. Windows have also been altered; only No 3 retains its original timber-framed double-hung sash window with moulded architraves, while No 1 has a pair of inter-war timber-framed windows, and No 5 has a modern full-height window with fixed and awning sashes. All three houses retain front doorways with moulded architraves and fanlights above, and picket fences.

## History

Bell Street was part of a modest residential subdivision, gazetted in August 1887, that connected Brighton Road and Hotham Street by newly-formed Hotham Grove (originally Susan Street). The City of St Kilda rate book for 1888 (dated 12 December 1887) records that John Reynolds owned vacant land with a frontage of 64 feet (19.5 metres) to Bell Street, located between smaller allotments on Hotham Grove and Brighton Road, owned by J S Murphy and the eponymous Mrs Bell. Within a year, three houses had been built there, first described in the 1889 rate book (dated 26 November 1888) as three-roomed wood houses, valued at £15. At that time, all three were owned by a Mr Martin, and occupied by Messrs Rose, Dennis and Gordon. For most of the 1890s, James Wallace resided at No 1; with the other two occupied by a succession of short-term tenants, or often listed in the Sands & McDougall Directory as 'vacant'. In 1901, when the three houses were occupied by Edwin Scarlett, Mrs Jane Meehan and Charles Hampson, house names began to appear in the directory for the first time. By 1903, the three cottages were conclusively identified as Melton (No1), Bay View (No 3) and Orsett (No 5).

## Thematic Context

Modest single-fronted worker's cottages of this type were (and generally still are) very common in Melbourne's working-class inner suburbs such as Richmond, Brunswick and Collingwood. Within the City of Port Phillip, rows of such housing still remain in parts of Port Melbourne and St Kilda. In the heritage precincts documented in the Port Phillip Heritage Review, Andrew Ward identified numerous areas of comparable timber workers' cottages in St Kilda, including unspecified side streets off Charnwood Road (down the hill from Wellington Street), and the area on the east side of Brighton Road (to the north and east of the public buildings and railway). The latter evidently includes Camden Street (east side only), Lynnot Street, Duke Street, Nightingale Street, Gibbs Street, Rosamund Street, Marlborough Street and parts of Pakington Street, where rows of single-fronted timber worker's cottages remain, mostly still in a relatively intact condition.

This housing typology, however, is less common in the eastern and southern extremities of the municipality, where residential development was less intense during the Boom period of the 1880s. In East St Kilda, for example, a rare intact example survives in Chusan Street (recently documented as a heritage precinct), while several others known to have existed (eg Young Street, Jervois Street, King Street and Leslie Street) have largely disappeared. In Elwood, this sort of housing is even rarer; the MMBW map (c.1897) shows only a few isolated pockets in Bell Street, Moy Street (now Mason Avenue) and Moore Street. All of these, however, still remain.

## Recommendations

Recommended inclusions:

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

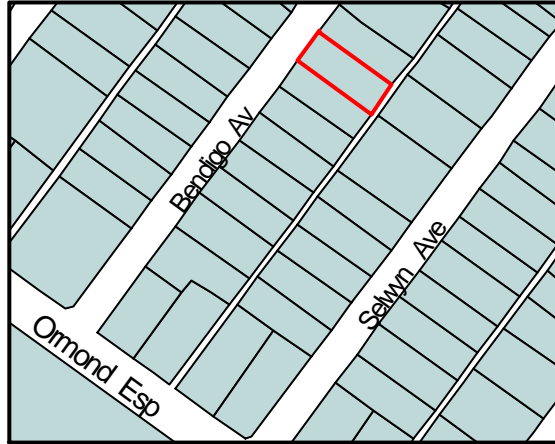
## References

Lodged Plan No 1622, dated 31 August 1887.

City of St Kilda Rate Book. South Ward.

Sands & McDougall Directory.

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



Heritage Precinct Overlay HO8  
Heritage Overlay(s)

**Address** 13 Bendigo Avenue  
ST. KILDA

**Category** Residential:detached

**Constructed** 1910's

**Designer** unknown

**Amendment** C 29

## Comment

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

A late Federation period house notable primarily for its ornamental square tower structure over its entry porch, and also for its handsome, relatively unadorned styling, and its intact and well maintained state.

## Primary Source

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

## Other Studies

## Description

Style : Arts and Crafts  
Residence

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

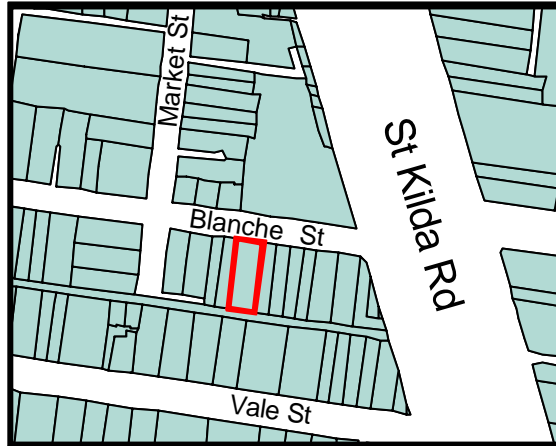
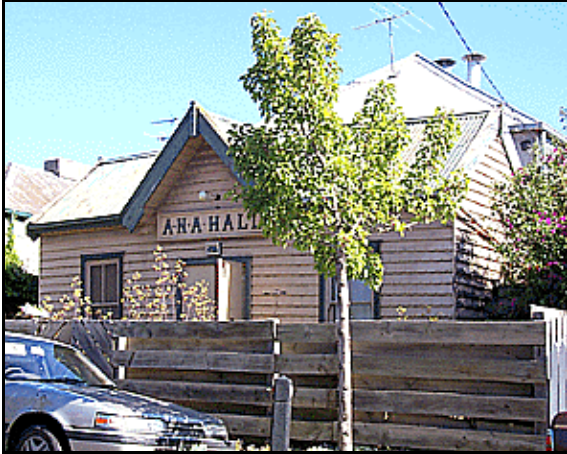
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References



unknown

**Identifier** Australian Natives Association St Kilda Branch Hall, former  
**Formerly** St Kilda Baptist Church, Gospel Hall, Temper



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO357

**Address** 49A Blanche St  
ST. KILDA

**Category** Public

**Constructed** 1860c, 1905

**Designer**

**Amendment** C 29

**Comment**

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

The former Blanche St Gospel Hall, South St Kilda Baptist Church, and later Australian Natives Association (ANA) St Kilda Branch Hall is significant to the City of Port Phillip because:

- the complex presents a rich combination of cultural activity since the 1850s in St Kilda, including use as a church, ANA and temperance hall and now a private house (Criterion A3);
- the hall part of the complex is one of the oldest group of public buildings in the City (Criterion B2);
- the well preserved exterior of the entry porch and hall interior (hall ceiling), is a continuing expression of Australian Natives Association St Kilda branch activities, the ANA being an old and at times very influential association in Victoria, in this case a branch which was formed early in the history of the Victorian ANA (Criterion A4);
- as renovated (hall) and erected (porch) in 1905, it is one of a small number of surviving halls designed for the ANA in the State (Criterion B2);
- as the St Kilda ANA Hall, it has been linked with some of the City's more important citizens including the Victorian premier Sir G Turner and locally prominent persons such as Hebert Maroney (Criterion H1) .

**Primary Source**

Andrew Ward, City of Port Phillip Heritage Review, 1998

**Other Studies**

**Description**

Major owner(s):  
Australian Natives Association St Kilda Branch

This former Australian Natives Association Hall (ANA) consists of two stages: a gabled Edwardian-era weatherboard porch or anterooms, set close to the street, in front of a hipped roof brick hall. This hall is thought to be a former 19th century Baptist Church.

Two double-hung windows are set on either side of the double entry doors to the weatherboard wing; there are early colours and a distinctive timber name panel, with attached metal letters stating 'A.N.A. Hall' in the rustic manner. The current owners have matched this rustic manner in the street number panel ('49A') set beneath the name panel. Notched boards are used in the gable and as bands on the front wall of the weatherboard wing.

The brick wing has been renovated recently with the formerly face red brick (thirteen and one-half inch thick) walls rendered over on the outside and the timber dado and plaster lining replaced with a hard render on the inside. The hipped roof is clad with corrugated iron. The former softwood T&G timber floor has been replaced with hardwood along with the former double hung windows at the sides of the hall. Apart from the roof and plan form and the fenestration, early elements include the pressed metal ceiling in a coved form with a typical Jacobean pattern in relief. The pressed metal ceiling is likely to have been introduced at the time of the weatherboard anteroom. Three circular ceiling vents are early, connecting to g.s.i. Chinamen's hat cowls on the ridge. Another distinctive element at the south end of the hall is the brick lined baptistery set below the floor and now used as a wine cellar accessed via a trapdoor.

The weatherboard porch has a central passage, with cloak room and office either side- each with chamfered T&G board lined ceiling profiles. T&G boarding and a dado line the walls and moulded architraves, a picture rail and the door panels (4 panel) are generally complete. An external door into the cloak room (now a fixed panel) once led to open urinal stalls aligned on the east wall of the hall behind.

There are only a few purpose built ANA halls known to survive in the State, including the larger and more sophisticated Bacchus Marsh example. The weatherboard porch and interior of this building was designed for use as an ANA hall.

At the back of and behind the hall are two recent additions: a two-storey rear bay with associated mezzanine set within the hall and a single storey bedroom and bathroom wing along the east boundary.

#### Condition:

The weatherboard wing is in only fair condition but has been conserved. Sufficient of the original fabric survives to allow accurate reconstruction of the wing. The floor needs restumping and the frame straightening where it junctions with the brick wing. Some weatherboards and moulded joinery need repair. Once the weatherboard wing is straightened, stabilised and repaired, flashing and guttering at the junction of the two buildings should be renewed.

The brick wing is now thought to be in good condition although changed.

#### Integrity:

The front weatherboard wing is substantially intact, the brick hall behind is only partially conserved, major two and one storey rear additions has been made recently, and a high unrelated front fence erected.

#### Context:

Set among suburban detached housing of a similar period.

## History

This Edwardian-era weatherboard anteroom and Victorian-era brick hall first appear in municipal rate books in 1905-6, described as a brick and wooden hall with 4 rooms (two in the anteroom, hall and a rear room). The MMBW drainage plan showing the first connection to the sewer for the property is dated May 1901 when the owner was Mrs Emma Brown of 51 Blanche St, St Kilda. This plan shows the brick section only, labelled as 49 'Baptist Church' and shows the 'Baptistery' as a basement level, noting that the sewer should drain the baptistery if ever repaired. It had a combined sewer service with 51, the owner's house. A plan of additional work was dated August 1904 and signed by MMBW officer AF Chomley.

Its history prior to this date was its acquisition by Emma E brown (wife of GH Brown) from Ann Cox in June 1894. Brown sold to Annie Edwards of Brighton in March 1905. By May the trustees of the ANA had the property, paying £250. Before Cox, there were John Smith, William Bartlett and Walter Scott who purchased the property in 1859, immediately mortgaging it to Henry Miller for £250 to pay off Cox. Under this ownership, a hall was erected on the land (c1859?) and used as a Temperance Hall, then a Gospel Hall, and later a Baptist Church. Miller transferred the mortgage back to Cox and Cox foreclosed. Cox brought the title under Torrens in 1887.

#### Baptists

The St Kilda Baptists had formed in 1864. A second group formed in South St Kilda from c1881 when they met in the St Kilda town hall. They used premises in Inkerman St, Balaclava until the late 1880s when they rented this hall, listed in directories as a Gospel Hall in Blanche St. In c1886 there were some 117 church

members and 250 scholars: an increase from this number meant the shift to Blanche St. Under the Rev HR Stewart (1907-), a new church was built in Pakington St, in 1915.

#### ANA

The St Kilda Branch ANA trustees in 1905 included Sir Geo. Turner, M Donovan and C Hiam; the president was Charles Walsh and meetings were held alternative Mondays at the town hall. In March 1905 the branch met and agreed to purchase a hall for meetings after repairs were carried out. Tenders were accepted in April and the first meeting held there was in May 1905.

Owned by the St Kilda branch of the ANA during the early 20th century, the rated occupiers listed include Joseph Leggo, grocer; Vaughan Kelly, clerk; Herbert Maroney ANA branch secretary in the post WW1 years (also listed as a traveller); Francis J Mulcahy in the early 1930s; and Hebert Maroney again in the later 1930s {RB}. Maroney was a St Kilda Councillor for North Ward and a JP in the 1930s-40s and mayor 1931-2, 1947-8. He was also a renowned elocutionist.

The St Kilda branch began because Field Barrett, a noted member of the association, changed his address to St Kilda in 1885 and set about creating a branch near him, achieving success in 1886. He was the first president with other well known members including Rt Hon Sir G Turner (premier of Victoria) and of course Herbert Maroney. Other local identities who were prominent in the association were HG Peters (20 years as branch president), Ray Joseph (represented branch as chair of the Metropolitan Committee, Chief and Federal presidents) and A Apps { Menadue: 56}.

As a friendly society offering medical benefits, a social life and self-improvement for members, the ANA has played a varied and important role in the history of Victoria, with environmental issues often at the forefront of their work along with the creation and protection of native landscape.

### **Thematic Context**

Forming associations

### **Recommendations**

G Butler, Port Phillip Heritage Review, Amendment C24, 2001  
recommended inclusions:

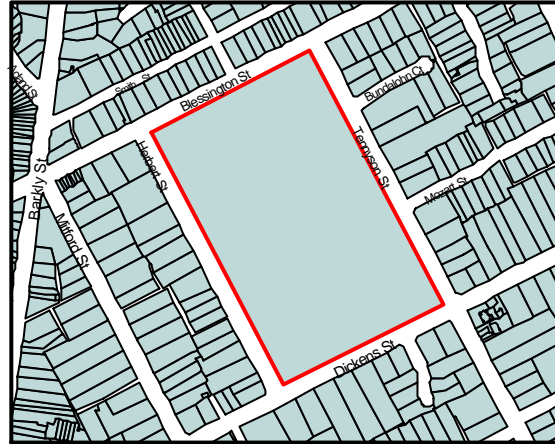
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

### **References**

Longmire, A. 1989 'The Show Must Go On': 316-18 checked;  
VPRO Municipal Rate Book (RB) VPRS 8816, P1 Central Ward;  
Menadue, JE. 1971, 'A Centenary History of the Australian Natives Association 1871-1971': 56, 367, 389, 390, 405;  
Land Victoria Registrar general search note of CP 72G Prahran Parish Plan provided by owner;  
'The Advance Australia' periodical extracts from 1905 provided by owner;  
Wilkin, FJ. 1939, 'Baptists in Victoria': 72-3;  
'The Story of St Kilda Baptist Church' (nd) supplied by owner.

**Identifier** Blessington Street Gardens

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO344

**Address** Blessington St  
ST. KILDA

**Category** Garden

**Constructed** unknown

**Designer** unknown

**Amendment** C 29

## Comment

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

Blessington Street Gardens are the remains of one of the very few Botanic Gardens in Melbourne and are one of the most important parks in St. Kilda. A nineteenth century central path layout as well as mounds survive and there are a large number of established trees, some no doubt planted last century. Otherwise the gardens have been variously altered during the 20th century, including addition of the memorial rose garden and the bed plants. Features include the avenue of palms and the entrance gates, which are a local landmark, being positioned at the end of Foster Street.

## Primary Source

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

## Other Studies

## Description

The Blessington Gardens Redevelopment Study has been examined and refurbishment of the gardens is supported by this Study. Any redevelopment should recognise:

- the evolved nature of the gardens;
- the important surviving elements, trees, paths, mounds, greenhouses and so on;
- the role of the gardens in the surrounding environment, which contains the Blessington Street group as well as a number of individual buildings;
- the old building stock in the surrounding area and the importance of planting, building, other works and so on being compatible with it.

Key areas are the central beds and paths, the main paths extending to the boundaries, the boundary fence and the planting near the boundaries and in the street.

The origins of the greenhouses are not known, but these structures are now very rare in public gardens and

form a link to the botanic garden origins. It is suggested that they be retained if at all possible. The attention of the Council is drawn to the possibility of obtaining old plant stock from sources such as the Botanic Gardens or Burnley Horticultural College for restoration of beds and so on.

## **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**

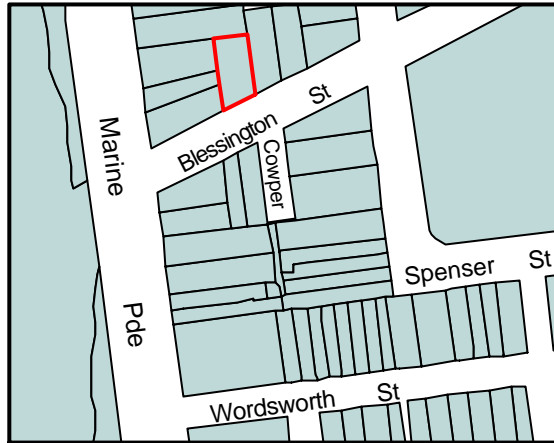
M.M.B.W. Detail Plan no. 1381.

City of St. Kilda, Blessington Street Gardens Redevelopment Study, unpublished, 1983.

John Butler Cooper, 'The History of St. Kilda' from its first settlement to a City and after 1840 - 1930, City of St Kilda, Melbourne, 1931.

**Identifier** House

**Formerly** unknown



**Heritage Precinct Overlay** None

**Heritage Overlay(s)** HO60

**Address** 4 Blessington St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1911

**Designer** unknown

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

## Comment

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

The house at no. 4 Blessington Street, St. Kilda, was built in 1911 for Alex Stenhouse. It is understood to be technically interesting (Criterion F) as a rare (Criterion B) concrete house, conservatively designed in the manner of a Victorian villa as late as 1911.

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

A stylistically conservative symmetrical single fronted villa understood to be of mass concrete construction but replicating ashlar. There is a hipped corrugated iron clad roof with a single off-centre chimney, a timber posted bull-nosed verandah with extended concrete walls in terraced form and coupled windows either side of a central entry. Condition: Sound. Integrity: High.

## History

In 1905, William De Gruchy who at the time was a consulting engineer, owned a wood house and land on the north side of Blessington Street between Marine Parade and Spenser Street. Backing onto De Gruchy's property was land in Marine Parade owned by G.A. James. This land had passed from James to Alex Stenhouse by 1910 and was subsequently subdivided.

In 1911, Stenhouse built this house on the west side of De Gruchy's. It was described as "C8", (concrete? with 8 rooms) and was leased to Frank Lewis, a merchant. The NAV was 60 pounds. Stenhouse resided there in 1915 and continued to own the property in 1920 when the address was no.6 Blessington Street.

By 1935, the house number had been changed to 4 and ownership had passed to Miss Victoria Cassidy of



the "Meat Market Hotel" in North Melbourne. Catherine Nesbitt was the occupant. The house at the time was described as "brick, 6 rooms, NAV 130 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.

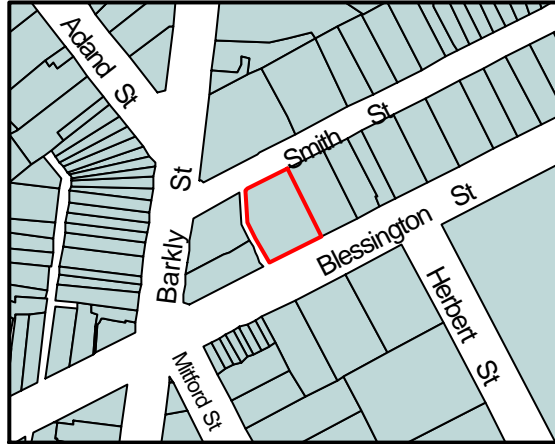
### **References**

St. Kilda Rate Books: 1905-6, 1910-12, 1915-16, 1920-21, 1929-31,  
VPRS 8816/P1, PROV.

MMBW litho plan no.48, undated.

J.E.S.Vardy, "Plan of the Borough of St. Kilda", c.1873, West/10.

**Identifier** "Clarendon" Flats  
**Formerly** unknown



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

**Address** 26-28 Blessington St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1915-1930s

**Designer** J. Plottel

**Amendment** C 29

**Comment**

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

Clarendon is a particularly early suburban block of flats, of note also for its fully enclosed front stairs. Specially built blocks of flats, as opposed to conversions of older buildings, were first constructed in central Melbourne from the 1900's and during the 1910's in the suburbs. The popularity of St. Kilda during the first decades of this century saw some of the first blocks built here, whilst the later decline has preserved them remarkably unchanged. Early two storey blocks of flats are characterised by external flights of stairs, examples being 24 Belford Street (1918) and Yurnga, 36 Brighton Road, (q.v.), (1920). The enclosed entry and main stair, with open access galleries, is very characteristic of post Second World War blocks of flats.

Architect Joseph Plottel designed Clarendon for Clarendon House Pty. Ltd. and construction took place in the latter half of 1915. The builder was the late O. Townsend and the estimated cost was £3,100.

(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  
Builder: O. Townsend  
Original owner: Clarendon House Pty Ltd

A pair of buildings of different periods, now effectively joined as a single boarding house. The later, 1930s

block is undistinguished, but the earlier block (number 26) is distinguished as a fine composition in the Arts and Crafts style, featuring a clever interlocking of two gables generating a central axis emphasised by a bow window and balcony. This is balanced by the former void of a semi-enclosed balcony with a strongly expressed arched entrance below. The gallery access arrangement at the rear of the building suggests that this building has always served as boarding accommodation.

(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

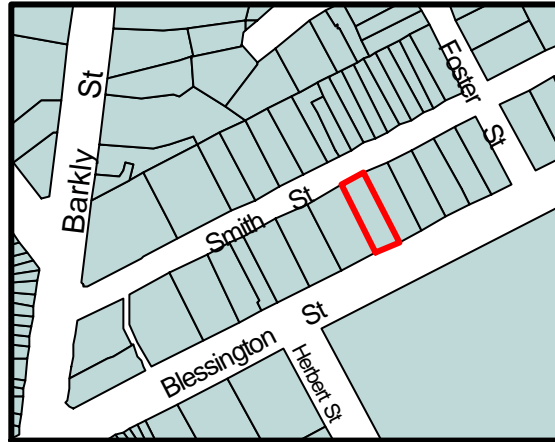
## **References**

### **BIBLIOGRAPHY**

City of St. Kilda building permit records, no. 2664 granted 1/7/1915.

Terry Sawyer, "Residential Flats in Melbourne. The Development of a Building Type to 1950", Research Report, 5th year Architecture, University of Melbourne, 1982.

**Identifier** "Clairvaux"  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 44 Blessington St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1917

**Designer** Howard R. Lawson

**Amendment** C 29

## Comment

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

A rare and early example of a flat block consisting of only two flats, the upper flat accessed by an exposed stair. It is a good example of the work of H.R. Lawson, one of the first developer/architects to experiment extensively with flat development in St Kilda. His work contributed significantly to the development of the type during the late 1910s. The highly picturesque composition features intact red brickwork and bellcast stained timber shingles. With its original front fence, this building contributes in scale, materials and quality to the Blessington 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  
Two storey walk-up flats  
Original owner: Misses Scott

This pair of larger flats (one above another) is a delightful early example of the exposed stair type and forms a pair with the adjoining flats at number 46, with which it shares many details. Unlike number 46, this is an asymmetrical composition with a careful balance of elements including the drum shaped corner bay, projecting balcony/verandah and bold exposed stair. The additional elements and the use of timber shingles makes this composition somewhat more sophisticated than its neighbour.

## History

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

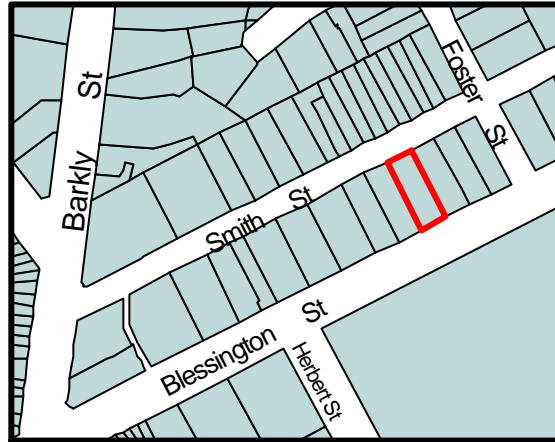
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

### NOTES

St K C C permit No. 3411 issued August 1917.

**Identifier** Attic Villa  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 48 Blessington St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1920

**Designer** unknown

**Amendment** C 29

## Comment

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

A good and highly intact example of an Inter-War attic villa which relates in materials to numbers 44 and 46 Blessington Street and in scale to the streetscape as a whole. The sweep of the roof down low to the intimate entrance porch together with timber props, half timbering and dark shingling all contribute to the quaint Old English style of the building. The application of this style to a attic villa is unusual. The infilling of the entrance porch is intrusive to the character of the building.

## Primary Source

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

## Other Studies

## Description

Style : Old English  
Attic Villa

This attic villa is of a later period than most of its type in St Kilda, evidenced by the use of clinker brick and Old English features such as the diamond pane leadlighting and buttressing brackets to the (now enclosed) entrance porch. The very low sweep of the roof to the west and the bow window with 'supporting' chains and tiny bay window are notable features. This building is part of a group that includes numbers 46 and 44.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

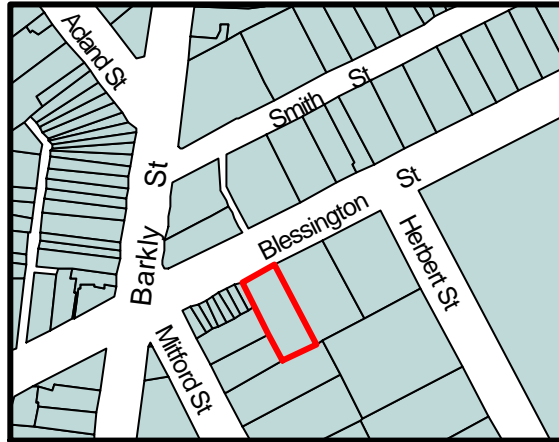
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

unknown



**Identifier** "Winnipeg"  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 51 Blessington St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1920

**Designer** unknown

**Amendment** C 29

## Comment

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

A representative example of a flat block in the Spanish Mission style. The significance of this building relates largely to the intactness of its unpainted render finishes, joinery, front fence and complementary hedge. It is a particularly fine and clear example a walk-up flat block with a central exposed stair, and the stair is an elegant and imposing element of the composition.

## 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

A two storey flat block of the rather common (in St Kilda) central stair type, here in the Spanish Mission Style (closely related to the Mediterranean Style that is common in St. Kilda). What separates this example from others is primarily its very intact state, with unpainted render surfaces, fence and external joinery, and by the complementary front hedge. The exposed front stair, with its subtle tapering plan and upper intermediate landing, also stands out as a good example of its type.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## **References**

unknown

**Identifier** Attic Villa  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 57 Blessington St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1910

**Designer** unknown

**Amendment** C 29

## Comment

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

An eccentric example of Federation Queen Anne architecture which is more valuable for the sum of its elements than as a balanced example of the style. The finials, weathervane, turret and fretwork are all notable and the building is complemented in its dominant diagonal address onto the corner of Blessington Street and Tennyson Street by the two existing palm trees and front hedge.

## Primary Source

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

## Other Studies

## Description

Style : Queen Anne  
Attic Villa

An outstanding and eccentric example of an Edwardian attic villa located on a key and prominent site on the corner of Blessington and Tennyson Streets. The composition is dominated by the corner candle snuffer roof over a circular bay window, which contains remnants of the original leadlight glazing. This is terminated by a delightful leadwork ball finial with swags, a lead or zinc flag and a weathervane. Elaborate fretwork with a flowing tulip motif dominated the porch design. The roof form is extremely complex and there appear to have been additions at various times (pre WW2).

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

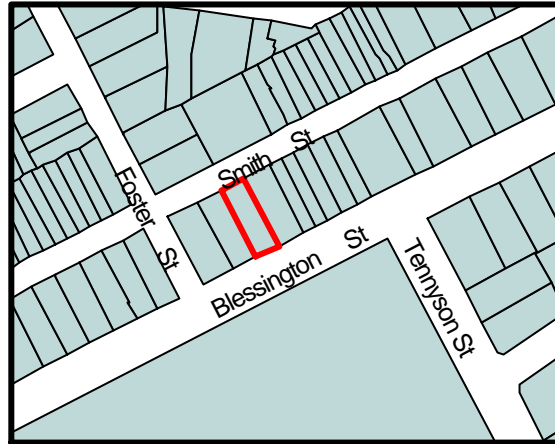
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

unknown

**Identifier** "Garden View"

**Formerly** unknown



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

**Address** 60 Blessington St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1930

**Designer** J.E. Dorney ?

**Amendment** C 29

## Comment

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

This building is a prominent and positive part of the Blessington Street streetscape and a good example of three storey walk-up flats. The open internal planning of the flats themselves, based around a large living room, is innovative and unusual.

## Primary Source

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

## Other Studies

## Description

Style : Art Deco, Vernacular  
Three storey walk-up flats

Though categorised as an Art Deco building, this structure has aspects of the Mediterranean style in its use of classical balusters and finishes. It is a rare example of a three storey flat block with a semi-enclosed central stair which in this case is expressed with bold deco verticality. The open plan type of the upper units consisting of one large room with smaller service spaces added to the north is also notable. Though out of scale with its neighbours this is an instance where the way in which the design evokes the potential delights of the surrounding views creates a positive 'exclamation mark' in the streetscape.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

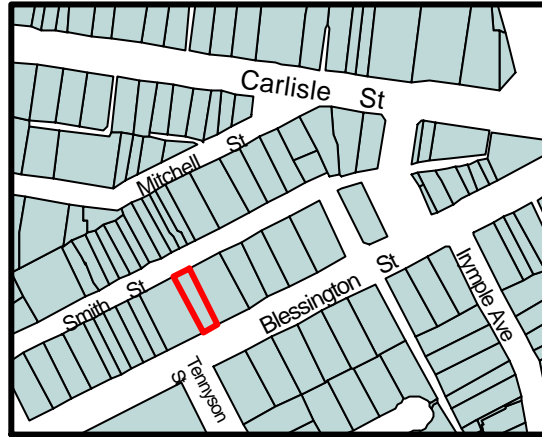
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

### NOTES

Possibly designed by the architect J.H. Esmond Dorney.

**Identifier** "Eumana"  
**Formerly** unknown



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

**Address** 76 Blessington St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1914

**Designer** unknown

**Amendment** C 29

## Comment

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

A significant building in this area as an unusual example of the adaptation of the attic villa idiom to suit a constricted site. Refer Bick (Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

### CULTURAL SIGNIFICANCE

Eumana is a distinctive villa from the period around the start of the First World War, with an unusual leadlight window. The tile clad gables are uncommon and a feature of the facade, enhanced by the recessed ground floor. The leadlight window in the sitting room (left of the porch) is unusual for its overall geometric form. The origins of the house, constructed in the gardens of a substantial early house no. 74 (3) which was converted into flats(1)(3), exemplifies the intensive development in St. Kilda in the 1910's, 1920's and 1930's.

### EXTENT OF SIGNIFICANCE

(See also Blessington Street Gardens group) Entire building, excluding rear changes.

### SURROUNDING ELEMENTS OF SIGNIFICANCE

Part of the Blessington Street group, near the Blessington Street Gardens.

David Bick, St. Kilda Conservation Study, 1985

## Primary Source

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

## Other Studies

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

## Description

Style : Arts and Crafts  
Attic Villa



Builder :D.M. McKechnie  
Original owner: J. Kendall

Though in some ways a clumsy design, this attic villa is distinguished from others of its type by its unusual truncated party wall design, the overhang of the terra cotta tiled upper storey supported by curved beams rather than the more usual bracketing, and fine leadlight name plate, windows and Doric columned porch. The alteration of the fence and infill to the upper balcony detract from its appearance. Refer Bick.(see below) (Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

DATE OF CONSTRUCTION 1914 - latter half (1).

ORIGINAL OWNER J. Kendall.

ARCHITECT If any, not known (D.M. McKechnie recorded as supervisor)(1).

BUILDER/ ARTISANS D.M. McKechnie (1). LATER OCCUPANTS 1920/21, Edna and Phillipa Petallack(2);1926/27 Emily Scarce(2).

LATER ADDITIONS/ ALTERATIONS

Attic balconies at both front and rear have been glazed and incorporated into the bedrooms. Alterations have been made to the rear rooms. Almost all mantelpieces and grates were installed recently. The brick front fence piers appear early and original, but have been rendered and the metal pickets installed.

DESCRIPTION

A single storied attic residence, this building contains seven main rooms, two in the attic. Construction is in red face brickwork with a terracotta tile roof. The gables are clad in tiles with semi-circular bottom edges. The front main gable projects over the recessed ground floor wall on timber brackets, a motif repeated on the porch. Four main columns support the gabled porch roof with two additional columns framing the side entry. The name Eumana is set in leadlight in the porch gable. The front door opens into a lobby, with the angled door to the sitting room opening off it.

INTACTNESS (March, 1984)

This building is generally intact. Previously it was let as single rooms and all the mantelpieces and grates were removed. The fence posts have rounded corners, suggesting that they are early or original. The attic balconies at each end have been glazed and incorporated into the bedrooms. The rear service rooms have been modernised.

CONDITION This house is in good condition.

ORIGINAL USE Private residence.

PRESENT USE The same.

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

## History

Eumana was constructed for J. Kendall in the latter half of 1914, work commencing on the 20th of July. D. McKechnie was the supervisor and builder and the cost was around £700. Mrs. Isabella E.M. Kendall paid the first rates on the house, Herbert Kendall having paid rates on the land (as a separate entity) for the first time in the preceding year 1914/15. Edna and Phillipa Pettallack were living there in 1920/21 and Emily Scarce in 1926/27.

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

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

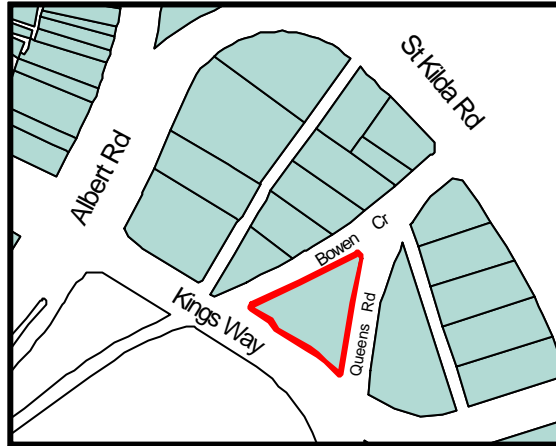
## References

### BIBLIOGRAPHY

1. City of St. Kilda building permit records, no. 2394 granted 17/7/1914, includes a drawing showing floor plans - Appendix.
2. City of St. Kilda Rate Books, various years, 1914/15 no. 4794 Herbert Kendall land; 1915/16 no. 4928 Isabella E. Kendall d.d., B 7 rooms, N.A.V. At'60.
3. J.E.S. Vardy, Plan of the Borough of St. Kilda, surveyed and compiled under the direction of the Borough Council, Hamel and Ferguson, Melbourne, 1873, map no. 5 South Ward - Appendix.

**Identifier** Public reserve facing Kings Way

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO349

**Address** Bowen Crescent  
MELBOURNE

**Category** Garden

**Constructed**

**Designer**

**Amendment** C 29

**Comment**

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

The tall mature planting is of historical significance (criterion A) as a substantially intact, early example of the planting themes which had been popularised by von Mueller, Government Botanist, in plant acclimatisation trials throughout Victoria, and the influence of Clement Hodgkinson, Assistant Commissioner of Crown Lands and Survey. The more recent layer of planting and development has no historical, scientific or aesthetic significance, but appears to have a modern-day social significance for office workers near the reserve.

**Primary Source**

**Other Studies**

**Description**

The extant mature plant species include English Elms (*Ulmus procera*), Moreton Bay Figs (*Ficus macrophylla*), various *Araucaria* species, *Pinus* species and *Grevillea robusta*, which provide a tall, dense canopy and heavily shaded ground. These species are typical thematic planting of the 1870s.

There are no remnants of original paths through the site, or any streetscape details such as bluestone pitcher kerbs and channels. However, an avenue of Elms on the opposite side of Queens Road, and remnants on the boundaries of the reserve, suggest a former avenue of Elms on at least two sides (Queens Road and Bowen Crescent), similar to the avenues bordering another triangular reserve at Albert Road/St. Kilda Road, and adjoining Elm avenues in St. Kilda Road.

A more recent layer of planting was introduced c. 1979 when picnic facilities were also introduced. The planting comprised assorted small Australian native trees, including wattles, which were probably chosen to 'light up' the dark understorey, but do not otherwise relate to the existing planting structure. The *Photinia robusta* hedge was also planted c.1979, but does not form the intended barrier to traffic noise or visual

intrusion.

## **History**

The triangle of public land formed by Bowen Crescent, Queens Road and Kings Way appears to have been planted as a public reserve soon after the Queens Road subdivision of 1875 was implemented.

## **Thematic Context**

8. Developing cultural institutions and ways of life 8.1 Organising recreation 8.1.3 Developing public parks and gardens.

## **Recommendations**

Recommended for inclusion in the Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme. The mature planting presents an over-crowded appearance, and some thinning may be advisable. In the first instance, a tree survey should be completed, to record tree position, species, condition and recommendations for horticultural treatment, and a new master plan developed.

## **References**

datasheet produced by Jill Orr-Young, Landscape Archirect

**Identifier**      Uniting Church  
**Formerly**      Former Presbyterian Church



**Heritage Precinct Overlay HO1**  
**Heritage Overlay(s)**

**Address**      Cnr. Bridge St and Nott St  
                  PORT MELBOURNE

**Category**     Church

**Constructed** 1863

**Designer**     unknown

**Amendment**   **C 29**

## **Comment**

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

The former Presbyterian church is of local significance. It is the oldest of the three surviving nineteenth century churches in Port Melbourne. The simple Gothic design is representative of small church design of the 1860s, and remains largely intact externally.

## **Primary Source**

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

## **Other Studies**

## **Description**

PRINCIPAL THEME: Religion

SUB-THEME: Churches

ORIGINAL OWNER: Free Presbyterian Church

CURRENT OWNER: Uniting Church

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

BUILDING TYPE: Church

SIGNIFICANT TREE: Two Canary Island Palms (Phoenix canariensis)

ARCHITECTURAL STYLE:USE TYPE: Victorian Gothic

PRINCIPAL MATERIAL: Brick, rendered to front elevation

## **PHYSICAL/STYLISTIC DESCRIPTION**

This church is designed in a Early English Gothic style, and comprises a simple gabled box without separate aisles, transepts or chancel. The walls are constructed of brick, rendered to the front and painted to the

sides, on exposed basalt footings. The gabled front elevation has a slightly projecting stepped centre bay containing the entry door, tripartite window above, with mullions and simple tracery, oculus, and bell gable above the roof. At the lower level on each side are lancet windows. All of the windows have hood moulds. The low side elevations, six bays long, are divided by stepped buttresses, and contain single light pointed arch windows.

The church is set in grassed grounds with two large Canary Island palms (*Phoenix canariensis*) at the front forming distinctive elements in the streetscape. Adjacent to the church, to the west, is a relatively recent hall, of no individual significance.

#### COMPARATIVE ANALYSIS

The basic gabled nave form, with bell gable and simple Early English Gothic windows and detailing, of this church was commonly used in churches built in Victoria in the 1850s and '60s. Comparable examples, built in a range of materials, include All Saints church, High Street, Northcote (Nathaniel Billing, 1859-60), the Free Presbyterian church, Chapel Street, St Kilda (Lloyd Tayler, 1864), Myrniong Presbyterian church, Myrniong, Pentland Hills (W. Douglas, 1861-2) and Bulla Presbyterian church, Sunbury Road, Bulla (Thomas M. Taylor, 1858-9). (4)

In contrast to these simple churches, the Uniting (former Presbyterian) Church, 327 Dorcas Street, South Melbourne (c. 1860, enlarged 1867) is a far more imposing bluestone Gothic building, cruciform in plan with an octagonal apse.

#### History

The Free Presbyterians of Sandridge first met in a tent in 1854. An application for a grant of land had been made to the Chief Secretary in October 1853, but the site at the corner of Nott and Bridge Streets was not allocated to the Church until 1859. (1) The foundation stone for the church was laid in 1863, when a ceremony was held which was attended by members of the Oddfellows, Forresters, and Freemason's Lodges, and local municipal councillors and residents. (2)

Subsequent alterations to the church have included the addition of a kindergarten.

The Manse, which was constructed on the corner of Bridge and Princes Streets, was demolished in 1965. (3.)

#### Thematic Context

The construction of this building in 1963 by the Free Presbyterians marked the establishment of a permanent place of worship for this denomination in Sandridge. The building was constructed at a time when the other denominations were also constructing permanent church buildings in the municipality.

#### Recommendations

A Ward, Port Phillip Heritage Review, 1998

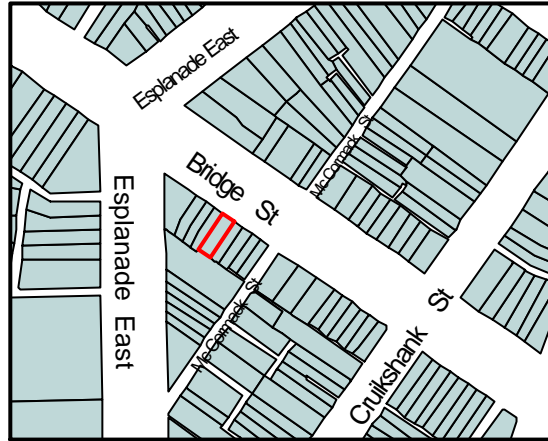
recommended inclusions:

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

#### References

1. N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p 56.
2. *ibid.* p. 62.
3. *ibid.* p. 56.
4. M. Lewis (ed. ) 'Victorian Churches'. pp. 77, 83, 92 and 107.

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



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 51 Bridge St  
PORT MELBOURNE

**Category** Residential:detached

**Constructed** 1874

**Designer** unknown

**Amendment** C 29

## Comment

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

51 Bridge Street is of local significance. This small single-fronted house has a typical early form, and is notable for its use of brickwork and its original intact Gothic barge boards, an uncommon survival in Port Melbourne.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Residential

SUB-THEME: Nineteenth century brick cottages-freestanding, single fronted.

ORIGINAL OWNER: William V. Buckhurst

LOCAL/PRECINCT CHARACTER: AUTHENTICITY  
Precinct Character (Similar to adjacent, contributes to overall character of the precinct) 90%+ original

BUILDING TYPE: Nineteenth century brick cottages-freestanding, single fronted, single storey

ORIGINAL RESIDENTIAL Private residence

USE TYPE:

ARCHITECTURAL STYLE: Victorian Gothic

PRINCIPAL MATERIAL: Brick

## PHYSICAL/STYLISTIC DESCRIPTION

This house is constructed of dark brown and black bricks and has a gabled front elevation with cusped

decorative wooden barge boards and a turned wooden finial. The verandah has a concave hipped roof and cast iron brackets and frieze, probably added at a later date. (4) Completing the front of the house is a wooden posted verandah with picket fence.

#### COMPARATIVE ANALYSIS

Although front-facing gables were common in smaller residences of the mid-nineteenth century, they were later supplanted by virtually universal use of transverse gabled or hipped roofs. In later nineteenth century houses, front-facing gables were more unusual and were most commonly found in working class suburbs such as Port Melbourne or Collingwood where blocks tended to be narrow. In the local context, this house is unusual as a small house of gabled form constructed of bichromatic brick rather than timber. The cusped bargeboards, while not uncommon in the early to mid-nineteenth century, are relatively rare survivals in Port Melbourne, and are unusual in combination with decorative cast iron.

#### History

This house is built on Allotment 15 of Section 50 [of the Township of Sandridge]. The land in Section 50 is shown on a Township plan of Sandridge dated 5th November 1860. At this stage it was the only land in Port Melbourne east of the lagoon which had been surveyed into allotments. Access was limited to a bridge at Graham Street or alternatively, by travelling around the [north] end of the lagoon, in the vicinity of Raglan Street and Ingles Street.

Allotment 15 was purchased from the Crown by William V. Buckhurst, an agent from Emerald Hill. (1) During 1874 he erected the present brick house at 51 Bridge Street. (2) By December 1875, Buckhurst had sold the 3 room brick house to Cornelius Treadaway, (3) a bricklayer who occupied the house until at least 1880.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

#### 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. Plan of Sandridge, Photo-lithographed by J. Noone, 21.5.1878
2. Port Melbourne rate book. December 1874, 1615
3. Port Melbourne rate book. December 1875, 1672
4. Robertson, Victorian Heritage, Georgian House, 1974, p. 88



**Identifier** Residences

**Formerly** unknown



**Heritage Precinct Overlay HO1**  
**Heritage Overlay(s)**

**Address** 53-61 Bridge St  
PORT MELBOURNE

**Category** Residential:row

**Constructed** 1889-90

**Designer** unknown

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

## Comment

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

53-61 Bridge Street is of local significance. This terrace is notable for its unusually severe appearance and distinctive banded brickwork, and for the unusually intact state of the external walls and joinery.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

## Other Studies

## Description

PRINCIPAL THEME: Residential

SUB-THEME: Nineteenth century brick terraces, single-fronted, one storey

ORIGINAL OWNER: Thomas McCormack

LOCAL/PRECINCT CHARACTER:

AUTHENTICITY

Individual Character (Individual,  
different from adjacent)

70-90% original

BUILDING TYPE: Nineteenth century brick terraces, single-fronted, one storey

ORIGINAL RESIDENTIAL Private residences

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Brick

## PHYSICAL/STYLISTIC DESCRIPTION

This single storey terrace row comprises one double-fronted and three single-fronted houses. The main part of the front elevation is built of dark brown brick with closely-spaced cream brick banding. The splayed end wall facing Esplanade West and the parapet and bracketed cornice are finished with unpainted render. The plain flat-topped parapet has an urn at each end. The windows to the front elevation are tripartite in form with

barley-sugar timber columns attached to the mullions. The roof is hipped at each end and is continuous over the entire row.

The front verandah and fence have been rebuilt and are supported on tubular steel columns. The main roof and verandah are covered with glazed Marseilles pattern tiles, which presumably replaced the original slate or iron. The red brick wings to the rear of the houses appear to have been built in the 1930s. Apart from these alterations, the terrace remains unusually intact, with unpainted render and early paint finishes surviving on the door and window joinery.

#### COMPARATIVE ANALYSIS

Although this terrace row shares much of the common Classical idiom of nineteenth century terraces, it is unusually severe and unadorned in appearance. The horizontally banded brickwork is distinctive compared with the more usual treatment of polychromatic brickwork by means of quoining or patterning.

#### History

This single-storey terrace of five brick residences was constructed during 1889-90, when the rate book reported 'five cottages in progress'. (1) The original owner of the buildings was gentleman and long-time Sandridge resident, Thomas McCormack. (2) Four of the cottages, 53-59 Bridge Street, were of three rooms, while 61 Bridge Street was of four rooms, and was consistently rated at a slightly higher value than the others. (3)

#### Thematic Context

These residences are typical of modest brick cottages of the period, which were leased to a succession of working class tenants.

#### Recommendations

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, 1889-90, no 2066
2. *ibid*
3. Description from Port Melbourne rate book, 1896-7, nos 2839-2843

**Identifier** Shops  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 92- 94 Bridge St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** c.1910-1915

**Designer** unknown

**Amendment** C 29

## Comment

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

The shops at 92 - 4 Bridge Street are of local significance. They are largely intact and notable for the extremely conservative design of the facades, including boarded timber parapets, and for their standard cast iron verandah.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: unknown

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

Precinct Character (similar to adjacent, contributes to overall character of the precinct) 70-90% original

BUILDING TYPE: Shops

ORIGINAL RESIDENTIAL Residences attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian primitive Classical

PRINCIPAL MATERIAL: Timber and brick

## PHYSICAL/STYLISTIC DESCRIPTION

The shops are built of red brick with neatly detailed wooden parapets. The cast iron posted verandah has

brackets which incorporate the Port Melbourne City Council crest which includes a bale of wool, a Kangaroo, an anchor and a beehive. The original splayed entry shopfront to 92 Bridge Street survives.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

#### COMPARATIVE ANALYSIS

Compared with other early twentieth century shops such as the Queen Anne 305-7 Bay Street (q.v.), these shops are extreme in the conservatism of their essentially nineteenth century facades. The use of boarded timber parapets, while seen also in other local examples such as 405-15 Bay Street and 350 Graham Street, is here particularly evocative of small rural shops and is very unusual in the metropolitan area.

#### History

These shops are built on land which was formerly part of the lagoon. After the lagoon was filled in, Allotments 22 and 23 of Section 48A [of the Township of Sandridge] were purchased from the Crown, on 6th August 1907, by R. Willcocks. (1) The shops were built on Allotment 22 soon after 1910, (2) judging from the design of the chimney, with its distinctive Edwardian detailing of red brick and rough cement render.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

#### Thematic Context

unknown

#### Recommendations

A Ward, Port Phillip Heritage Review, 1998

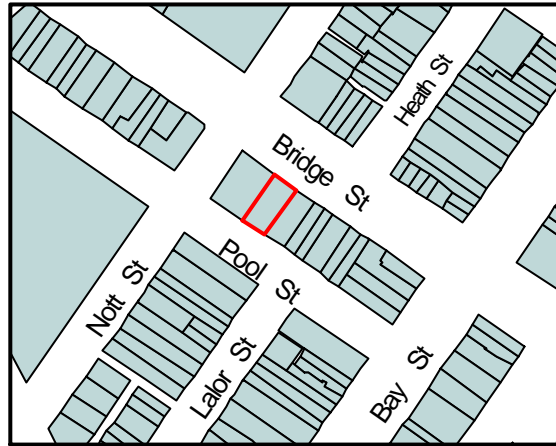
recommended inclusions:

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

#### References

1. Plan of Port Melbourne, dated 7th June 1910
2. Port Melbourne rate book. February 1910. 2842

**Identifier** "Creswick House"  
**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 139 Bridge St  
PORT MELBOURNE

**Category** Residential:detached

**Constructed** c.1900

**Designer** unknown

**Amendment** C 29

## Comment

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

Creswick House, 139 Bridge Street, is of local significance. The substantially intact facade is notable for its transitional style, combining the form and some details typical of nineteenth century balconied houses with Edwardian Arts and Crafts elements, including the half-timbered central gable and tall casement windows.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Residential

SUB-THEME: Federation brick houses , two storey

ORIGINAL OWNER: Unknown

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

BUILDING TYPE: Federation brick house , two storey

ORIGINAL RESIDENTIAL Private residence

USE TYPE:

SIGNIFICANT TREES: Large Araucaria [Norfolk Island Pine] to rear of house

ARCHITECTURAL STYLE: Federation Filigree

PRINCIPAL MATERIAL: Brick

## PHYSICAL/STYLISTIC DESCRIPTION

Creswick House is a double storey house constructed of red brick with a slate roof. The hipped roof has a central gable which is finished decoratively on the front elevation. The roof is broken by a centrally placed

chimney which sits astride the central ridge. The house has a small amount of cement render detailing, originally unpainted which is now painted.

The verandah is an important element of the building. It has a simple cast iron frieze and brackets, and balustrade panels of late design. The balustrade panels, in particular, are very geometric. The same cast iron detailing is used on a number of houses in nearby Middle Park.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

#### COMPARATIVE ANALYSIS

Creswick House is one of several Port Melbourne houses which reflect the transition from Victorian residential styles to the emerging early twentieth century Queen Anne and Federation styles. The double-storey Emerald House, 165 Station Street (q.v.) is the most directly comparable example but other single-storey houses such as 112 Princes Street are also similar in their application of typically Queen Anne details such as jettied half-timbered gables, bracketed or coved eaves and red brick walls with render banding to otherwise Victorian forms with cast iron balconies or verandahs. Creswick House shows more of its Victorian roots in its near symmetrical single-fronted front elevation, contrasting with the picturesque asymmetry of the two principal elevations of Emerald House. It can be compared also with the more elaborate and wholly Queen Anne two-storey house at 313 Park Street, South Melbourne (c. 1905).

#### History

Allotments 2 and 3 of Section 30 [of the Township of Sandridge] were purchased from the Crown by H. Withers. Section 3 remained vacant land until c. 1900 when Creswick House was built.

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

#### Thematic Context

unknown

#### Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

#### References

unknown



**Identifier** Shops  
**Formerly** unknown



**Heritage Precinct Overlay HO1**  
**Heritage Overlay(s)**

**Address** 214-216 Bridge St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** unknown

**Designer** unknown

**Amendment** C 29

## Comment

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

214-6 Bridge Street is of local significance. Together with the adjacent shops at 220 Bridge Street (q.v.) and 207 Ross Street (q.v.), they form an externally substantially intact grouping of small nineteenth century shops, one of the few such groups to remain in Port Melbourne. They are important as distinctive streetscape elements.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

## Other Studies

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

LOCAL/PRECINCT CHARACTER:

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

AUTHENTICITY

70-90% original

BUILDING TYPE: Shops

ORIGINAL RESIDENTIAL Residences attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Rendered brick

## PHYSICAL/STYLISTIC DESCRIPTION

This pair of small single storey shops has a rendered brick parapet above verandah level, with a cornice and



two raised segmental pediments with scrolled brackets to each side. There are acorn finials above the centre and east party walls. The bronze-framed shop windows probably date from the 1930s. The timber-framed verandah is simply designed and may replicate the design of the original verandah.

#### COMPARATIVE ANALYSIS

This modest pair of shops shows the typical way in which relatively elaborate architectural features, usually parapets, were applied to late nineteenth century small shops and residences. Their diminutive scale contrasts with both the adjacent residence and the adjacent shop at 220 Bridge Street (q.v.). In terms of architectural character, these shops are representative of numerous small shops of the period across Victoria. They are important as distinctive streetscape elements.

#### History

The date of construction for this pair of shops is not known. The rate information relating to the buildings and their site conflicts with the evidence of the building fabric. The two brick shops would appear to date from the nineteenth century, yet in this block in 1900-01, the only two structures listed were a six-roomed brick shop and a six-roomed wood shop, rated at £27 and £26 respectively. (1) As late as 1920-21, a six-roomed brick shop valued at £54 was rated at 216 Bridge Street, while next door at 214 Bridge Street was a six-roomed wood shop, valued at £30. (2)

#### Thematic Context

This pair of nineteenth century shops reflects the diversity of buildings and activity in Port Melbourne's residential areas in the nineteenth century.

#### Recommendations

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, 1900-01, nos 2689 and 2690.
2. Port Melbourne rate book, 1920-21, nos 2744 and 2744.

**Identifier** Shop (Alex Sturrock)

**Formerly** unknown



Heritage Precinct Overlay HO1  
Heritage Overlay(s)

**Address** 220 Bridge St  
PORT MELBOURNE

**Category** Commercial: residential

**Constructed** 1889

**Designer** unknown

**Amendment** C 29

## Comment

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

220 Bridge Street is of local significance. Externally substantially intact, it forms together with the adjacent shops at 214 - 6 Bridge Street (q.v.) and 207 Ross Street (q.v.), one of the few intact groups of small nineteenth century shops in Port Melbourne.

## Primary Source

Allom Lovell and Associates, Port Melbourne Conservation Study review Vol. 3, 1995

## Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

## Description

PRINCIPAL THEME: Commerce/Trade

SUB-THEME: Shops

ORIGINAL OWNER: Kitchen and Sons, manufacturers

LOCAL/PRECINCT CHARACTER: AUTHENTICITY

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

BUILDING TYPE: Shop

ORIGINAL RESIDENTIAL Residence attached to commercial premises

USE TYPE:

ARCHITECTURAL STYLE: Victorian Free Classical

PRINCIPAL MATERIAL: Brick

## PHYSICAL/STYLISTIC DESCRIPTION

This shop is constructed with red brick walls and parapet. The building is enhanced by the intact cement

render mouldings on the wide wall and the parapet. Three panels, two circles and rectangle, are included on the parapet for signs.

The shop has a standard Port Melbourne Council cast iron verandah which returns around the corner into Ross Street. Original timber section windows survive, as does the original timber ceiling lining.

#### COMPARATIVE ANALYSIS

While this shop is typical of many in its general form, the use of red brick and the style of the stepped and radiused parapet are unusual for the date, contrasting with the more usual Renaissance Revival forms seen on the adjacent shops at 214-6 Bridge Street (q.v.). These aspects of the design and the small roundels on each side of the central rectangular panel on the parapet appear to be distantly based on the Queen Anne and Aesthetic movement styles which were fashionable from the 1870s onwards. Broadly similar parapet details were used on the early twentieth century J.E. Earl shop at 181-9 Bay Street (q.v.).

#### History

The land in Section 55 B [of the Township of Sandridge] was sold by the Crown in the late 1860s. Allotments 13 and 14 were purchased by Robert Byrne on 25th October 1865 (1) and these two allotments were subdivided in 1879. (2) In February 1889, the corner block of land was owned by Thomas McCormack. (3) By February 1890, the present shop had been constructed and was owned by Kitchen and Sons, Manufacturers, Port Melbourne. The occupier at that date was a labourer, William Andrew McIntyre. (4)

[Jacobs Lewis Vines. Port Melbourne Conservation Study]

#### Thematic Context

unknown

#### Recommendations

A Ward, Port Phillip Heritage Review, 1998

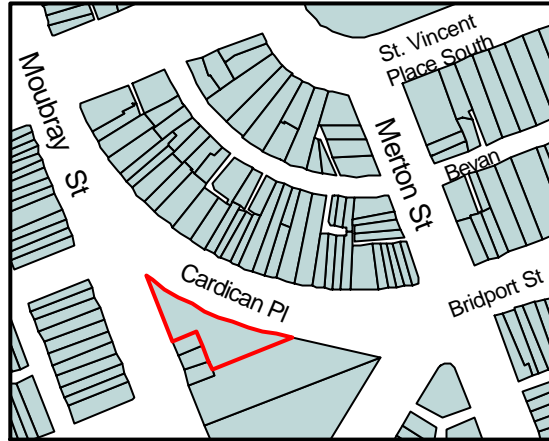
recommended inclusions:

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

#### References

1. Map of Sandridge, 21.5.1878
2. Vale Collection of maps held at La Trobe Library, Vol. 3, page 6
3. Port Melbourne rate book: February 1889, no. 2364
4. Port Melbourne rate book: February 1890, no. 2882

**Identifier** Former Wesleyan Methodist Church  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO61

**Address** Bridport St  
SOUTH MELBOURNE

**Category** Church

**Constructed** 1890

**Designer** Oakden, Addison and Kemp

**Amendment** C 29

**Comment**

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

The former Wesleyan Church is of significance as a successful late-nineteenth century church built to an innovative design in response to its irregular site. At the junction of Cardigan Place, Bridport Street and Moubray Street, it forms a noteworthy landmark. Its significance is enhanced by its association with John Danks. The present state of disrepair is detracting from the significance of the church and is causing permanent damage.

**Primary Source**

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

**Other Studies**

**Description**

Original Use : Church  
Architect : Oakden, Addison and Kemp

While not built until 1890, the land for this church had been granted by the government in 1870. It was built by Andrew Parker, at a cost in excess of £3000. The majority of the construction costs were donated by the prominent local businessman, councillor and mayor, John Danks who was a member of the congregation(1). The memorial stone bears testimony to Danks' involvement, stating 'Albert Park Methodist Church'. This corner stone was laid by John Danks Esq JP on 10th December 1889.

In its overall form the building is atypical compared with the predominance of naved churches in the area, and instead it has an amphitheatre form in response to the potentially awkward triangular site on which it is built. The result was successful. The church stands as a tall bichromatic tuckpointed brick building, externally taking on a cross-axial form with steeply pitched slate roofs. The exterior is decorated with a projecting porch with basketweave brickwork to its gable, while the verticality of the whole is accentuated by octagonal turrets

extending above the Cardigan Place facade. The decoration also extended to the spouting, with decorated brackets and the rainwater heads with crosses set on them.

The church remains substantially intact to its exterior, however has not been maintained, the roof slates being in very bad repair.

## **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 HBC research material, 1 July 1986

**Identifier** House  
**Formerly**



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

**Address** 26 Bridport St  
SOUTH MELBOURNE

**Category** Residential:detached

**Constructed** 1859

**Designer** unknown

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

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

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

The house at no 26 Bridport Street, South Melbourne, was built in 1859. It is historically important. This importance is demonstrated by its capacity to illustrate a common type of dwelling erected during the earliest phase in the settlement of the locality, being a small timber cottage. It is for this reason considered to be contributory to the cultural values of the Heritage Overlay Area within which it is situated. The ability of the place to contribute is enhanced by the original features and details (although some changes have occurred to the original form), the moulded weatherboards and early window sashes being indicators of its age whilst the reconstruction of the verandah is a compromising influence.

### Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

### Other Studies

### Description

A small timber framed asymmetrical cottage having weatherboards with moulded edges for cladding. The hipped roof is corrugated iron clad and there is a stucco chimney. The posted verandah has been reconstructed and the double hung windows have sashes without horns.

Verandah has been rebuilt and the projecting wing is a later construction and contributes to this place. The garden path retains early earthenware tiles predating the 1950's when the present owner took possession.

### History

The land on which no. 26 was built in 1859. By 1859 Peter Finlay owned the house as well as the land to the east described as a builder's yard. The house was noted as "wood, slate, five rooms", subsequently qualified as four rooms and a kitchen. It was let to Mrs Lee. In 1861 Finlay sold to James Gibson, the description of the house remaining unchanged until the turn of the century. Gibson, a tailor, remained there in the late

1850s and early 1870s, leasing to Robert Strangward by 1880. In 1890, Mrs Maggie Magoffin was in residence, remaining there as owner/occupant in 1900. The 1897 MMBW drainage plan (no 20) shows the verandah extending across the whole of the façade, indicating that the present projecting wing was added subsequently. Later residents included James Wilson in 1911 and Mrs Jean Hutton in 1931.

### **Thematic Context**

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

### **Recommendations**

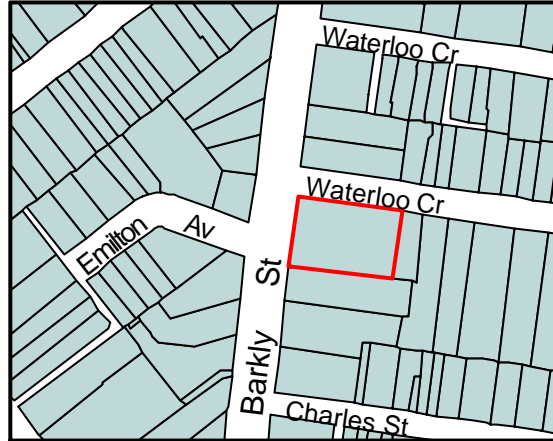
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

### **References**



**Identifier** "Hampden"

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO370

**Address** 74 Barkly St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1919-1920

**Designer** Arthur W. Plaisted

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

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

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

This building is of importance for a multiplicity of reasons. It is one of the largest and most elaborate examples of the Old English style of flat building in St Kilda. It is also one of the most prominent examples of the important architect Arthur W. Plaisted, who also designed the Hartpury Court flat complex in Milton Street (q.v.). In contrast to Hartpury Court, it is a looser interpretation of the Old English idiom, partly in response, perhaps, to the need to adapt the design to the pre-existing residence around which it was built. This adaptation is noticeable in the lower pitched roofs; the 'looseness' of style in the almost abstract design of the half timbering, the unorthodox prow windows facing the central courtyard. These windows, bisected by buttresses, are reminiscent of some of Desbrowe Annear's designs. The pre-1873 house is buried deep within the additions while the rear wings remain virtually unchanged, adding to the historical and visual complexity of the development. All elements of the property, including the distinctive gate posts, appear to be intact. The building's prominent location on the crest of Barkly Street is accentuated by a fine pair of palm trees.

#### Landscape

The garden elements, including two mature Canary Island date palms (*Phoenix canariensis*), scoria rock edging and tapered rough cast gate posts, are of historic and aesthetic significance to the locality of St Kilda. They are also of significance for their association with the building Hampden, designed by the important architect Arthur W. Plaisted.

#### Primary Source

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

#### Other Studies

#### Description

Style : Old English  
Two storey walk-up flats, former residence

Original owner: Miss H. Boldt

Building Permit records held by the City of St Kilda indicate that drawings were submitted in 1919 for additions to a two storey Victorian residence called 'Hampden'. These additions essentially converted the house into series of 4 two bedroom and 6 one bedroom apartments and included extensive two storey additions to both sides of the house , some minor additions to the rear and a new main facade incorporating an open stair to the first floor. Both the existing house and the additions were clad in an extensive new roof of terra-cotta tiles.

Front garden of flats includes two mature Canary Island date palms (*Phoenix canariensis*), *Coprosma repens*, sweet pittosporum (*Pittosporum undulatum*), scoria rock edging, and tapered rough cast gate posts.

## **History**

see Description

A new garden was apparently planted c1920 to complement the building works.

## **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:

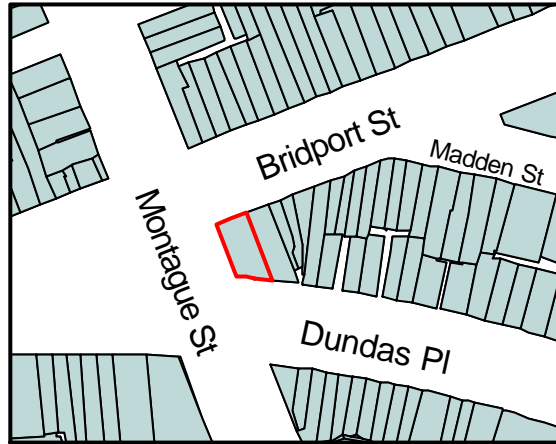
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme, including tree controls

## **References**

### NOTES

St K C.C. building approval No.3858 issued 1919. Geoffrey Woodfall, 'Harold Desbrowe Annear: 1866-1933' *Architecture in Australia*, Vol. 56 No. 1 (February 1967), pp. 100-108.

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



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 123 Bridport St  
SOUTH MELBOURNE

**Category** Commercial: residential

**Constructed** 1871

**Designer** unknown

**Amendment** C 29

**Comment**

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

123 Bridport Street is of significance as a substantially intact shop of the early 1870s that has a restraint in its ornamentation, typical of the period. In date it relates to the development of the St Vincent Place subdivision to the north. The timber-framed shop window is 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: Shop and Residence  
Date of Construction: 1871(1)

In 1871 Samuel Turner purchased vacant land in Crown Section 43 on the corner of Bridport and Montague Streets, Albert Park (2) and immediately erected two brick houses on the site(3). The initial N.A.V. of the properties was £40 (£20 per house)(4). By the following year Charles Machin, a wine and spirit merchant, and Horatio Grobe (sic.), clergyman, were occupying the dwellings; Grobe's seven-roomed building having an N.A.V. of £50 and Machin's dwelling and shop rated at £52(5). The buildings slowly increased their N.A.V. until 1884 when the seven-roomed dwelling and shop, by that date owned by Cornelius O'Shea, a broker, had jumped to £120(6). In that year Thomas J. Lowrey, was operating his grocer shop from these premises(7) and by 1886 Lowrey had become the owner of both buildings(7). A tender notice in 1887 records that Lowrey was advertising for alterations and additions for his premises on the corner of Bridport and Montague Streets(9). This was proceeded with and in that same year the Rate Books list the property as having fourteen rooms with a shop and an N.A.V. of £160(10).

While this building has suffered some alterations since it was built, it remains with a substantial amount of its

1870s fabric intact. It is two storeyed and rendered and in a manner typical of the period in which it was built, the facade is very plain in terms of ornamentation. The double hung sash windows on the first floor are set into plain reveals with no external architrave mouldings and there is a plain moulded cornice and parapet above. It is probable that the parapet has had some of its ornamentation removed. On the ground floor, the verandah has been replaced by a most unsympathetic awning, however the shop window is the original timber-framed window.

## **History**

see Description

## **Thematic Context**

Unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

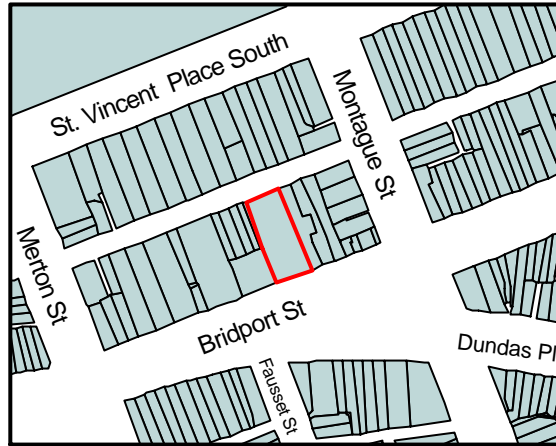
recommended inclusions:

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

## **References**

- 1 City of South Melbourne Rate Books, 1870/72
- 2 *ibid.*
- 3 *ibid.*, 1871/72.
- 4 *ibid*L
- 5 *ibid.*, 1872/73.
- 6 *ibid.*, 1884/85.
- 7 *ibid.*
- 8 *ibid.*, 1886/87.
- 9 Architects' Index, University of Melbourne
- 10 City of South Melbourne Rate Books, 1887/88.

**Identifier** Former "Albert Park Coffee Palace"  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO62

**Address** 152-158 Bridport St  
SOUTH MELBOURNE

**Category** Commercial

**Constructed** 1887,1889

**Designer** Walter Scott Law; Frederick de Garis and Son; A. and H. Peck

**Amendment** C 29

## Comment

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

The former Albert Park Coffee Palace is of significance as an architectural and social landmark in South Melbourne and as a major and substantially intact work by Walter Scott Law. It is also of significance as one of the few extant buildings in Melbourne, built as part of the temperance movement.

## Primary Source

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

## Other Studies

## Description

Original Use: Coffee Palace(1)

Construction: 1887,1889(2)

Architect: Walter Scott Law; Frederick de Garis and Son(3); A. and H. Peck

One of the few major survivors of the number of nineteenth century coffee palaces that were built throughout Melbourne, now named the 'Biltmore', this building is of considerable note as a local landmark, meeting place, and a building built as part of the temperance movement(4). The earliest Rate Book to record the building describes it as having forty rooms of brick and having an N.A.V. of £120, the owners being William Walters, Patrick Kerr and Alexander Fraser, Directors of the Coffee Palace Company(5).

The building was designed by the prominent Melbourne architect Walter Scott Law and cost £10,490; the contractors being Kenard and McMullen. Completed in 1889(6), further work on the Coffee Palace was carried out by Frederick de Garis who employed a team of local craftsmen at a cost of £714(7). Alterations and additions were made during the late 1920s, with extra rooms being added to the designs of architects

Arthur and Hugh Peck(8) . It was not until the 1930s that the building became known as the 'Biltmore', when it was used as a private hotel(9).

The 'Biltmore' is a most commanding four storeyed building in an area where most of the surrounding buildings have been built no taller than two storeys. In addition to its height it has a fine facade with a bold design that shows restraint from the overly ornate detail that Walter Scott Law applied to a number of his buildings at this time. The facade is covered by a loggia at each of the four levels and these are set within a trabeated framework applied over the front of the loggia in ascending orders from Tuscan to Corinthian. The central portion of the building is accentuated by coupled columns flanking the front entrance way and these continue, also in ascending orders, up to the squat tower finished in a decorated pediment. The finely worked front fence with cast iron posts and twisted wrought rails remains intact, so too the black and white marble tiles to the verandah and entrance hall. While the ground floor interior has a number of cornices and architraves intact, in the main it is substantially altered.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

## **References**

1 National Trust Australia (Vic.) File No. 1656 as at June 1986

2 *ibid.*

3 *ibid.*

4 HBPC, file s/14/6, June 1980, 'Recommendations to the Minister of Planning...'

5 City of South Melbourne Rate Books, 1887/88

6 National Trust , *loc.cit.*

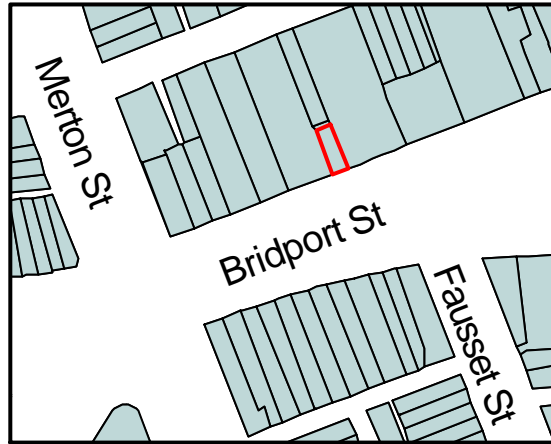
7 *ibid.*

8 *ibid.*

9 *ibid.*



**Identifier** Machin Shepherd and Paltos Offices  
**Formerly** unknown



Heritage Precinct Overlay HO3  
Heritage Overlay(s)

**Address** 178 Bridport St  
SOUTH MELBOURNE

**Category** Commercial

**Constructed** c.1901

**Designer** unknown

**Amendment** C 29

## Comment

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

The Machin Shepherd and Paltos offices are of significance for being an outstandingly decorated and playfully composed, example of Edwardian commercial design. The long ownership of the building by the Machin Shepherd business enhances the significance.

## Primary Source

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

## Other Studies

## Description

Original Use: Hartley and Machin Office

By 1901, F.G. Hartley and Wm.E. Machin, Estate Agents, were operating their business from premises in Bridport Street (1), while also maintaining offices in both Bank Street and Canterbury Road.(2) The Machin and Shepherd, auctioneers, partnership was formed by 1926(3) and the business was the agent for the London and Lancashire Insurance Co.Ltd.(4)

These offices, probably built at the beginning of the century, are set on a very narrow site and are two storeys high. Despite their small scale, they are an outstanding example of Edwardian commercial architecture. Full advantage was taken of the constricted site in the design with a plethora of decoration across the facade. A projecting central section rises up the two floors. At ground floor level it has an out-sized projecting pediment and above it, the terracotta tile roof spills out from under the parapet that leaps over in an arch. The whole is playful, decorative and intact. Details such as the entrance door with leadlight glazing stating 'M&S' and the other door with 'Reg. Office Machin and Shepherd Pty Ltd.' painted in the top panel in gold, and the intact highlights to the shop window are of particular note.



## **History**

See description.

## **Thematic Context**

not recorded

## **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**

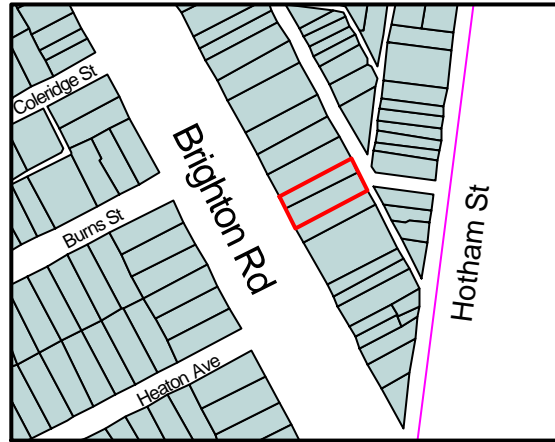
1 'Sands and Mc Dougall Melbourne Directory', 1901

2 *ibid.*

3 *ibid.*, 1926

4 *ibid*

**Identifier** Semi-detached Houses  
**Formerly** unknown



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

**Address** 156-158 Brighton Rd  
ELSTERNWICK

**Category** Residential:attached

**Constructed** 1928

**Designer** G.W.Vanheems

**Amendment** C 29

## Comment

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

These two semi-detached houses are a rare example of this building type in the Spanish Mission style, used in the second half of the 1920's. Building was much influenced by styles used in the United States during the 1920's, the most common being the so-called Californian Bungalow style. Spanish Mission, extolled by Architects Leslie M. Perrott (May) and Arthur W. Plaisted (June, 1925), is much less common and was used for larger houses in Australia. The fashionable nature of St. Kilda during the 1910's, 1920's and 1930's has meant that a number of buildings in this style are there, including several important examples.

## 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 building, the work of Architect G.W. Vanheems (designer of the spire of St Ignatius in Richmond circa 1929), is one of the most distinctive buildings at this end of Brighton Road whilst being of interest for its design and planning.

Solicitor Thomas A. Kennedy commissioned this building in 1928, construction taking place in the last months of that year.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

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

## **References**

City of St Kilda building permit records, number 7308 granted 8/10/1928, includes working drawing.

City of St Kilda Rate Books, 1929/30 number 10509, 10510.

The Australian Home Builder, "Mission Style in Concrete", 15/May/1925, pp. 24-5, 56; "Spanish Mission Design for Australia", 15/June/1925, pp.26 7, 46.

**Identifier** Fire Brigade Station, Elwood  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO66

**Address** 201 Brighton Rd  
ELWOOD

**Category** Public

**Constructed** 1926

**Designer** unknown

**Amendment** C 29

## Comment

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

### CULTURAL SIGNIFICANCE

Fire Brigade Station is a remarkably intact fire station and residential flat complex from the 1920's. The fire station retains its original control panel, with other more recent equipment, in a top-lit control room. The pair of flat blocks with linking roof is one of the most distinctive residential buildings along Brighton Road and reflects the new vogue for flats in Melbourne in the 1910's and 1920's, St. Kilda and Elwood being two of the most popular suburbs. Stylistically the fire station complex reflects the eclectic nature of building in the 1920's.

### EXTENT OF SIGNIFICANCE

Fire station building at the rear of the site and the pair of flat blocks facing Brighton Road. Also included is the fence to both street frontages.

### SURROUNDING ELEMENTS OF SIGNIFICANCE

Brighton Road (Nepean Highway) is one of Melbourne's main roads and one of the city's important boulevards.

(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 multi-block flats, former fire station

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

## DATA

### DATE OF CONSTRUCTION

1926 - opened 25th January, 1927(2).

### ORIGINAL OWNER

Metropolitan Fire Brigade's Board.

### LATER OCCUPANTS

Not applicable.

### LATER ADDITIONS/ ALTERATIONS

None essentially

### DESCRIPTION

Fire Brigade Station comprises three two storey brick buildings, two facing Brighton Road with the fire station building behind. The station building is sited at 45 degrees giving access to either street, the site being on a corner. The ground floor houses three vehicle spaces and the control room. The first floor contains staff room including a billiard room and the former chief officer's flat. The two front flat blocks contain two flats each. A gabled roof on masonry brackets links the two buildings.

Construction is in rendered brickwork with a Spanish tile roof and deep eaves. The Brighton Road facade is symmetrical with paired bay windows, timber brackets and arcaded verandahs. There are elevated clothes drying decks, at the rear of each building.

### INTACTNESS (February, 1984)

Fire station building is intact. The pole between the ground and first floor has been removed. The chief officer's flat is now used as part of the staff quarters on the first floor. Regrettably the stucco walls of the complex were first painted a few years ago and the colour chosen is inappropriate. It is highly desirable that it be removed. The flats are now rented out to the general public.

### CONDITION

The complex is in good condition.

### ORIGINAL USE

Fire Station and flats.

### PRESENT USE

As above - flats leased to members of the general public.

### OTHER

The width of fire engines today mean that they now barely fit through the doors. The Fire Brigade has plans to remove the brick piers and replace the original doors making them open automatically at the same time. (David Bick, St. Kilda Conservation Study, 1985)

## History

Brighton Road Fire Brigade Station was opened on the 25th January, 1927, replacing the old St. Kilda Fire Station on the corner of Inkerman and Greeves Streets (demolished in recent years)(2). Brighton Road is a working fire station today and the latest equipment is being installed.

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

## 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

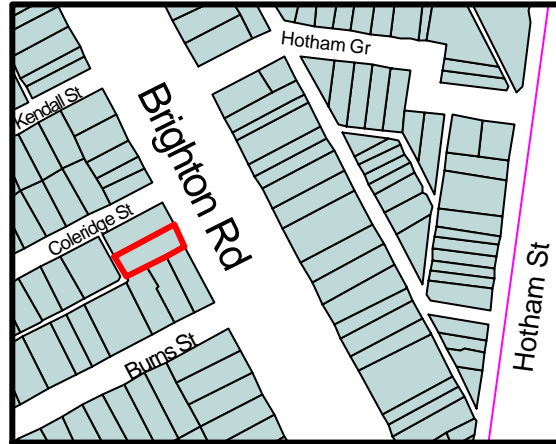
### NOTES

In a joint venture between St Kilda Council and the Ministry of Housing, the existing residential component of this complex is being converted into low income housing.

### BIBLIOGRAPHY

2. John Butler Cooper, 'The History of St. Kilda', from its first settlement to a city and after 1840-1930, City of St. Kilda, Melbourne, 1931, vol. 1, facing 136 illustration, p. 133. Old fire station illustration facing p. 132 - Appendix.

**Identifier** "Taradale"  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO318

**Address** 229 Brighton Rd  
ELWOOD

**Category** Residential:apartment

**Constructed** 1936

**Designer** Walter Mason

**Amendment** C 29

## Comment

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

Taradale is an imposing three storey block of flats in the Functionalist style. It features many fine design elements derived from the style, particularly the decorative use of lettering, the waterfall massing of the front facade with horizontal slots to the curvilinear stair enclosure, the curved cantilevered balconies to the side elevation and the contrasting of clinker and roman brickwork against smooth render to emphasise the interpenetration of horizontal and vertical masses. It is also important as one of the best of the excellent range of flats along Brighton Road.

## 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  
Original owner: R. Cudmore

## 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

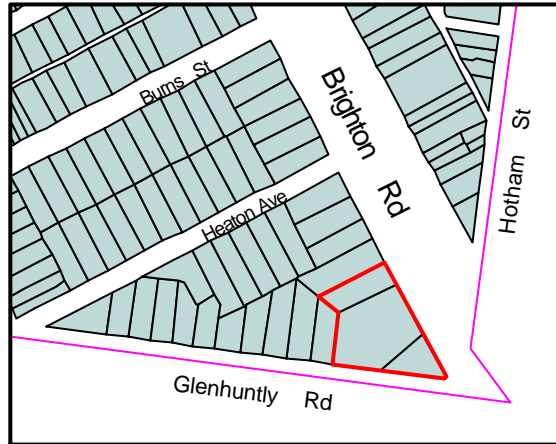
## **References**

### NOTES

St K C C permit No 9146 issued 24/10/35.



**Identifier** Elsternwick Hotel  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO318

**Address** 259 Brighton Rd  
ELWOOD

**Category** Commercial

**Constructed** 1854/55

**Designer** unknown

**Amendment** C 29

**Comment**

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

#### CULTURAL SIGNIFICANCE

Elsternwick Hotel is the oldest hotel in St. Kilda, is particularly associated with the early settlement along the old Brighton Road, whilst the evolved form of the building reflects its continuing role and the old billiard room is distinctive. The Elsternwick is the only hotel dating from the 1850's in St. Kilda and the first central section (4) can be discerned. Brighton Road was the first track from Melbourne to the Mornington Peninsula and this building was one of the first hotels on this road. Though the original building has been extensively altered, the first floor rooms still have an early or original coved ceiling. The added wings at each end and linking colonnade reflect the later history of a building which remains a local land-mark. A billiard room was a common feature of hotels around the turn of the century and the clerestory lit roof structure is significant.

#### EXTENT OF SIGNIFICANCE

All of the 19th century buildings; the original central section, corner wing and the old billiard room wing are all integral parts of the complex. Additions, mostly undertaken in the last decades on the grounds of the demolished Normanhurst, are set back from Brighton Road and hence do not detract seriously from the building.

#### SURROUNDING ELEMENTS OF SIGNIFICANCE

None

#### Primary Source

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

#### Other Studies

#### Description

#### DATE OF CONSTRUCTION

1854/55 central section(8)(5)(6) (not facing colonnade); 1890/91 corner wing(5), billiard room ? and colonnade.

#### ORIGINAL OWNERS

Thomas McCombie and Robert Keys(8)(5)(6) (publican John Fleming)(6)

#### ARCHITECT

19th century not known; 1926 Chris. A. Cowper, Murphy and Appleford(1); 1930 P. J. O'Connor(2); 1938 Robert H. McIntyre(4).

#### BUILDER/ ARTISANS

19th century not known; 1926 G. O. Garrick(1); 1930 Fairbanks and Walker(2); 1934 Rivett and Hamilton(3); 1938 G.O. Garrick(4).

#### LATER OCCUPANTS

Owner(5) - c. 1870 Henry Young; 1930 Mrs. Hemingway; 1938 W. Fraser. Publicans(5)(6) - c. 1858 Henry Young; 1878 Chas. Beasley; 1882 A.G.M. Burdenid; 1883-89 James Cannon; 1890-91 Andrew Oastler; 1895 L. Oastler.

#### LATER ADDITIONS/ ALTERATIONS

Ground floor to all 19th century sections extensively altered. First floor relatively intact. Alterations and additions to the rear -see Bibliography.

#### DESCRIPTION

Construction of the three main 19th century sections of the Elsternwick Hotel is in red brickwork with timber windows, the roofs all originally being slate clad. First section has corner quoins and presumably was symmetrically arranged originally with a central passage and stairs at the end. The bar was in the left corner originally, apparently (1),(9). The corner block contains the public bar, the various ground floor rooms having been opened into each other. The main part of the residence is above this section and is intact essentially. In contrast the first floor of the original section has been changed, mainly to interconnect with the newer residence. New stairs have been installed in a different location. The ground floor of the colonnade was filled in many years ago(3). Cellars are located beneath both of these sections. The old billiard room wing is single storied, rendered brickwork in construction with now a corrugated iron roof.

#### INTACTNESS (February, 1984)

The first central section has been faced with a colonnade and given a parapet. Internally the ground floor of this section has been gutted and parts of the first floor changed. The corner wing has been opened up into one large room, whilst the first floor residence remains intact essentially. The billiard room ceiling is intact. A recent dado and bar have been fitted and the old bottle shop addition has been incorporated into it. Recent wings have been added to the rear and to the north behind the street frontage on the enlarged site.

#### CONDITION

Each section is in good condition.

#### ORIGINAL USE

Hotel.

#### PRESENT USE

Continuing use.

#### PRESENT OWNER

Carlton and United Breweries Pty. Ltd.

#### OTHER

The Cole Collection(6) records that in 1866 the hotel was known as the Beer House Hotel and in 1871 Henry Young was fined 40/- for Sunday trading ('Argus' notes no.11/12/1871)

### History

Thomas McCombie, journalist, merchant and politician(10) and Robert Keys were the Crown grantees for the site of Elsternwick Hotel, £346-7-6 being paid(8). They acquired the land on the 24th of July, 1854(8) and the 1890/91 wing has Elsternwick Hotel 1854 on its parapet. Certainly the oldest part of the present building was there by 1857/58 (first Rate Book) and it is highly likely it was built in 1854 or 1855. McCombie bought out Keys in 1958 for £2,230(8). Various licensees ran the hotel for McCombie, John Fleming being the first apparently(6). He was followed by Henry Young in 1858(5), who acquired ownership from McCombie in 1872(8) and held it till at least the 1890's(5). Additions (6 rooms) were made apparently in 1881, being rated separately(5). The corner addition dates from 1890/91(5) and the use of the same string course moulding on the colonnade suggests that it was built at the same time. The billiard room presumably dates also from the same time. The northern extension to the billiard room was added as a bottle shop in 1934(3) and major internal alterations and additions were made in 1926 and the 1930's. Extensive additions were made in recent decades to the northern side and the rear.

### 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

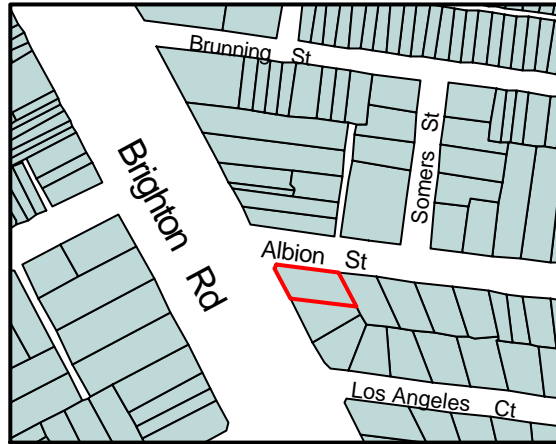
## References

### BIBLIOGRAPHY

City of St. Kilda building permit records

1. Number 6558 granted 8/9/1926 includes working drawing (Chris. A. Cowper, Murphy and Appleford Architects).
2. Number 7833, granted 29/10/1930, includes working drawing for additions (P.J. O'Connor Architect).
3. Number 8470 granted 2/2/1934, includes working drawing.
4. Number 10,030 granted 2/8/1938, includes working drawing for extensive alterations and additions.
5. City of St. Kilda Rate Books, various years - notes in Appendix.
6. R.V. Cole Collection of Hotel Records, LaTrobe Library, State Library Victoria, Suburbs, volume 3, St. Kilda, Elsternwick Hotel (343).
7. M.M.B.W. Detail Plan no. 1404 circa 1900; shows extent of building then - Appendix.
8. Registrar General's Office records.
9. Robert Russell, distant view of the hotel in 1875, location of original not known (copy in the hotel).
10. Fergus Farrow, "Thomas McCombie (1819 - 1869)", in Douglas Pike (ed.' Australian Dictionary of Biography', Melbourne University Press, Melbourne 1966, vol. 5, pp. 132-3. - Appendix.
- 11 Paul De Serville, 'Port Phillip Gentlemen', Oxford University Press, Melbourne 1980, numerous references to McCombie.
12. J.E.S. Vardy, 'Plan of the Borough of St. Kilda' compiled under the direction of the Borough Council, Harnel and Ferguson, Melbourne, 1873, map no. 18 South Ward - Appendix.

**Identifier** "Mid-Mar" Semi-detached houses  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 48-48a Brighton Rd  
RIPPONLEA

**Category** Residential:attached

**Constructed** 1937

**Designer** Leslie J. W. Reed

**Amendment** C 29

**Comment**

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

Mid-Mar is a key member of the important collection of stylistically diverse 1920s and 30s houses in this stretch of Brighton Rd. It is individually significant chiefly as an outstanding example of the crazy tapestry brickwork which was fashionable for a period in the late 1930s. The work was carried out by the builder L. Glover to the specification of the architect Leslie J.W. Reed. The brickwork is of a high quality and covers all wall surfaces visible from the two streets bounding its prominent corner site. The brickwork wraps around the rounded corners of the house's waterfall facade and is complemented by finely etched feature windows and an appropriate and neatly kept garden setting. Extensive low wall fences along its paths and property boundary are also in tapestry brick, completing this extremely intact and visually arresting house.

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

(See also Los Angeles Court/Glen Eira Road conservation area, Albion/Somers Streets conservation area.) This building is of note for its elaborately patterned brickwork, a characteristic of the second half of the 1930's. It provides an interesting comparison with no 15 Los Angeles Court, a semi-detached pair built in 1938. One of the main characteristics of the Los Angeles Court/Glen Eira Road conservation area is the variety of architectural styles and building types. The houses in Albion/Somers Streets are modest and form an interesting comparison. Architect Leslie J.W. Reed A.R.A.I.A. designed this building for W. Scott /Slott? and L. Glover was the builder.

(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

Multi-unit residence  
Builder: L. Glover  
Original owner: W. Stott

Mid-Mar is an extraordinarily thoroughgoing and intact example of the use of crazy tapestry brickwork, which was popular for a brief period in the late 1930s. Tapestry brick was often used in feature panels or as trim, but in this case it covers all visible external wall surfaces and the front fences on Brighton Rd and Albion St as well. The architect's specifications stipulate that "The whole of the brickwork to the Albion St and Brighton Rd elevations is to be in Crasy (sic) brickwork, using Evans' Bros Bricks, these are to vary in size, colour and texture, all other exposed work is to be clinker." The work has been executed with a high degree of skill, with fastidious attention paid to sills and curved corners as well as the general evenness of the intricate jigsaw-like laying patterns. The builder responsible was L. Glover. (Glover may have also built 38 Tennyson St q.v.). Other buildings by Mid-Mar's architect, Leslie J.W. Reed, show a penchant for highly decorative designs in a variety of styles.(ref. 91-93 Acland St, 301 Carlisle St, 11A-11B Charnwood Rd.). His drawings for Mid-Mar show a surprisingly plain house, suggesting that, in this case, the decorative effects were entrusted to the artisan builder.

Apart from its wall surfaces, the building is of some interest for its Moderne styling, which in general form is a foretaste of the plain hipped roof houses of the 1940s. Other features though, such as the wrap around steel frame windows and the streamlined cantilever awnings align it with Functionalist styles of the 1930s. Some of the smaller windows feature finely etched deco motifs of a quality that disappeared after the War, and which combine well with the brickwork to give a jewel-like quality to the detailing of the house. Though styled to appear as a largeish single storey house, Mid-Mar contains two three bedroom dwelling units with separate entrances. The unit facing Brighton Rd is generously planned with its three principle rooms arranged freely in a stepped configuration to produce a classic waterfall frontage. The plan of the rear unit on Albion St appears incongruously cramped, based on the extremely old-fashioned format of the long central hallway dividing squarely aligned rooms. One is drawn to the conclusion that Mid-Mar is neither particularly well planned nor coherently styled, and that its outstanding characteristics are confined largely to the decorative brickwork, featured fenestration and the waterfall plan form of its western end. An inspection of its interiors may disclose a greater depth of design quality.

The garden as it exists plays a very important role in the strong visual presentation of the house. Its tightly bounded sparseness accentuates the house's neat, hard-glazed surfaces, (where a softer, untidier garden would tend to diminish the effect). Mid-Mar is of further significance as part of the collection of 1920s and 30s houses stretching south along Brighton Rd. Amongst their extraordinary range of fashionable styles, Mid-Mar stands out as one of the most complete and visually arresting examples.

(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

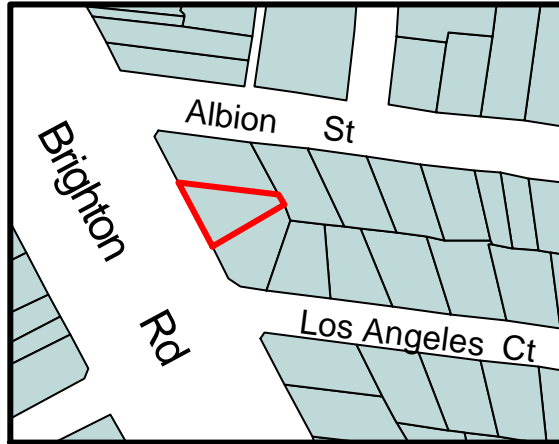
St K C C permit No 9769 issued 18/8/37.

### BIBLIOGRAPHY

City of St Kilda building permit records, no. 9769 granted 18/8/1937, includes working drawing.

**Identifier** Residence-Attic Villa

**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 50 Brighton Rd  
RIPPONLEA

**Category** Residential:detached

**Constructed** 1927

**Designer** unknown

**Amendment** C 29

## Comment

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

Unlike several of its neighbours, this house follows no identifiable historical or contemporary architectural style but instead combines a variety of conventional materials and motifs (derived largely from Arts and Crafts sources) into a completely idiosyncratic composition. Its unconventional planning and picturesque massing has produced a 'cottage' effect of great charm and curiosity. The uniform paint colour, though not original, helps to unify the building's diverse elements. The low masonry fence appears to be original though perhaps not intact. No. 50 is an important contributor to the highly significant set of stylistically divergent houses built along this part of Brighton Road in the late 1920s.

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

## Primary Source

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

## Other Studies

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

## Description

Attic villa

Builder: Los Angeles Court Pty Ltd

Original owner: Los Angeles Court Pty Ltd

(See also Los Angeles Court/Glen Eira Road conservation area, numbers 52 and 58 Brighton Road.) This single storey, attic residence forms part of the Brighton Road frontage of the Los Angeles Court/Glen Eira Road conservation area. Closure of the Brunnings Nursery in 1926 resulted in the creation of Los Angeles Court and the group of buildings all constructed over a short period and illustrating the nature of more affluent housing of that time. This particular house is of note for its design. As with number 52 it was built by and for Los Angeles Court Pty. Ltd. in the first half of 1927.

(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 6715 issued 15/2/27.

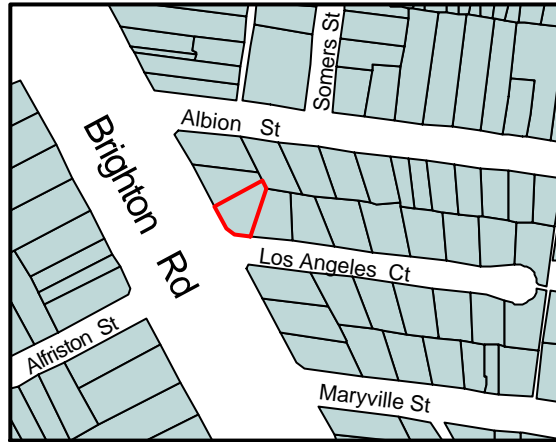
### **BIBLIOGRAPHY**

City of St. Kilda building permit records, no. 6715 granted 15/2/1927, includes working drawing and specification.



**Identifier** "Chipping Camden"

**Formerly** unknown



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

**Address** 52 Brighton Rd  
RIPPONLEA

**Category** Residential:detached

**Constructed** 1927

**Designer** unknown

**Amendment** C 29

## Comment

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

(See also Los Angeles Court/Glen Eira Road conservation area, numbers 50 and 58 Brighton Road.) This single storey, attic residence is distinctive in design and is an important element in the Los Angeles Court/Glen Eira Road conservation area, being on the corner of Los Angeles Court and Brighton Road. The house is planned to follow the corner and the twentieth century Elizabethan detailing is of interest in its own right as well as being a precursor to the varied architectural styles in the Court and Monkstadt Avenue. As with numbers 50 Brighton Road and numbers 1 and 3 Los Angeles Court, this house was built by and for Los Angeles Court Pty. Ltd. in the first half of 1927.

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

## Primary Source

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

## Other Studies

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

## Description

Style : Old English

Attic villa

Builder: Los Angeles Court Pty Ltd

Original owner: Los Angeles Court Pty Ltd

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## **References**

### **NOTES**

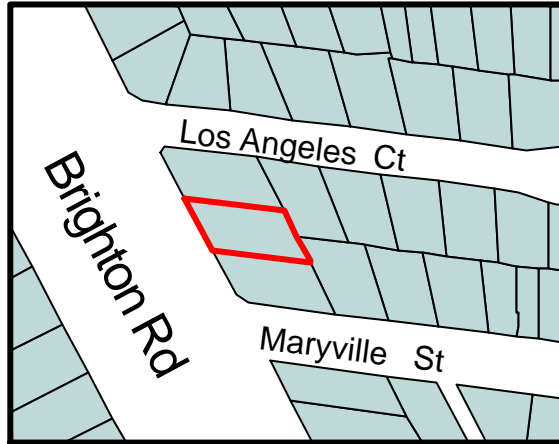
St K C C permit No 6734 issued 1/3/27.

### **BIBLIOGRAPHY**

City of St. Kilda building permit records, no. 6734 granted 1/3/1927, includes working drawing.

**Identifier** "Montrose"

**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 56 Brighton Rd  
RIPPONLEA

**Category** Residential:detached

**Constructed** 1927-28

**Designer** unknown

**Amendment** C 29

## Comment

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

A residence exhibiting a number of exuberant motifs of the Spanish Mission style; in particular its arched openings, elaborate porch parapet, and the bellcote chimneys characteristic of the style. Its significance rests largely on the contribution it makes to the extraordinary collection (of) typologically similar but stylistically diverse houses along this stretch of Brighton Road. The garden, which includes the contemporary front fence and clipped cypresses, enhances the building.

## Primary Source

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

## Other Studies

## Description

Style : Spanish Mission  
One storey residence

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

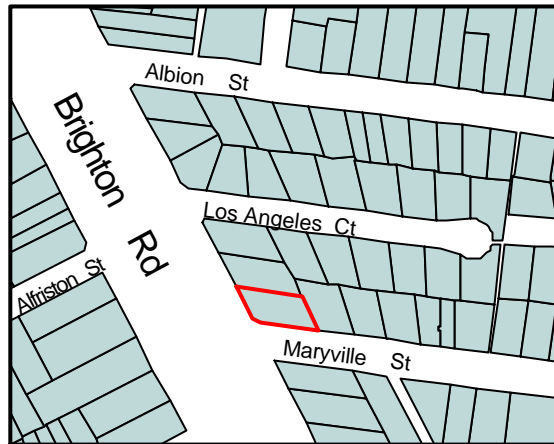
recommended inclusions:

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

## References

unknown

**Identifier** "Limerick Lodge"  
**Formerly** unknown



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

**Address** 58 Brighton Rd  
RIPPONLEA

**Category** Residential:detached

**Constructed** 1927-1928

**Designer** Arthur W. Plaisted

**Amendment** C 29

**Comment**

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

**CULTURAL SIGNIFICANCE**

Limerick Lodge is one of the very few examples of a house built in the 1920's/1930's picturesque medieval style. The term Hollywood style is often used to describe the extravagantly ornate, medieval inspired houses built there during this period and no doubt a source of inspiration for this building. The Architect, Arthur W. Plaisted was very interested in historical styles during this time, designing the near Elizabethan Hartpury Court in Milton Street (q.v.) of 1923 and extolling the virtues of Spanish Mission style design in the press in 1925(4). This building is particularly finely detailed, details including timber pegs to the half timber framing. The bathroom and part of the kitchen have been modernised, but otherwise this house is essentially intact.

**EXTENT OF SIGNIFICANCE**

(See also Los Angeles Court/Glen Eira Road conservation area). Entire house, rear detached workshop/garage building, front gate and posts.

**SURROUNDING ELEMENTS OF SIGNIFICANCE**

This house is the most distinctive of a number of houses built during this period following the closure and subdivision of Brunning's Nursery in 1926(3) and forming part of a conservation area. (David Bick, St. Kilda Conservation Study, 1985)

**Primary Source**

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

**Other Studies**

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

**Description**

Style : Old English  
One storey residence  
Builder: W.J.Plaisted

Original owner: Mrs F.J.Fleming  
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

#### DATE OF CONSTRUCTION

1927 - last two months, into 1928?(1)

#### ORIGINAL OWNER

Mrs. F.J. Fleming(1),(2).

#### ARCHITECT

Arthur W. Plaisted(1).

#### BUILDER/ ARTISANS

W. J. Plaisted builder.

#### LATER ADDITIONS/ ALTERATIONS

The bathroom has been modernised with a new basin, toilet, tiles and the bath has been refaced. The stove and sink unit in the kitchen are also new, but the elaborately fitted cupboard unit is early and most probably original. The laundry was partitioned some time ago and an internal wall in the garage building removed. A kitchen window has been replaced with clear glass and the rear verandah glazed. Only one back section of half round spouting remains.

#### DESCRIPTION

Limerick Lodge is a single storied, rendered brick house with a terracotta tile roof. The complex roof forms and gables belie the near rectangular overall plan shape. Other picturesque elements such as the cruck supported verandahs, combined detailing such as half-timbering, rough boarding to the eaves and leadlight timber windows create the medieval effect. The house has many features, including the study bay window and angled fireplace, the sitting room fireplace and its partly covered ceiling, as well as the ceilings, wall panelling and the paired glass doors to and between the sitting and dining rooms. A small, curved head window is set in the chimney breast of the sitting room. The spouting sits on unusual metal brackets.

#### INTACTNESS (March, 1984)

Other than change of fittings in the bathroom and kitchen, redecoration is the most significant change internally, with new spouting and paint colours externally.

#### CONDITION

The house is in good condition.

#### ORIGINAL USE

Private residence.

#### PRESENT USE

Continuing use.

#### PRESENT OWNER

Mr. and Mrs. Lyons.

#### OTHER

Arthur W. Plaisted emphasised parge effects on stucco in his article on the Spanish Mission style in 1925(4), a feature of the external walls of this house.

The garage building is arranged differently to that drawn on the working drawings, suggesting that the Architect did not adequately take into account the nature of the rear of the site. The title documents show that the land was sold with a covenant preventing flats of more than two stories.

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

### **History**

Architect Arthur W. Plaisted designed Limerick Lodge for Mrs. F.J. Fleming and the house was built at the end of 1927, construction presumably extending into 1928 (building permit issued 3/11/1927(1). The builder was W. Plaisted(l).

### **Thematic Context**

unknown

### **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

### **References**

#### NOTES

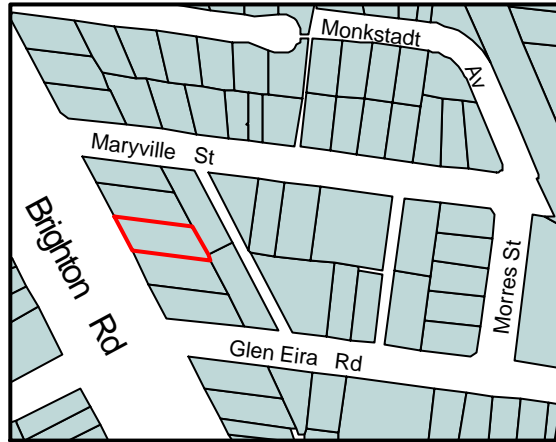
St K C C permit No 6936 issued 25/8/27.

## BIBLIOGRAPHY

1. City of St. Kilda building permit records, no. 6936 granted 3/11/1927, includes working drawing Appendix.
2. City of St. Kilda Rate Books, 1927/28 no. 10437 for Anne Fleming o/o N.A.V. 90; 1928/29 no. 10719 Raymond Brownell, Anne Fleming owner, N.A.V. 188.
3. City of St. Kilda subdivisional plans, draw 18, no. p.63, 14/7/1926 Appendix.
4. 'The Australian Home Builder', 15th June, 1925, pp. 26, 27, 46 Appendix.



**Identifier** "Midlothian"  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 64 Brighton Rd  
RIPPONLEA

**Category** Residential:detached

**Constructed** 1929

**Designer** unknown

**Amendment** C 29

## Comment

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

Midlothian is one of a number of typologically similar but stylistically diverse houses that form an important architectural collection along this part of Brighton Road. In this case the adopted style is Spanish Mission. Though the house is not a particularly coherent essay in the style, it has had sufficient stylistic motifs applied to it to produce the desired exotic effect. These include the characteristic pantiles of the roof which are also used to accent the gable, the bellcote chimneys and the porte cochere; the Serlian motif of the feature window; and moulded elements such as the porch columns and gable vent. The present paint colour, the canvas blinds and the porch's metal grillework are not contributory to the building's Spanish Mission style. The neatly clipped garden enhances the house's character.

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

## Primary Source

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

## Other Studies

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

## Description

Style : Spanish Mission

One storey residence

Builder: G.C.Dickson and Yorston Pty Ltd

Original owner: G.C.Dickson and Yorston

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

This building is a distinctive house from this time architecturally and forms an important comparison with the

Los Angeles Court/Glen Eira Road conservation area. The front fence is unusual.  
G.C. Dickson and Yorston Pty. Ltd. builders were the owner/builders of this house during the latter half of 1929. They also constructed several other houses and blocks of flats in Brighton Road at this time, including number 66/8.

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

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## **References**

### **BIBLIOGRAPHY**

City of St. Kilda building permit records, no. 7488 granted 7/6/1929, include drawing.

**Identifier** "Sixtysix"  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 66-68 Brighton Rd  
RIPPONLEA

**Category** Residential:detached

**Constructed** 1931

**Designer** unknown

**Amendment** C 29

## Comment

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

This prominent attic villa is significant for its dramatic architectural composition and as an important member of the group (of) remarkable late 1920s and early 30s houses in this stretch of Brighton Road. The composition is characterised by the contrast between its steeply pitched gables, tall vertical chimney shafts and the horizontal lines of the porches and cross ridges. The existing colour scheme is not original. The masonry piers and base of the front fence may be original but its mock Victorian railings are inappropriate to the period and detract from the character of the house.

## Primary Source

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

## Other Studies

## Description

Attic villa

## History

see Significance

## Thematic Context

unknown

## Recommendations

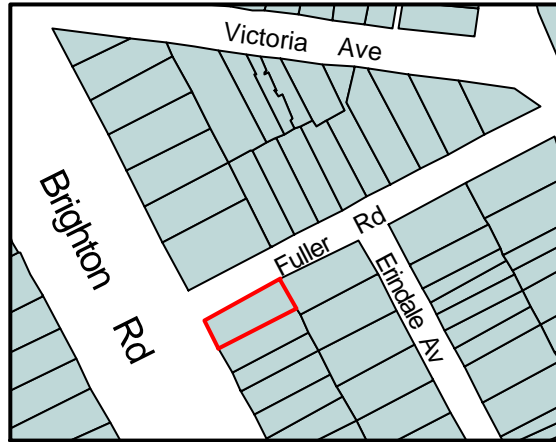
A Ward, Port Phillip Heritage Review, 1998  
recommended inclusions:

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

## **References**

unknown

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



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

**Address** 100 Brighton Rd  
RIPPONLEA

**Category** Residential:detached

**Constructed** 1910's

**Designer** unknown

**Amendment** C 29

## Comment

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

A house remarkable for its fine range of intact ornamental features, in particular its front door, timber gate and fences. Its porch and the whole Fuller Rd facade are also fine and intact features.

## 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 Significance

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

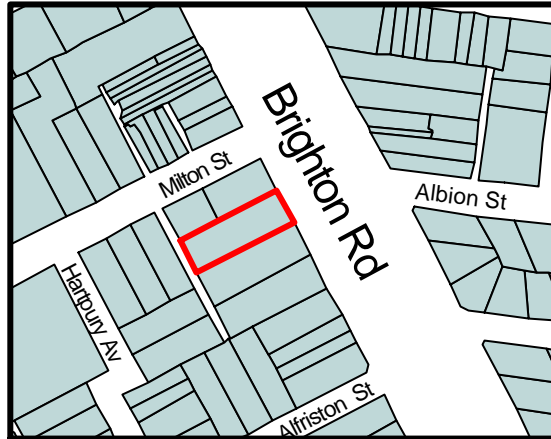
recommended inclusions:

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

## References

unknown

**Identifier** "Masefield Court"  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 115 Brighton rd  
RIPPONLEA

**Category** Residential:apartment

**Constructed** 1920's

**Designer** unknown

**Amendment** C 29

## Comment

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

A two storey block of flats beautifully articulated on an L-shaped plan, in an Mediterranean style with overtones of Arts and Crafts detail, particularly to the windows. The building and its courtyard garden have been superbly maintained. The block is one of St Kilda's most attractive dating from this period.

## 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 Significance

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

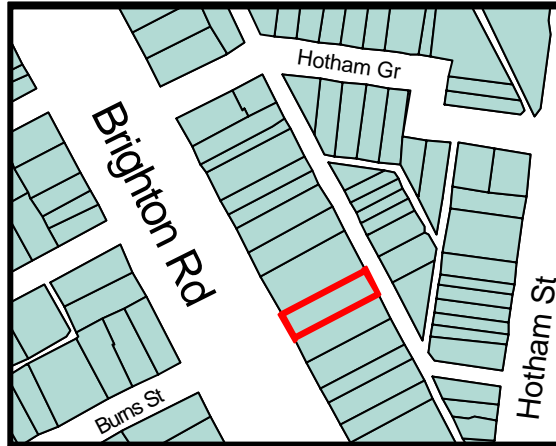
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References



unknown

**Identifier** Laluma  
**Formerly** Bell house



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO355

**Address** 148 Brighton Rd  
RIPPONLEA

**Category** Residential:detached

**Constructed** 1884

**Designer** unknown

**Amendment** C 29

## Comment

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

Laluma at 148 Brighton Road, Ripponlea is significant to the City of Port Phillip because:

- the house is an early and distinguished design in the Italian Renaissance manner, with its cement detailing, detached two-storey form and cast-iron ornament (Criterion F1);
- the house retains a mature period landscape setting which enhances the expression of the house's origins (Criterion D2);
- the house recalls the time when grand boulevards, such as Brighton Road, were the proper setting for gentlemen's villas, many having been demolished over time (Criterion A4).

## Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

## Other Studies

## Description

Two storey detached Italian Renaissance revival stuccoed villa set in a garden. The façade is parapeted, with main cornice and entablature brackets, and the upper level balcony is open with a cast-iron balustrade. This is supported on stop-chamfered timber posts. Segment-arched openings are decorated with bold cement detailing, an impost mould is used between openings and the doorway has panelled top and side lights and a six-panel door.

High unrelated stone front fence but has some mature trees such as the Norfolk Island pine and other mature evergreen exotics.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

Context: Set facing a wide boulevard next to a notable inter-war flat block.

## **History**

Frances Stuart Bell, a doctor of divinity, owned 284 feet of vacant land here in December 1883. Within a year foundations were noted in rate records on a 65 feet frontage and a 7 room brick house followed in 1885, owned and occupied by Bell with one other into the 1890s. By the end of Bell's tenure the house had gained two rooms, apparently added in 1897-8. Charles Fulwood, a gentleman, followed until another gentleman, Dennis Deasey, became the new owner c1908. Deasey was dead by WW1.

William Henry Deasey, a railway employee, appears to have inherited the house and stayed in residence until c1923 when Alfred Levy (or Levi) took up the property and leased it to a number of persons including Alfred Robertson, an engineer, and James Wicks a wool sampler. Levy lived in Robe St, St Kilda and was a St Kilda Councillor for West Ward in the 1930s, serving as mayor in 1936-7. In a survey of the wealth of Jews in Victoria during the immediate post Second War period, Alfred Levy was picked out as the richest, having left an estate of over 100,000 pounds at his death in 1950 { Rubinstein: 129}.

The road to Brighton or Arthur's Seat was one of the first major thoroughfares in today's metropolitan area and was consequently developed as a desirable place for the homes of gentlemen in semi-rural surroundings and facing the water.

## **Thematic Context**

Making suburbs

## **Recommendations**

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

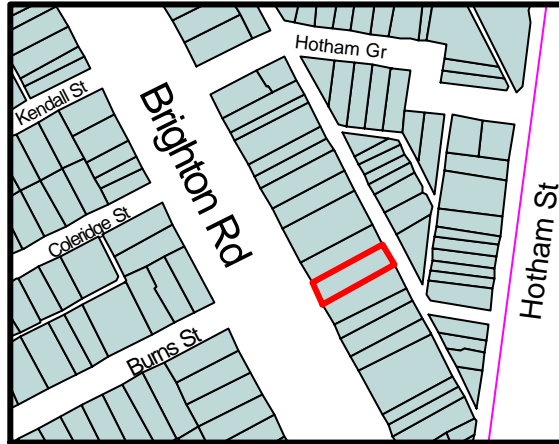
recommended inclusions:

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 Central Ward;  
Rubinstein, W. 1991 'The Jews in Australia' V2.

**Identifier** Duplex  
**Formerly** unknown



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

**Address** 150-152 Brighton Rd  
RIPPONLEA

**Category** Residential:attached

**Constructed** 1923

**Designer** unknown

**Amendment** C 29

## Comment

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

An intact example of a relatively rare two storey duplex building type, later converted into flats with a bold, exposed stair. The building is designed with a great degree of originality within the Arts and Crafts idiom, distinctive features being the jagged stepped projection of the party wall bisecting a bold gable, and the powerful expression of the porch structure using a double arched motif and massive corner piers. The contrasting clinker and red brick, render and timber shingles are characteristic of the style and contribute to the building's significance.

## Primary Source

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

## Other Studies

## Description

Style : Arts and Crafts  
Two storey duplex  
Builder: H. Real  
Original owner: G. Kitchener

## History

see Significance

## Thematic Context

unknown

## Recommendations

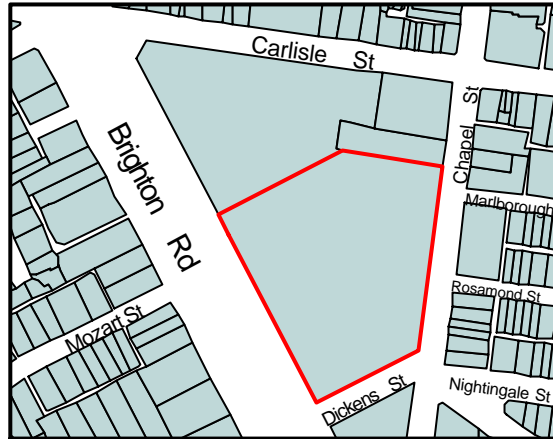
A Ward, Port Phillip Heritage Review, 1998  
recommended: Conservation

## **References**

### NOTES

St K C C permit No 5485 issued 10/10/23. Building approval No 6475 suggests that the unusual front stairs may have been added or altered in 1926.

**Identifier** State School (No. 1479)  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO64

**Address** Brighton Rd  
ST. KILDA

**Category** School

**Constructed** 1874-1887

**Designer** Public Works Department

**Amendment** C 29

**Comment**

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

#### CULTURAL SIGNIFICANCE

Brighton Road State School was the first State School in St. Kilda(4) and remains a landmark on Brighton Road, amongst the group of civic buildings on the old market reserve. As built, the all single storey school was typical of 1870's schools on large sites. The rapid growth of St. Kilda in the 1870's and 1880's resulted in the second storey being added and the tower moved to the centre of the facade circa 1887. The symmetrically arranged building which resulted contrasts markedly with other schools built during this time in terms of architectural composition. The two St. Kilda State Schools, Brighton Road and Fitzroy Street (1882), are illustrative of the nature of change in school architecture in the 1870's and 1880's. The infant school building of 1914 is a notable, intact school building of that time, illustrating the change in school building planning from the first years of this century.

#### EXTENT OF SIGNIFICANCE

Main State School building and adjacent infant school building of 1914 on the corner of Dickens Street.

#### SURROUNDING ELEMENTS OF SIGNIFICANCE

Holy Trinity Church with its established trees is on the other side of Dickens Street from the school. In the same block on the corner of Chapel and Carlisle Streets is the Uniting Church (former Wesleyan Church) of 1878 with a similar if not identical upper tower. The St. Kilda Town Hall occupies the other corner, Carlisle Street and Brighton Road.

(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

Two storey school

#### DATE OF CONSTRUCTION

1874 (latter half)(1), (4), c. 1887 second storey(1).

#### ORIGINAL OWNER

Department of Education(3).

#### ARCHITECT

Public Works Department - 1874 possibly P.G. Fick (drawings initialled T. or P.G.F.)(1); 1914 possibly John H. Marsden(1).

#### BUILDER ARTISANS

E. Bloomfield, first single storied building(1),(2), tender 10/4/1874 2,132-9-4(1). 1914 infant school G.B. Robertson, cost £ 2,550(1).

#### LATER OCCUPANTS

In continuing use.

#### LATER ADDITIONS/ ALTERATIONS

In 110 years of continuous use there have been many changes, both major and minor in extent, to the building. Externally the most significant are the new windows of 1908 and the rear additions. The porch entrances at each end of the main facade have been bricked up. Any ridge cresting has been removed. The red brick infant school dates from 1914 and portable classrooms have been installed in recent times along with a new block along Brighton Road.

#### DESCRIPTION

This State School comprises a single storied main body with a two storey centre block. Construction is in face brickwork- on a battered bluestone plinth. Hawthorn brick walling is relieved by cream and red bricks around the original window arches cream rubbed brick label moulds and plain string courses. The slate roof has various vents. The upper tower has an open timber framed belfry housing the school bell and is surmounted by an iron finial. The bracketed, stuccoed balcony with two urns is the only Classical element in an otherwise Gothic design. Internally the coved diagonally boarded ceilings and trusses are features of the single storey wings. The asymmetrically arranged red face brick infant school building has stucco dressings and a slate roof. The classrooms all open off a large central room and folding glass doors divide two classrooms.

#### CONDITION

Both buildings are in good condition.

#### ORIGINAL USE

State School.

#### PRESENT USE

Continuing use.

#### PRESENT OWNER

Education Department, State of Victoria.

#### OTHER

The site in front of the old building has been landscaped in a modern manner. Recent repainting of the horizontal lintels in yellow causes them to stand out unnecessarily and detracts from the building.

#### INTACTNESS (February, 1984)

The new school building is reasonably intact, particularly given its 110 years of continuous use. The 1908 replacement of windows is the most significant external change, whilst internally classrooms have been knocked into each other in recent years. The infant school building is intact though redecorated.

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

### History

Brighton Road State School was established in 1874 (1),(2),(4) and the single storey section of the present building was constructed then(1). Presumably the present tower is the 1874 one rebuilt, having originally been above the northern porch. After initial planning for 300 students and objections by the St. Kilda Council, the school was built to house 600 students, 604 being enrolled at the opening on the 11th of January, 1875(4). John Hadfield, formerly of Christ Church School(4), was the first headmaster, with 12 teachers(2),(3). Initial fears of inadequate accommodation proved correct, resulting in the construction of Fitzroy Street in 1882 and the second storey of Brighton Road circa 1887. These additions were first drawn in February, 1887 and were presumably constructed in that year. In common with almost all State Schools, enlarged windows were fitted [in 1908 (1)]. Additions costing £2 000 were drawn in 1907 and the infant school constructed in 1914 [cost £ 2,550 (1)].

(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

### OTHER EVALUATIONS

Register of (State) Government Buildings - Gazetted 20/Aug/1982

### BIBLIOGRAPHY

1. Public Works Department records in the Public Record Office, Laverton.  
Drawings:

1874, drawing no. 7, contract 219, front elevation, scale 8' : 1" - Appendix

1887, drawings of first floor classrooms etc., scale 81 : 1", initialled T. ?

or P.? G.F., dated 1/2/1887 - Appendix.

1907, drawings of classroom and classroom additions, £1,990-5-0, initialled  
J.H.M. 5/3/1908, A.F.Y. 5/3/1908.

1908 drawing of window alterations, division of classrooms with glass screens,  
initialled A F.Y., 5/3/1908 - Appendix

1914, infant school additions, cost £2,550, builder G.B. Robertson, 2 drawings  
initialled B.J.M. 13/7/1914, J.H.M. 11/9/1914.

School building file no. unit 795 866, contains original tenders.

2. Author not known, St. Kilda Primary School No. 1479 Centenary Souvenir  
1875-1975, publisher not known, Melbourne, 1975, 1882 photograph p.6 - Appendix.

L.J. Blake (ed.), 'Vision and Realisation : A centenary history of state education in Victoria,'  
Education Department, Melbourne, 1973, vol. 3, pp 344-5 - Appendix.

3. Lawrence Burchell, 'Victorian Schools'. A Study in Colonial Government Architecture 1837-1900,  
Melbourne University Press in association with the Victorian Education Department, Carlton 1980,  
p. 105; sketch plan p. 107, no 138; old illustration p. 108, no. 137.
4. John Butler Cooper, 'The History of St. Kilda' from its first settlement to city and after 1840 - 1930,  
St. Kilda City Council, Melbourne, 1931, vol. 1pp. 384 - 7, illustration facing p. 384.

**Identifier** Holy Trinity Anglican Church, St Kilda  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO65

**Address** Cnr. Brighton Rd and Dickens St  
ST. KILDA

**Category** Church

**Constructed** 1882

**Designer** Reed and Barnes

**Amendment** C 29

## Comment

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

### CULTURAL SIGNIFICANCE

Holy Trinity Anglican Church is of architectural significance, historically of note for its place in the development of the surrounding area during the last decades of the 19th century and is one of the group of civic buildings on the old market reserve (q.v.). The restrained exterior belies the distinctive, fine interior complete with aisles. Of particular note are the trusses, stained glass windows, reredos, apsidal former baptistery, font, organ and original raised pews. This part of St. Kilda was developed in the 1870's and 1880's, resulting in the construction of the various buildings on the old reserve; the school (1874), former Wesleyan Church (1877) and Town Hall (1890). Parts of the surrounding area contained the mansions and houses of many distinguished people, reflecting the then prestige nature of St. Kilda as a residential suburb. A number were members and benefactors of this church.

**EXTENT OF SIGNIFICANCE** (See also Holy Trinity Church Hall)

Church building, adjacent hall building (q.v.) and established trees on the site.

### SURROUNDING ELEMENTS OF SIGNIFICANCE

Market Reserve group (q.v.). Established plane trees lining Dickens Street. Grosvenor Hotel (q.v.), number 6 Dickens Street (q.v.) and the Mozart Street group (q.v.) are nearby.

## Primary Source

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

## Other Studies

## Description

**DATE OF CONSTRUCTION**

1882 - 3 (2)

## ORIGINAL OWNER

Church of England

## ARCHITECT

Reed and Barnes (2)

## BUILDER/ ARTISANS

Mr. Ekins - cost: tender £7,675, total cost over £10,000 (2)

## LATER ADDITIONS/ ALTERATIONS

The exterior is essentially unchanged. The ridge cresting has been removed and north west corner, where the tower was to be erected, has been tidied up recently.

## DESCRIPTION

Holy Trinity is a brick church clad in Barrabool sandstone with Waurm Ponds freestone dressings (2), both these locations being near Geelong. The roof cladding is slate. Detailing of the Gothic building is similar to several buildings designed by the firm during the 1880's and sometimes referred to as French Gothic. The most unusual feature is the apsidal baptistery with its conical roof, located at the south corner to counterbalance the proposed tower and spire. Only the encaustic tile border remains, around recent floor tiles, in this section. However, elsewhere the tile floors are intact. The floor is raised under the pews. The organ with its decorated pipes is presumably the original Fincham one.

## CONDITION

This church is in good condition. The stonework is generally in good condition.

## ORIGINAL USE

Anglican Church

## PRESENT USE

Church of England

## OTHER

Bates, Smart and McCutcheon, Architects, as Reed and Barnes became, prepared a scheme for construction of a tower and spire in September, 1947.

## INTACTNESS (April, 1984)

Holy Trinity is largely intact, though with various alterations to serve its continuing use. The most major alteration is the conversion of the baptistery to a memorial chapel lined partly in concrete blocks. All original wall decoration has been painted out. The building still retains its cast iron spouting.

## History

This church was constructed in 1882-3 (1),(2) to replace the earlier timber church of 1870 designed by F.M. White and located on the site of the present hall building(2). Prominent Architects Reed and Barnes designed the new church (2), though the tower and spire were not built. The Board of Guardians at that time included W. Howard Smith, F.S. Grimwade and E.S. Parkes (2). Architect Sydney Smith, who lived at number 6 Dickens Street (q.v.), planned and supervised decoration of the interior in 1905 (2). Smith also designed the hall building built in 1924 (q.v.).

## 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

### OTHER EVALUATIONS

Australian Heritage Commission - Register of the National Estate - Appendix.

National Trust of Australia (Victoria) - Recorded, file number 2154.

## BIBLIOGRAPHY

Bates, Smart and McCutcheon Architects, drawing of proposal to erect a tower and spire, job no. 1723, sheet no. P1, 11th September, 1947, held by the vestry.

'Australasian Sketcher', Melbourne, 21st March, 1882.

1. John Butler Cooper, 'The History of St. Kilda' from its first settlement to a City and after 1840 -

- 1930, City of St. Kilda, Melbourne, 1931, vol. 1, pp. 336 - 342, illustration facing p. 336.
- 2 W. Kerry M.A., 'Holy Trinity Church Balaclava Jubilee Souvenir 1871 - 1921', Fraser and Morphett, Prahran, 1921 - Appendix.
- David Saunders, "Joseph Reed (1823? - 1890)" in Bede Nairn (ed.), 'Australian Dictionary of Biography', Melbourne University Press, Parkville, 1976, vol. 6, pp. 13 - 14.

**Identifier** Holy Trinity Church Hall, St Kilda  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO65

**Address** Cnr. Brighton Rd and Chapel St  
ST. KILDA

**Category** Church

**Constructed** 1924-5

**Designer** unknown

**Amendment** C 29

## Comment

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

See also Holy Trinity Church

## HALL

This red face brick hall is constructed on the site of the first timber Holy Trinity Church and no doubt similarly dominated the corner until the establishment of the used car yard. The size and resultant proportions of the building combined with low roof pitch and large windows give this building a feeling very much of the 1920's, whilst the stucco Gothic detailing is not out of place. The main entrance with lettering above is distinctive, as are some internal doors. The planning is of interest. A suspended ceiling of recent origins in the hall is the most significant change internally.

Lowering of the height of the car yard decorative "streamers" to below the main entrance lettering would materially improve the corner. Equally removal of the fence and plastic roof concealing the main door from the intersection and removal of white paint from the building would improve the intersection whilst allowing income to be earned from this site. It would be desirable for the car yard to be removed altogether.

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

Style :

One storey church hall

## **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

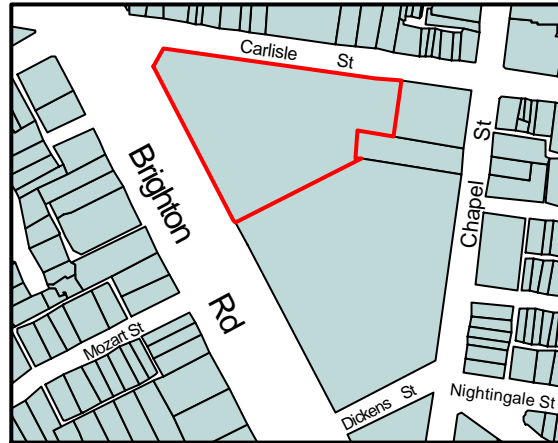
## **References**

### **BIBLIOGRAPHY**

City of St. Kilda building permit records, no. 5928 granted 6/12/1924 include working drawing - Appendix.

**Identifier** Town Hall, St Kilda

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO63

**Address** Cnr. Brighton Rd and Carlisle Street  
ST. KILDA

**Category** Public

**Constructed** 1889-1890

**Designer** William Pitt

**Amendment** C 29

**Comment**

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

#### CULTURAL SIGNIFICANCE

St. Kilda Town Hall is important historically, of architectural note for its evolved form and several important features, is a local landmark and a key element of the old market reserve group of public buildings. The basic structure, a front wing extending also along Carlisle Street and the hall, was opened in 1890, having been constructed in face brickwork devoid of the external ornament that Pitt's design proposed. The columns had no capitals and only the base of the massive tower was built. In common with most 19th century town halls in Melbourne during the 1920's and 1930's, the building was extensively renovated and the interiors are now a fusion of 19th and 20th century details. The portico of 1925 is an uncommon and important feature, whilst the associated foyer is of note. The resulting arrangement of portico, foyer, main hall and the enormous supper room (1939) beyond is unusually successful and reflects the premier position of St. Kilda at the end of the 19th century and particularly in the first decades of this century. Even so the awkward junction between the main body and the stucco portico remained until the face brickwork was covered up in recent times. The Mayor's room ceiling is the most notable feature of the offices.

#### EXTENT OF SIGNIFICANCE

Nineteenth century building and the later supper room and Council Chamber section.

#### SURROUNDING ELEMENTS OF SIGNIFICANCE

St. Kilda Town Hall is set in landscaped grounds with established trees. It forms part of a group of public buildings located on the old market reserve.



## Primary Source

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

## Other Studies

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

## Description

### DATE OF CONSTRUCTION

1889-90 main body(1),(2);1920's and '30's renovations and additions(2).

### ORIGINAL OWNER

Borough of St. Kilda(2).

### ARCHITECT

1889-90 William Pitt(2); 1925 Sale and Keage(2);1939 B.S.W. Gilbertson designer.

### BUILDER/ARTISANS

1889-90 Clark and Smith builder(2); 1925 Cochran and Cooper(2); 1939 J.R. and (?)

Secull Pty. Ltd.

### LATER ADDITIONS/ ALTERATIONS

1925 portico and entry foyer constructed and other renovations made. 1939 supper room.

### DESCRIPTION

The main body of the St. Kilda Town Hall is a two storey, brick building set on substantial semi-basement. The front section faces the intersection of the two streets, with an angled North wing extending along Carlisle Street. The Southern angled wing was never built. The hall is located on the other side of the hall. The Council Chamber section is located where the southern wing was to have been. The hall contains a three-manual organ by Fincham and Hobday, opened in 1892 and enlarged and modernised in 1961(3).

### CONDITION

St. Kilda Town Hall is in good condition.

### ORIGINAL USE

Town Hall and Municipal Offices.

### PRESENT USE

Continuing use.

### INTACTNESS (June, 1984)

This building has been regularly modernised, though structurally many of the rooms have been little changed since the 1920's or '30's.

## History

The main body of the St. Kilda Town Hall was constructed by Clark and Smith builders and opened on the 23rd of June, 1890 (2). Controversy over the sum that the Council could spend on building this main body, the 178 foot (54.3 m) tower of Architect William Pitt's design having already been put off (2), resulted in the carcass only being erected, devoid of all decoration and the proposed mansard roofs (1). The building stayed like this for much of this century, disguised by creeper. The portico, designed by Architects Sale and Keage, was added in 1925 (2) and other renovations made. The supper room was added at the rear of the hall in 1939, the designer being B.S.W. Gilbertson. The Council Chamber presumably dates from the same time. The north wing facing Carlisle Street was the last section to be added. The main body was rendered in recent times apparently.

## 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

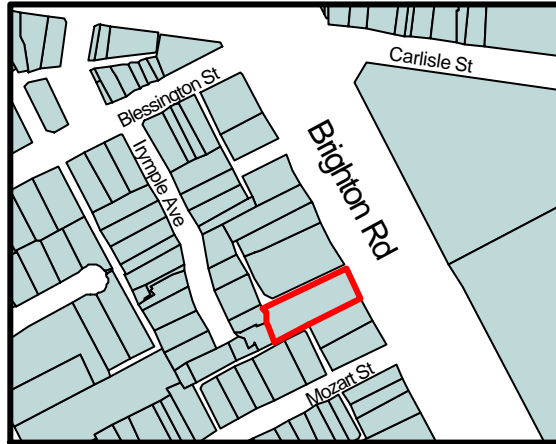
### BIBLIOGRAPHY

1. City of St. Kilda archives, perspective of proposed Town Hall by William Pitt.
2. John Butler Cooper, 'The History of St. Kilda' from its first settlement to and after 1840 - 1930, City of St. Kilda, Melbourne, 1931, vol. II, pp. 48-55, photograph facing p. 58, p. 61.
3. E.N. Matthews, 'Colonial Organs and Organbuilders', Melbourne University

Carlton, 1969, p.151.

**Identifier** "Keith Court"

**Formerly** unknown



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

**Address** 27 Brighton Rd  
ST. KILDA

**Category** Residential:apartment

**Constructed** pre1873-1941

**Designer** unknown

**Amendment** C 29

## Comment

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

An imposing block of flats notable for the careful Old English detailing of its otherwise plain facades, and, at the rear, an early villa built before 1873. It is of typological interest as a particularly clear example of a conversion of a Victorian villa and its grounds for a flat development. Architecturally, it is of importance as a design marking the last stages in the transition to Modernism in residential architecture, with the Old English style applied as a superficial dress to two essentially Modernist boxes. It is one of the most prominent among the important collection of flats along Brighton Road.

## Primary Source

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

## Other Studies

## Description

Style : Old English  
Three storey walk-up flats and former residence

Keith Court is a set of nine flats arranged in two three storey blocks and an old Victorian house at the rear. The villa dates from before 1873. The flats appear to have been built in 1941 in its front garden. Council permit drawings show some very ordinary looking flats proposed in late 1940. The flats as built seem to follow the same plans, with the fully developed Old English style elevations added after the permit was issued. Despite the facade the one bedroom flats are quite modern in plan, having had all internal hallway areas eliminated. The blocks themselves are also modern rectilinear volumes, with the intricate Old English styling expressed almost entirely as surface treatment. Ranged over the plain clinker brick wall surfaces are Tudor features such as divided-pane Tudor arched windows, half-timbered panels with crazy brickwork infill, an octagonal leadlight window (bearing a Gothic K C monogram), stucco medallions bearing heraldic devices (one with the building's date, 2/2/41, on it), and panels with half-round moulded balusters set in the parapets.

Only at the stairwells does the modelling become at all three-dimensional, with elaborate brick and stucco Tudor archways at the entrances (surmounted by miniature winged lions), balustrades projecting from the second level landings, and brick castellated turrets at the top. An inept attempt, more amusing than tragic, to integrate the Italianate villa with the Old English flats was made by applying an ornamental brick Old English surround to the front door of the villa. The villa has had its verandah removed and a side window added, but otherwise, externally, seems relatively untouched. The brick front fence and gate (probably predating the flats by a few years) and the 1941 garages at the rear complete the group. Keith Court is the most prominent of a number of Old English and other Inter-War style blocks of flats along Brighton Road. Its applied styling points to the end of an era in which picturesque imagery was still demanded of modern architecture. Its Victorian remnant is a reminder of Brighton Road's earlier era as a boulevard of gracious villas, and the complex as a whole, of the transformations that have characterised St Kilda's building history.

## **History**

see Description

## **Thematic Context**

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

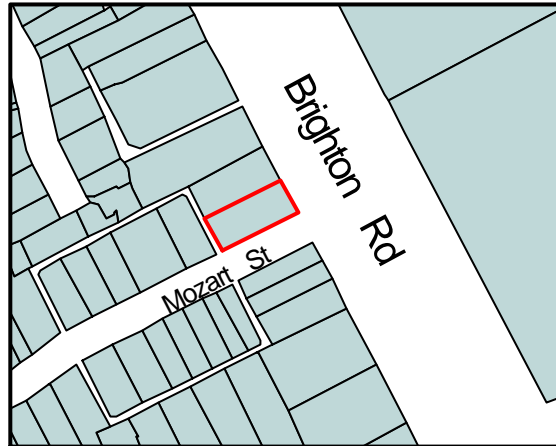
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

### NOTES

The villa appears as property No 7 on Vardy map No 6, South Ward. For the flats; St K C C permit No 10676 issued 3/12/40.

**Identifier** "Zaneth Manor"  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 33 Brighton Rd  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1930

**Designer** James H. Wardrop

**Amendment** C 29

## Comment

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

Zaneth Manor is an imposing three storey block of flats notable for its ornamental brickwork which becomes particularly interesting on its prominent gable ends. It is an important part of the group of large 1920s and 30s flats along Brighton Road and is important in framing the entrance to Mozart Street.

## 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

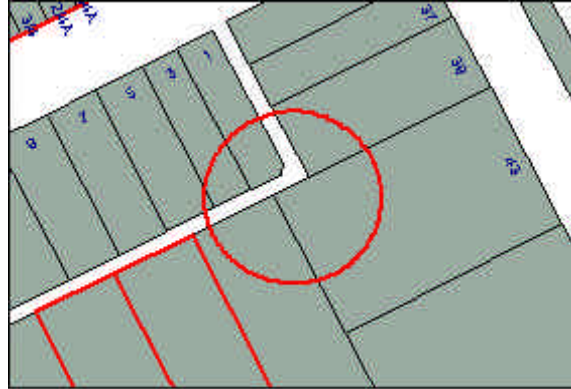
recommended inclusions:

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

## References

unknown

**Identifier** Moreton Bay Fig tree  
**Formerly**



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO371

**Address** 43 Brighton Rd  
ST KILDA

**Category** Tree

**Constructed** n/a

**Designer** Not Applicable

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

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

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

The mature Moreton Bay fig is of historic, social and aesthetic significance to the locality of St Kilda. There are few similar trees in the municipality of a similar age or size.

## Primary Source

Council file

## Other Studies

## Description

Very large Morton Bay fig (*Ficus macrophylla*) in north west corner of property.

## History

A very old 19th century tree, of which there are few in the City of Port Phillip of a similar size, age or rarity. Said by one local to be "one of the last trees that are standing that were planted in the earlier life of St Kilda".

## Thematic Context

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

## Recommendations

Include in the planning scheme as a locally significant place. Tree controls to apply.

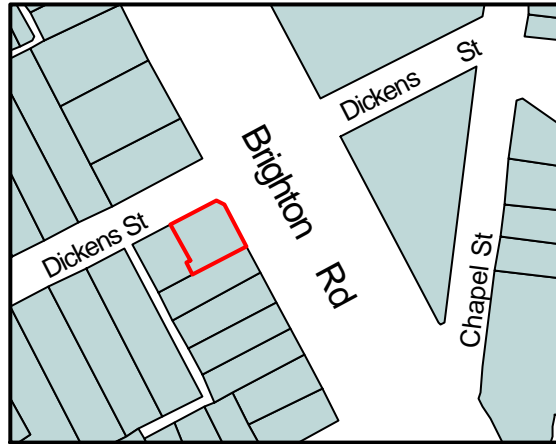
## References

Council file.





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



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 47a Brighton Rd  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1935

**Designer** unknown

**Amendment** C 29

## Comment

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

A large 3 storey block of flats notable for its prominent octagonal four storey corner tower, which is a major landmark on Brighton Road. The tower's ornamental brickwork and balcony, and turret-top railings are of note, and the flats as a whole are important as part of the collection of significant flats along Brighton Road.

## 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:

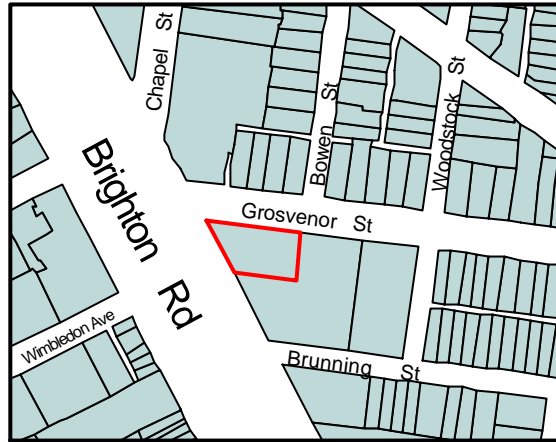
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References

NOTES

St K C C permit No 8879 issued 2/5/35.

**Identifier** Grosvenor Hotel  
**Formerly** Grosvenor Arms



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

**Address** 10 Brighton Rd  
ST. KILDA EAST

**Category** Commercial

**Constructed** 1860

**Designer** 1860 unknown, 1928 Harry A. Norris

**Amendment** C 29

**Comment**

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

#### CULTURAL SIGNIFICANCE

Grosvenor Hotel is one of the oldest hotels in St. Kilda or the surrounding region and forms part of a small group of four very early hotels along the first track to the Mornington Peninsula, whilst the Spanish Mission style re-working of the building is of interest in its own right. The Elsternwick Hotel (q.v.) is the only older hotel in St. Kilda in which the first building is apparent. The Greyhound, Grosvenor, Elsternwick and possibly the Brighton Club (East Brighton) hotels are an important link with the early settlement of this part of Victoria. Spanish Mission hotels from the 1920's are rare and the Architect for this work, Harry A. Norris, was quite prominent at this time.

#### EXTENT OF SIGNIFICANCE

Hotel building proper, but excluding the drive-in bottle shop extension on the corner of Grosvenor Street. The brick outbuilding in the north-east corner of the site appears to be that drawn by Vardy in 1873(3) and hence it is of secondary significance.

#### SURROUNDING ELEMENTS OF SIGNIFICANCE

None.

#### Primary Source

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

#### Other Studies

#### Description

##### DATE OF CONSTRUCTION

1860(2), Spanish Mission alterations and additions 1928(1)

##### ORIGINAL OWNER

Henry Wills till 1873, his executors till the 1880s(2).

#### ARCHITECT

1860 not known. 1928 Harry A Norris(1).

#### BUILDER/ ARTISANS

1860 not known. 1928 J.W. Pinnock(1).

#### LATER OCCUPANTS

Owners( 2) 1880's Malcolm Muir; 1890's 1927/28 Edward Webb or his executors. Publicans(2) 1862 Daniel Reed; 1860's T.S. Bellaire, William Pitt; 1870's Catherine Smith, Thomas Nicland; 1881 William Garfold; 1880's Malcolm Muir: 1892/3 - 93/94 Edward Webb; 1898/99 Gustav Beck; 1903/04 Anna Murray; 1908/09 - 1912/13 Albert Ernest Goodman; 1917/18, 1920's John L. Parker.

#### LATER ADDITIONS/ ALTERATIONS

An unsympathetic, exposed brick bottle shop is the most significant change. Extensive ground floor changes have resulted in windows becoming doors and vice-versa on Brighton Road facade. Additions have been made to the rear.

#### DESCRIPTION

Construction of the two storey hotel is in rendered brickwork, the 19th century building being on a stone plinth. The 1928 works included a different render finish, some new windows and doors as well as replacement of sashes in existing openings, tile surrounds to ground floor openings and a Spanish tile roof replacing the slates. See attached drawings(1) for details and extent generally, though variations made apparently during construction. The Spanish Mission external detailing is most elaborate at the first floor extension facing Brighton Road, with a balconette, grille covered window and tile-capped, angled chimney.

#### INTACTNESS

As with most, if not all old hotels in Melbourne, the ground floor has been essentially gutted, as well as added to. The 1928 Spanish Mission alterations gutted the older building, which by then had been altered and extended. The first floor rooms though, are intact though refinished. The corner bedroom only retains a nineteenth century cornice.

#### CONDITION

The building is in good condition.

#### ORIGINAL USE

Hotel.

#### PRESENT USE

Continuing use.

## History

Henry Wills built the Grosvenor Hotel, originally the Grosvenor Arms, in 1860(2). The original building, outlined by Vardy in 1873(3), is the two storey building north of the balcony facing Brighton Road and was a conventional, Classically based design. Wills or his executors owned the hotel until 1881, though he ceased to be publican 1862(2). In the 1890's a billiard saloon was added at the southern end of the Brighton Road frontage(2),(1). In 1928 Architect Harry A. Norris designed alterations and additions, including an extra floor over the billiard saloon, for the new owner Mrs Kelso(1). These works brought the building to its present appearance.

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

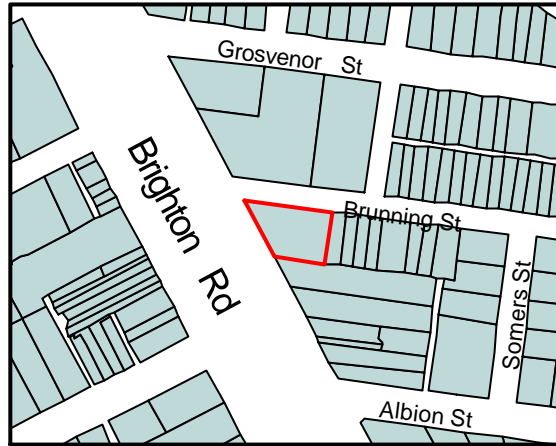
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References

#### BIBLIOGRAPHY

- 1 City of St. Kilda building permit records, no.7361 granted 28/11/1928, included drawings of existing building then, as well as the proposed changes attached - Appendix.
2. City of St. Kilda Rate Books, various years, 1858
3. J.E.S. Vardy, 'Plan of the Borough of St. Kilda', surveyed and compiled under direction of the Borough Council, Harmel and Ferguson, Melbourne, 1873 - Appendix

**Identifier** "Yurnga" Flats  
**Formerly** unknown



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

**Address** 36 Brighton Rd  
ST. KILDA EAST

**Category** Residential:apartment

**Constructed** 1920

**Designer** Harry R. Johnson

**Amendment** C 29

**Comment**

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

Yurnga is one of the most important examples of early flat design in St Kilda, particularly as a forerunner of the bachelor flat type and its experimental space saving design. The highly articulated massing of the building is particularly distinctive, and it is an excellent example of flat design in the Arts and Crafts style. The design cleverly adapts the roof forms and fenestration detail of the Federation Bungalow type to this large building. The complex includes original garages, front fence and gateway as important associated features. It is the most prominent and important block of flats amongst the excellent collection of examples along Brighton Road. (Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study, 1992)

(Brighton Road shops opposite, Grosvenor Hotel in Brighton Road and Los Angeles Court/Glen Eira Road conservation area nearby).

Yurnga flats is a large, early block of flats of particular interest also for the range of flat types within the building. The building contains eighteen flats, six bed-sitters, six one bedroom and six two bedroom flats. Wall beds were fitted in the living rooms of all the flats originally. There are three sets of stairs, each basically serving one of the types of flats. The building is three stories in height.

Yurnga flats were designed by Architect Harry R. Johnson for Gerald L. Wilson and constructed in the last months of 1920. At that time the tram line in Brighton Road finished here and the building on the other side of Brunning Street is the old tram shed. No doubt this was a major factor in the location of these flats at a time when motor cars were owned only by the well-off.

(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  
Three storey walk-up flats  
Architect :H.R. Johnson  
Builder: H.R. Johnson  
Original owner: G.E. Wilson

Yurnga is an eye catching three storey block of flats on the prominent corner of Brunning Street and Brighton Road. Of all the blocks of flats for which Brighton Road is renowned, it is probably the most important, both architecturally and as a streetscape element. As an early flat development, its location is historically significant, being partly determined by the fact that the Brighton Road tramline from the city terminated at Brunning Street at the time it was built.

Yurnga was designed in 1920 by the architect Harry R. Johnson. 1919 and 1920 saw the first boom in flat building in St Kilda, and the precedents for this new type of residential building established. New forms of living arrangements were experimented with and new approaches to articulating the larger scale of residential architecture were explored. Though in Yurnga Johnson's solutions to these issues cannot claim unqualified success, his design is best appreciated in the context of this period of exploration and experimentation.

The block is sited on an irregularly shaped allotment, which no doubt encouraged its very irregular plan form. In the original plans, each floor contains six separate units, three with entrances off Brighton Road and three off Brunning Street. The two southernmost flats (of each floor) are in fact quite conventionally planned. They are relatively spacious, two bedroom units, symmetrically planned following the already well established precedent of the duplex pair, and thus need no further comment. The other flats, which step forward towards the corner, are squeezed and slotted together to form four tightly packed single apartments per floor. The concept of the space saving bachelor flat, which was so notably explored by another generation of architects in the mid to late 1930s is already in evidence here. The middle flats have a living room and a separate bedroom, but the planning is so unfeasible that their living rooms are virtually lightless, gaining daylight only through windows at the end recesses of the open stairwells. One of these flats is designed to a maximum width of only 12 ft (3.66m). The two flats on Brunning Street each have only one primary living space (dimensions less than 5.5 x 3.9m) along with a tiny kitchen and bathroom and an auxiliary dressing room of about 5 square metres. All the flats, though, were provided with large open verandahs, which, in accordance with the virtual obsession with fresh air at the time, were no doubt intended to provide further year round living and sleeping accommodation. A confirmation of this, and as an indication of Johnson's experimentation with space saving, the plans show fold-down wall beds installed in each verandah. More curiously, the flats with separate bedrooms also have wall beds installed in their living rooms. Despite their small size, the flats were evidently intended for relatively well-off middle class owners or tenants. At least eight of them were expected to own cars, as eight brick lock-up garages were provided on site. The garages and a two storey laundry block create enclosed service courtyards at the rear of the block.

The external architecture of the building is made up almost entirely of elements taken from the domestic scale Federation Bungalow style, popular throughout the preceding decade. Here the shingled bays and multi-paned windows are vertically stacked between three storey tall red brick piers or set one above the other in sheer wall planes. The terra cotta tiled roof is made up of a series of domestic scale, gabled and hipped sections, presenting a picturesque composition to both streets. The only elements not derived directly from domestic precedents are the massive concrete staircases and projecting upper floor balconies. Their dynamic forms and neat geometric render work combine well with the picturesque complexity of the whole. The block's great visual appeal derives both from the finely detailed timber work of the bays, windows and eaves, and from the bold interplay of the cream of the complex infill elements against the red of the plain brick walls and tiled roof. The pale cream paint, though, is not original. The Arts and Crafts Federation Bungalow style adopted a more natural range of finishes, and it is likely that the shingled sections would have been finished in a dark stain and the rough cast panels of the staircases and balconies left raw. The present cream on red colour scheme belongs more correctly to the earlier Queen Anne style. The large paned, infill glazing of the verandahs is also anachronistic. In most it is tolerably well integrated under the cream paint, but a few recent aluminium framed window replacements strike a most unfortunate, jarring note. The garages at the rear have survived in their original state from 1920 and are a very important component of the character of the complex and of the Brunning Street Streetscape. Unfortunately they are in a severely dilapidated condition.



The front fence and gateway is more or less intact and is well enhanced by its privet hedge. In the original design, ornamental iron chains were draped between the piers of the fence, but these now have either been engulfed by the hedge or lost completely. The electric lantern and one of the letters from the name over the front gate are also missing. The present mock Victorian iron gate is a sadly inappropriate replacement considering the general stylistic intactness of the whole complex.

(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**

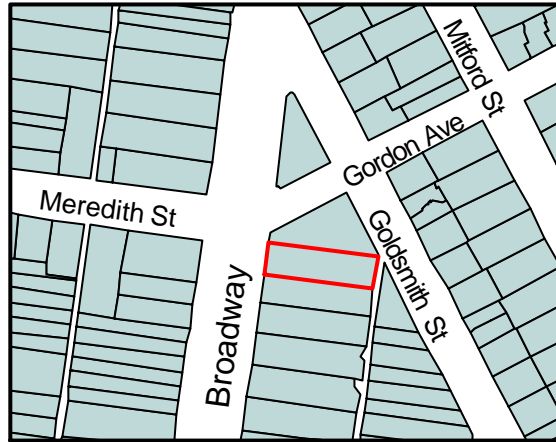
St K C C permit No 4275; plans dated 20/8/20. T. Sawyer, 'Residential Flats in Melbourne', Melbourne University Faculty of Architecture Research Report, 1982, p69.

### **BIBLIOGRAPHY**

City of St. Kilda building permit records, no. 4275 granted 20/8/1920.

Terry Sawyer, "Residential Flats in Melbourne. The Development of a Building Type to 1950" , Research Report, 5th year Architecture , University of Melbourne, 1982.

**Identifier** "Del Mont Rose" Flats and former Residence  
**Formerly** unknown



Heritage Precinct Overlay HO7  
Heritage Overlay(s)

**Address** 1 Broadway  
ELWOOD

**Category** Residential:apartment

**Constructed** 1920s-1934

**Designer** unknown

**Amendment** C 29

## Comment

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

In a locality characterised by its interesting flat developments, Del Mont Rose is the most prominent and idiosyncratic. Its design is an individualistic version of the Mediterranean style. It is of further interest for being linked to an earlier attic villa to its rear, which is also of merit for its design and intactness.

## Primary Source

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

## Other Studies

## Description

Style : Arts and Crafts (rear), Mediterranean (front)  
Two storey walk-up flats and former residence

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

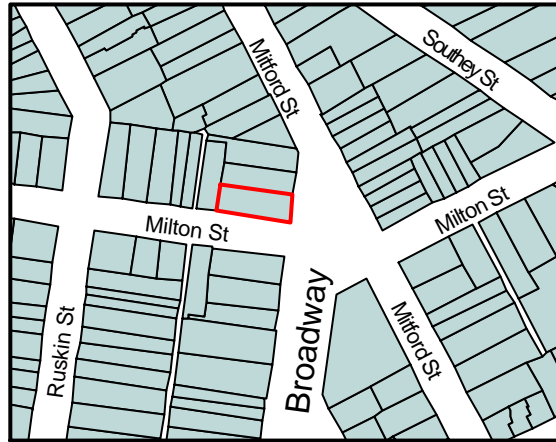
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## References

**NOTES**

The building may be attributable to J. Esmond Dorney on stylistic grounds.

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



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

**Address** 6 Broadway  
ELWOOD

**Category** Residential:apartment

**Constructed** 1920's

**Designer** unknown

**Amendment** C 29

## Comment

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

A block of flats notable primarily for its excellent entrance gallery structure along its Milton St frontage. Though all its elaborate brickwork trim has been lost to repainting, its uniform whiteness and dark gutter trim, while not original, set off the bold geometry of its gables and arches to advantage. The slate roof is its most notably intact element. The building is one of the strongest elements within the broad vistas of the complex Dawkins Reserve 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 walk-up flats

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

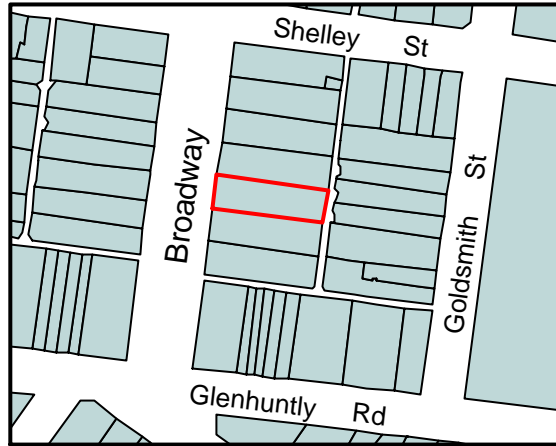
recommended inclusions:

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

## References

unknown

**Identifier** "Windermere"  
**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO67

**Address** 49 Broadway  
ELWOOD

**Category** Residential:apartment

**Constructed** 1936

**Designer** unknown

**Amendment** C 29

## Comment

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

### CULTURAL SIGNIFICANCE

Windermere flats is a finely detailed and comparatively rare example of a block of flats in the streamlined modern style of the 1930's. There are relatively few examples of buildings in Victoria in this style. Elwood and St. Kilda have a sizeable number of blocks of flats from the 1930's, yet there are perhaps half a dozen in this or the closely related International style. This building is one of the most advanced in external design, as well as being one of the earliest. Features include the front facade, with its projecting balconies and planter box, the stair access to the front, first floor flats, the stepped front door reveals and the stair to roof-top sun deck.

### EXTENT OF SIGNIFICANCE

Entire building and front fence.

### SURROUNDING ELEMENTS OF SIGNIFICANCE

None.

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

## Primary Source

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

## Other Studies

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

## Description

Style : Functionalist

Two storey walk-up flats

Builder: Chapman & Williams

Original owner: Mrs E.B.Mitchell

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

#### DATE OF CONSTRUCTION

1936 - first half(1),(2)

#### ORIGINAL OWNER

Mrs. E.B. Mitchell(2)

#### BUILDER/ ARTISANS

Chapman and Williams(1) builders.

#### LATER OCCUPANTS

Not known.

#### LATER ADDITIONS/ ALTERATIONS

The roof-top sun deck has been clad in metal deck.

#### DESCRIPTION

Windermere contains three flats on each of its two floors. The ground floor flats open directly off the side garden. The front two first floor flats are reached by a concrete stair in the centre of the north (side) facade, which is arranged symmetrically around it. The lower flight of this stair is common to each flat and partly open to the sky, though located inside the building. Half way up, this stair divides, with a separate upper flight to each flat, perpendicular to the lower one. The sun deck is reached by the second stair, adjacent to the projecting rear section housing the last two flats. The street (west) facade is particularly notable in design terms. Construction is in rendered and exposed brick walls with a concrete floor structure. Windows are steel, the front doors timber with glazed lights.

#### INTACTNESS (February, 1984)

Externally the facades have been (re)ainted and the roof-top sun deck clad in metal deck, but otherwise the building is intact. None of the flats have been inspected.

#### ORIGINAL USE

Flats

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

### History

#### HISTORY

Builders Chapman and Williams(1) constructed this building for E. Habersberger(1), though Mrs. E.B. Mitchell(2) was rated as the owner of both the vacant land and the completed building. Presumably Habersberger was acting for Mrs. Mitchell. Construction took place during the first half of 1936 (1).

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

### Thematic Context

unknown

### Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

### References

#### BIBLIOGRAPHY

1.City of St. Kilda building permit records, no. 9132 granted 5/12/1935.

2.City of St. Kilda Rate Books,

1935/36 land Mrs. E.B. Mitchell 149' 6" x 166' 8" £100,

1936/37 no. 10718-10723 Mrs. E.B. Mitchell (Owner) 6 flats 4 rms. b. £80-90. (allotment subdivided by then).



**Identifier** Houses

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** 411

**Address** 2, 4 & 6 Browning Street  
ELWOOD

**Category** Residential:row

**Constructed** 1912-13

**Designer** unknown

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

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

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

What is Significant?

The three houses at 2-6 Browning Street are single-storey double-fronted late Edwardian hip-roofed villas, of concrete construction with a roughcast finish. They were erected in 1912 (Nos 2 and 4) and 1913 (No 6) for Verney Wilson, building contractor, who subsequently rented them to a succession of tenants.

How is it Significant?

The houses are of scientific (technological) and aesthetic significance to the City of Port Phillip

Why is it Significant?

Technologically, the houses are significant as notably early examples of reinforced concrete houses in Victoria. Such houses, which first appeared in Australia (initially Adelaide, Sydney and Melbourne) from c.1907, were initially experimental and remained anomalous until at least the late 1910s. While there are a perhaps surprising number of early concrete houses in the City of Port Phillip, most of these are of slightly later date (c.1915-16). Aesthetically, the houses are significant for their unusual form and detailing, simultaneously displaying both cohesion (in terms of common scale, fenestration and finishes) and variety (in terms of individual façade composition and verandah detailing). As such, the houses represent a contrast to the contemporaneous red brick houses that proliferate in the area. Collectively, this row of three unusual villas forms a highly distinctive element in the streetscape.

**Primary Source**

Heritage Alliance, Elwood Heritage Review, 2005

**Other Studies**

**Description**

The houses at 2-6 Browning Street comprise three single-storey double-fronted late Edwardian hip-roofed villas, of concrete construction with a roughcast finish. Their asymmetrical frontages each have a gabled bay to the right, with a verandah beside. The houses are similar, but not quite identical, in composition and detailing. Common elements include roughcast chimneys with moulded coping, timber fretwork verandah friezes, and rectangular bay windows with tripartite timber-framed casement sashes and highlights. Otherwise, there are subtle differences. No 2 has a mock half-timbered gable end with plain timber bargeboards, while No 4 has a plain gable end with scalloped bargeboards. No 2 also retains ripple iron awnings to bay window, and green glass highlight windows. This house, attached to No 4 by a common party wall, has a narrow skillion-roofed porch with a squat fluted pier and rendered dwarf wall. The front door, to the north end of the verandah, opens off an enclosed space with a half-round window. The two other houses have return verandahs, with the front door set into a splayed corner.

## History

The City of St Kilda ratebook for 1911-12 (dated 27 November 1911) records that John King owned vacant land with a 90' frontage to Browning Street, valued at £9. A scrawled amendment to this entry further notes that King's land was subsequently acquired by Verney A Wilson of 189 Fitzroy Street, identified in electoral rolls as a contractor. The 1912-13 ratebook (dated 29 November 1912) records that Wilson owned a 30' wide vacant lot (NAV £4), a vacant six-roomed concrete house "in course of erection" (NAV £20) and a completed five-roomed concrete house (NAV £32) occupied by Harry Beyer. A year later, Wilson was listed as the owner of three concrete houses, designated as 2, 4 and 6 Browning Street and occupied, respectively, by Catherine Bromley (domestic duties), Harry Beyer (builder) and Leslie Jordan (artist).

The Sands & McDougall Directory records that all three houses had new occupants by 1918: Albert Peach (No 2), Albert Bryant (No 4) and William Dyer (No 6). The house at No 2 remained occupied by Peach until the late 1920s, and thence by a succession of short-term tenants. No 6 had a similar series of short-term tenants until the 1930s, when it became home to Ernest Lewis, who was still there in the mid-1960s. The most persistent residents, however, were the Bryant family at No 4; Albert Bryant, a clerk, lived there from 1918 until his death in 1940, and it was subsequently occupied by his widow, Mrs S C Bryant, until at least the mid-1960s.

## Thematic Context

Reinforced concrete houses began to appear in Australia from c.1907. Several pioneer examples were built in Adelaide around that time by builder W C Torode, who developed a method of in situ concrete cavity walling. A Melbourne builder, H R Crawford, patented his own system in 1907, and, over the next seven years, erected concrete houses at Camberwell, Canterbury, East Malvern and Balwyn. Another important early example was that built by John Monash at 4 Ray Street Beaumaris in 1912, but unfortunately demolished in 1999.

There appear to be an unusually large number of early concrete houses in the City of Port Phillip. The earliest appears to be a house at 4 Blessington Street, erected in 1911 in the highly unusual form of a Victorian villa, with mock ashlar façade. Later examples include those houses at 200 Alma Road, East St Kilda; 52 Clark Street, Port Melbourne, and 21 Mozart Street, St Kilda. All three were erected in 1915, in the form of otherwise conventional double-fronted asymmetrical late Edwardian villas, their concrete walls enlivened with a roughcast finish. The examples in Browning Street are comparable in style, but are distinguished by their slightly earlier date and by the fact that there are three of them, forming a cohesive row.

## Recommendations

Recommended inclusions:

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

## References

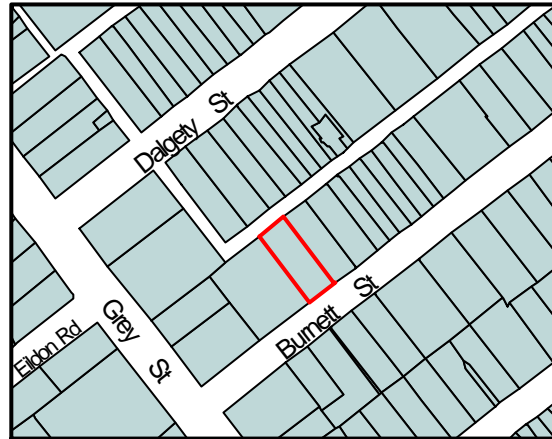
City of St Kilda Rate Book. South Ward. 1911-12, 1912-13, 1913-14.

Sands & McDougall Directory. 1913 onwards.

Miles Lewis. Australian Building: A Cultural Investigation. On-line publication, 2000.

**Identifier** Residences

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO68

**Address** 6-8 Burnett St  
ST. KILDA

**Category** Residential:row

**Constructed** 1866

**Designer** unknown

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

## Comment

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

These early residences feature an unusually plain colonnaded balcony, and form an elegant early pair of buildings in St Kilda. The fence is elaborate and forms a significant adjunct to the buildings.

## Primary Source

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

## Other Studies

## Description

The two ten-roomed residences which form the terrace at 6-8 Burnett Street, were erected in 1866 for the merchant Denis Eisenstaedtler. The large, two storey terraces are plain and feature heavy, colonnaded verandahs and balconies. Doric columns at ground level support an entablature and the balcony balustrading and Ionic columns at the first floor level support the verandah roof above. The hipped, slate roof of the main building is exposed and window openings are set simply into the walls. The solidity of the colonnade is repeated in the stanchions of the cast iron fence which feature large spherical elements. No. 8 Burnett Street was the residence of leading Melbourne architect George Luskip for a long period after the turn of the century.

### Intactness

These two adjoining residences are substantially intact.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

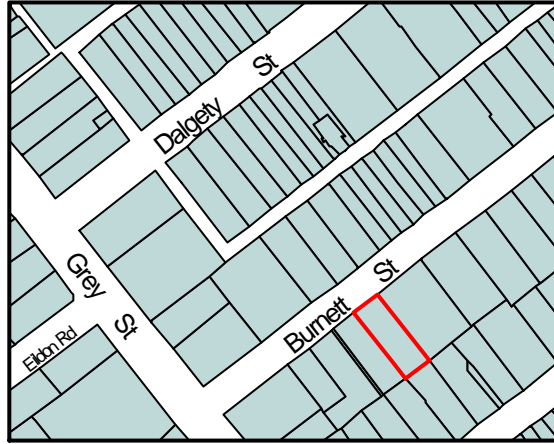
## **References**

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

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

Sands and McDougall Directories.

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



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO69

**Address** 7 Burnett St  
ST. KILDA

**Category** Residential:detached

**Constructed** 1855

**Designer** unknown

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

## Comment

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

This residence is an important St. Kilda building because of its prefabrication and 1850s construction date.

## Primary Source

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

## Other Studies

## Description

It is probable that the timber residence at 7 Burnett Street St. Kilda was erected by 1855 when it is almost certainly the same cottage shown on Kearney's map of 1855. An early example of prefabrication, it was imported from England and erected of timber, and in the rear section patent Moorewood and Rogers iron tiles still exist, although corrugated iron now covers the major section of roof. A central dormer window protrudes from the deep rectangular hip roof, features a timber finial and decorative bargeboard. The present front verandah has a decorative cast iron valence and bracket which was a later addition.

### Intactness

Later additions and alterations reduce the integrity of the original portion of the building, but because they are not extensive, do not detract from the original residence. They include the re-roofing of the house and the addition of the cast iron verandah decoration.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

## **References**

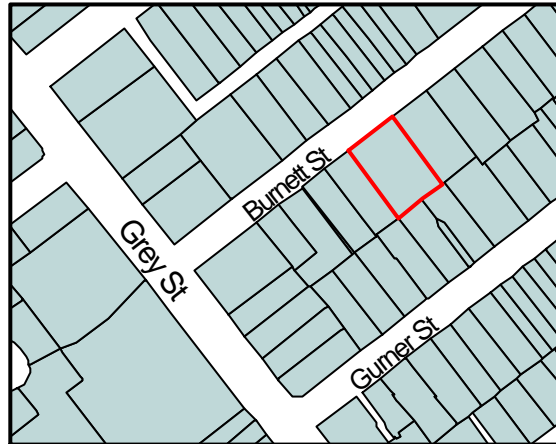
Davison, G (ed) 'Melbourne on Foot', Melbourne, 1980, p. 133

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

Kearney, Roll map of Melbourne, Lands Department, 1855.

**Identifier** "Burnett Lodge"

**Formerly** unknown



**Heritage Precinct Overlay HO5**  
**Heritage Overlay(s)**

**Address** 9-13 Burnett St  
ST. KILDA

**Category** Residential:apartment

**Constructed** c.1940

**Designer** unknown

**Amendment** **C 29**

## **Comment**

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

This substantial three storey apartment complex dating from the early post-war years is of significance as an important local interpretation of the Functionalist Style. Aspects contributing to its significance include the site layout in a series of box-like wings, connected by the bold horizontal bands of the cantilevered access ways. This horizontality is counter balanced by a stair tower giving access to all floors and the rooftop laundry facilities. Such a layout can be loosely compared to planning principles underlying the design of such seminal Functionalist works as the Dessau Bauhaus and local examples such as the Royal Melbourne Hospital. These principles are further reinforced by the regular, rational fenestration patterns. In contrast to most European examples but in characteristic Melbourne style the whole edifice is constructed in cream brick. The complex has been little altered since its completion. The low front fence and letterboxes are contemporary with the main buildings and contributory to the complex as a whole.

## **Primary Source**

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

## **Other Studies**

## **Description**

Style : Functionalist  
Three storey walk-up flats

## **History**

see Description

## **Thematic Context**

unknown



## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

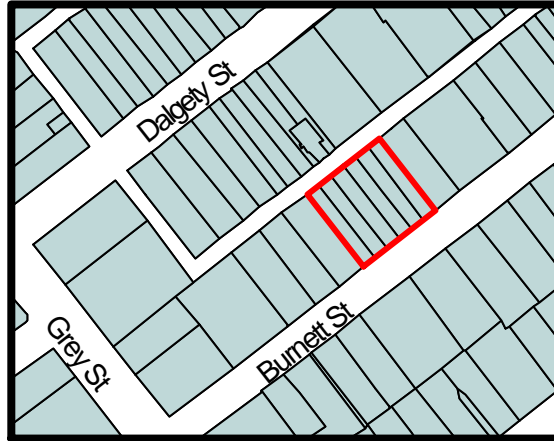
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

## **References**

unknown

**Identifier** "Marion Terrace"

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO343

**Address** 14-24 Burnett St  
ST. KILDA

**Category** Residential:row

**Constructed** 1883

**Designer** unknown

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

## Comment

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

Marion Terrace is architecturally important in its exuberant display of the ornate Melbourne boom style and in its unusual adoption for this row of terraces. It was erected by well known Melbourne merchant, James Alfred Roberts.

## Primary Source

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

## Other Studies

## Description

This flamboyant terrace of six residences was erected in Burnett Street, St Kilda in 1883 for the merchant James Roberts and such merchants as Emanuel Levy and Solomon de Beer resided there. The high Victorian boom style, as applied to many Melbourne mansions during the 1880's is adopted here in an unusual manner for a row of individual terraces. Two central three storied towers have curved mansard roofs with cast iron cresting and incorporate urns, festoons, niches and arched openings. Two storey Dutch gabled sections also display niches and arched openings, and the terraces in between are recessed behind verandahs.

### Intactness

The end section of Marion Terrace has been demolished and many of the balconies of the remaining terraces are filled in. The dominant towers remain substantially intact.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

## **References**

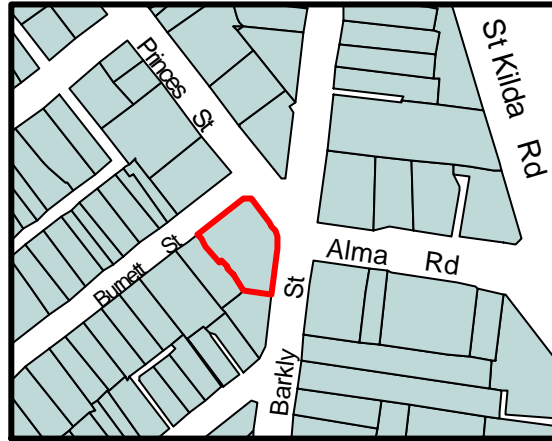
Davison, G. (ed.), 'Melbourne on Foot', p. 133 Melbourne, 1980

Rate books, City of St Kilda, year ending 30th September 1882: no reference; year ending 30th September 1883; 2508-2515, J.A. Roberts (owner), eight 9 room brick dwellings.

Sutherland, 'Victoria and its Metropolis', Vol. 2, 1888, p. 499: "Roberts, James Alfred ... Mr. Roberts has invested largely in Melbourne suburbs ... he still has that magnificent mansion in Brighton, known as Bronte, besides terraces at St Kilda." This is extracted from a lengthy biography.

**Identifier** "Oberwyl"

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** HO70

**Address** 35 Burnett St  
ST. KILDA

**Category** Residential:detached

**Constructed** c.1856

**Designer** unknown

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

## Comment

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

'Oberwyl' is clearly related to earlier regency traditions and although the facade has been substantially altered, the essential architectural qualities are evident in the building. The house is now a rare surviving example of the Conservative Classicism Style apparent in the architecture of the St. Kilda environs in the 1850s and an important illustration of the character of early mansion houses in Victoria.

## Primary Source

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

## Other Studies

## Description

'Oberwyl' at 35 Burnett Street St. Kilda, was erected c.1856 as a residence for merchant John Gomes Silva. The house was later occupied as an influential private school established in the 1870's by Madame Pfund, who also gave the name 'Oberwyl' to the building. The designer of the severely detailed two storey rendered brick classic revival style house, is unknown, although this design style was elsewhere employed in St. Kilda.

### Intactness

The facade of 'Oberwyl' has been altered by construction of a continuous colonnaded verandah and an additional two storey wing was added after 1878. Although the interior and exterior have been altered, the original character is readily identifiable and reasonably intact.

## History

see Description

## Thematic Context

unknown

## **Recommendations**

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

Victorian Heritage Register

National Estate Register

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

## **References**

National Trust of Australia (Victoria) File No. 232.

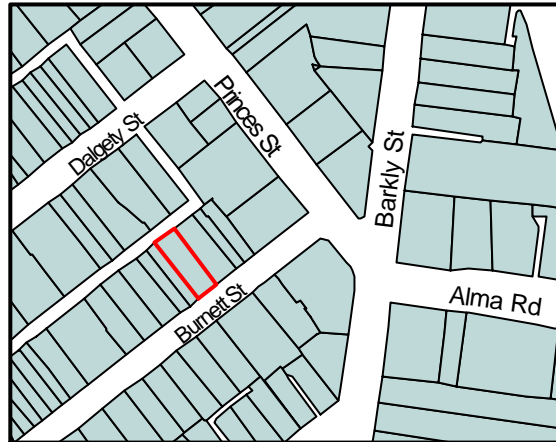
Corrigan, Peter, 'History of St. Kilda' History Research Essay, Department of Architecture, University of Melbourne.

Raggatt, Howard, 'A Study of the Development of St Kilda from Its Beginning Till 1873', History Research Report, Department of Architecture, University of Melbourne.

Vardy, J.E.S., 'Plan of the Borough of St Kilda', Hamel & Ferguson, 1873.

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

**Identifier** "Mereen"  
**Formerly** unknown



**Heritage Precinct Overlay HO5**  
**Heritage Overlay(s)**

**Address** 40 Burnett St  
ST. KILDA

**Category** Residential:apartment

**Constructed** c.1940

**Designer** unknown

**Amendment** C 29

## Comment

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

A three-storey complex of apartments in the Functionalist style. This complex is primarily of significance for its skilled composition in this style. A conventional three storey walk-up flat plan form has been transformed by the massing of the building into an series of interlocking box-like forms. These forms are supported by further box like masses including the cantilevered balconies, and the thinness of the volumes are emphasised by the cut away corner windows, voids which contrast with the solids of the balconies. The corner brick banding emphasises the volumes. The building complex has been little altered since its completion and the low street boundary fence is original and contributory to its 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 flats

## History

see Description

## Thematic Context

unknown

## Recommendations

A Ward, Port Phillip Heritage Review, 1998

recommended inclusions:

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

## **References**

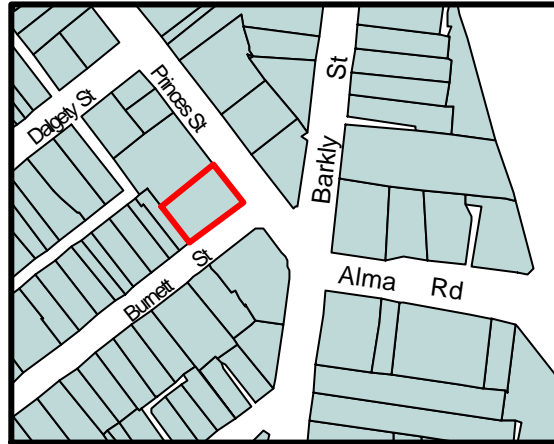
### NOTES

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



**Identifier** "Berkeley Court"

**Formerly** "Fleurs"



**Heritage Precinct Overlay** None

**Heritage Overlay(s)** HO71

**Address** 48 Burnett St  
ST. KILDA

**Category** Residential:detached

**Constructed** circa 1882

**Designer** unknown

**Amendment** C 29

## Comment

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

'Berkeley Court', although of unknown architectural origins, is an excellent and comparatively rare example of the late Victorian era Italianate style residence. The building exhibits a number of unusual architectural motifs. The recessed arcade, blind windows, and the window hoods are some of the features of note. The building is historically important as the retirement residence of John Barker, J.P., a prominent lawyer who was, for many years, the clerk to the Legislative Council and the Legislative Assembly. Barker was a recognised authority on parliamentary law usage in Victoria in the nineteenth century.

## Primary Source

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

## Other Studies

## Description

'Berkeley Court', 48 Burnett Street, St Kilda, was erected circa 1882 for lawyer John Barker at the time of his retirement as clerk of the Parliament of Victoria. The two storey house features a recessed arcade at ground floor level. The first floor windows have pedimented hoods and there is a balustraded parapet above. The house is asymmetrically arranged, with a side entrance in Burnett Street. The iron palisade fence and the blind windows are other features.

## Intactness

'Berkeley Court', a building of excellent detail and craftsmanship, is externally intact and in use as a private residence.

## 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**

City of St Kilda Rate Records

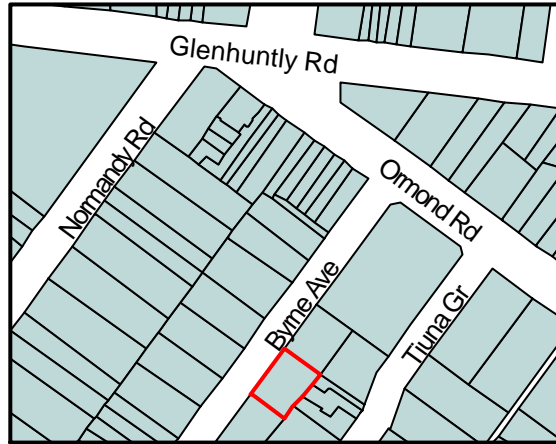
Finn, Edmond ('Garryowen'), 'The Chronicles of Early Melbourne (1835-1852)'. Heritage Publications, Melbourne, 1976.

Raggatt, Howard. 'A study of the Development of St Kilda from its Beginning Till 1873' History Research Report, Department of Architecture, University of Melbourne, 1978.

National Trust of Australia (Victoria). File No. 501. "Research into 'Berkeley Court', 48 Burnett Street, St Kilda, March 1977."

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

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



Heritage Precinct Overlay HO8  
Heritage Overlay(s)

**Address** 3 Byrne St  
ST. KILDA

**Category** Residential:apartment

**Constructed** 1920's

**Designer** unknown

**Amendment** C 29

## Comment

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

An imposing and almost entirely intact block of flats highlighted by extremely unusual use of a skin of copper cladding to the flared canopies of its two front window bays. It is the best of an important series of similarly scaled flats that stretch down the eastern side of the street. The intact front fence, brickwork and detailing contribute to its significance.

## Primary Source

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

## Other Studies

## Description

Style : Arts and Crafts  
Two storey walk-up flats

## History

see Description

## Thematic Context

unknown

## Recommendations

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

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

## References

unknown

**Identifier** House  
**Formerly** Les Erdi House



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** 412

**Address** 32 Byron Street  
ELWOOD

**Category** Residential:detached

**Constructed** 1962

**Designer** Kurt Popper

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

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

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

What is Significant?

The house at 32 Byron Street is a single-storey double-fronted brick villa in the typical modern style of the early 1960s. It was designed in 1962 by émigré Austrian architect Kurt Popper for hotel developer Les Erdi, who lived there for 25 years.

How is it Significant?

It is of architectural and aesthetic significance, and historic interest, to the City of Port Phillip

Why is it Significant?

Architecturally, the house is significant as a rare example in Elwood of the small-scale domestic work of Kurt Popper, a noted Austrian post-war émigré architect. Although he designed numerous houses in Brighton, St Kilda, Elsternwick and elsewhere, Popper's work in Elwood was more frequently manifest as high-rise apartment blocks (of which he was a pioneer in Melbourne) or religious buildings. More broadly, the house also rare as is one of a relatively small number of detached post-war houses in Elwood designed in an evocative contemporary style.

Aesthetically, the house is a fine and intact example of contemporary residential architecture of the early 1960s, characterised by stark volumetric form and flat roofs, enlivened in this instance by a Castlemaine slate feature wall and ornate metal grilles and handrails.

Historically, the house is of some interest as the home of Les Erdi, Hungarian émigré and prominent Melbourne hotelier in the 1960s and '70s. It also demonstrates an early connection between developer Erdi and architect Popper, who subsequently worked together on such projects as the Château Commodore Hotel in Lonsdale Street (1969-70)

## Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

## Other Studies

## Description

The house at 32 Byron Street is a single-storey double-fronted brick villa, each half having a discrete skillion roof with narrow timber-panelled eaves. The wider left half, which projects forward, has a continuous bay of six timber-framed windows, while the right half has a similar bay of three. A Castlemaine slate feature wall on the side of the projecting wing extends into a recessed entry porch, screen by a mild steel grille. The highly polished black front door has a central doorknob of spun aluminium, and glazed sidelights. The porch opens onto a crazy-paved concrete terrace, with matching slate cladding and mild steel handrail. A flight of steps lead down from the terrace to the street boundary, which is marked by a low brick wall. The terrace includes two distinctive shaped concrete planters on metal tripods, which are sympathetic to the era, if not actually original. The attached flat-roofed garage, with steel roller shutter, is original.

The house is externally intact, although the face brickwork has been painted grey.

## History

This site was formerly occupied by a Victorian brick villa, one of several built in this part of Byron Street in the 1880s, which was occupied by the Chapman family for almost fifty years from 1914. In 1962, the site was acquired by Les Erdi, a Jewish émigré from Hungary who became a prominent Melbourne hotel developer. He commissioned local architect Kurt Popper, with whom Erdi would maintain an ongoing professional association, to design a new house for the site. According to the Sands & McDougall Directory, the house was completed by 1965. Erdi remained living there until he moved to Caulfield in the late 1980s.

Kurt Popper (born 1910), also an émigré Jew, trained as an architect in Austria before arriving in Melbourne (via Adelaide) in 1940. After working briefly with the Housing Commission, he began his own practice in 1946, concentrating on residential design and, particularly, multi-storey apartment blocks. A resident of Elsternwick, Popper designed many buildings in his local area: examples in Elwood includes the synagogue in Dickens Street, blocks of flats in Mitford, Tennyson and Dickens Street, and Les Erdi's house in Byron Street. Popper's association with Erdi culminated in a design for the Château Commodore Hotel in Lonsdale Street (1969-70).

## Thematic Context

Amongst the many post-war émigrés who settled in Melbourne's southern suburbs in the 1940s and '50s, there were a number of talented architects (including Kurt Popper, Ernest Fooks, Anatol Kagan, and others) who went on to design many buildings in that area. While these architects designed many individual houses in suburbs such as Caulfield, East Brighton and Elsternwick, their work in Elwood was largely limited to multi-storey apartment blocks. Ernest Fooks, for example, designed several blocks of flats in Tennyson Street (No 56 in 1955; No 96 in 1956) but apparently no individual dwellings. Popper's work in Elwood also includes several blocks of flats (eg in Dickens Street, 1959, and Southey Street, c.1960) and some buildings for the local Hebrew congregation in Dickens Street (including synagogue, school and kindergarten buildings between 1956 and 1973). The Les Erdi house in Byron Street is the only currently recorded example of Popper's small-scale domestic work in Elwood. Stylistically, it has elements in common with some of the individual houses that Kurt Popper designed outside Elwood. Particularly pertinent comparison can be made with Popper's own house at 61-63 Gordon Street, Elsternwick (1956), one of several that he designed in this street, just outside the present study area in the adjacent City of Glen Eira.

## Recommendations

Recommended inclusions:

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

## References

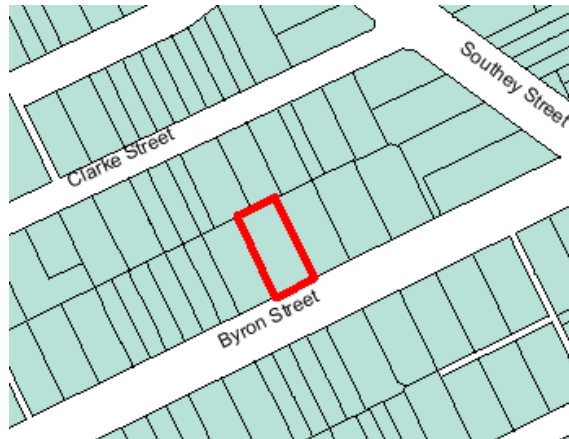
Sands & McDougall Directory. Various.

Harriet Edquist. Kurt Popper. Exhibition catalogue, 2002.

Harriet Edquist. Ernest Fooks: Architect.

**Identifier** "Ravensmead"

**Formerly** unknown



**Heritage Precinct Overlay** None  
**Heritage Overlay(s)** 413

**Address** 38 Byron Street  
ELWOOD

**Category** Residential:detached

**Constructed** 1885

**Designer** unknown

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

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

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

What is Significant?

The house at 38 Byron Street, Elwood, is a single-storeyed double-fronted Victorian block-fronted hip-roofed block-fronted timber villa, erected in 1885 by F J Douglas, a Caulfield builder, as part of a speculative housing estate bounded by John, Mitford, Clarke and Tennyson Streets. The house is set well back on a slightly elevated site, enhanced by a landscaped setting with palm tree and Italian cypresses.

How is it Significant?

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

Why is it Significant?

Historically, the house at 38 Byron Street provides rare evidence of the dense but somewhat limited phase of residential development that occurred in Elwood during the prosperous Boom period of the 1880s, concentrated in the relatively small area bounded by Mitford Street, Clarke Street/Mason Avenue, Brighton Road and Scott Street. Erected in 1885, this house is notably early in this context, predating, by several years, subsequent Boom-period development in nearby John Street, Moore Street, Rainsford Street and elsewhere.

Architecturally, the house is significant as a representative and notably intact example of a double-fronted asymmetrical timber villa, which is a relatively rare type amongst the surviving late nineteenth-century building stock in this part of Elwood. Aesthetically, the house is significant for its fine and intact decorative detailing, its landscaped context with palm tree and conifers, and its prominent location on an elevated site, all of which contribute to its fine streetscape presence.

**Primary Source**

Heritage Alliance, Elwood Heritage Review, 2005

**Other Studies**



## Description

The house at 38 Byron Street is a single-storeyed double-fronted Victorian timber villa on a slightly elevated site. It has a hipped roof, clad in slate, with eaves brackets and a pair of painted rendered chimneys with moulded caps. The asymmetrical street frontage is block-fronted (atypically without expression of vertical joints) with conventional weatherboarding to the sides. The elevated front verandah, reached by a short flight of timber steps, has a hipped corrugated galvanised steel roof, supported on stop-chamfered timber posts with moulded capitals and a cast iron lace frieze with matching balustrade. Windows have timber-framed double-hung sashes and moulded architraves; the window to the right side has a pressed metal awning with fringed valance. The setting of the house is enhanced by a large palm tree and a pair of Italian cypress trees flanking the central pathway. The timber picket fence is sympathetic but not original.

## History

This site formed part of an unnamed 63-lot subdivision bounded by Mitford, Southey, John and Clarke streets, gazetted in June 1885. The new estate was bisected by that part of Byron Street between Mitford and Southey streets, which first appeared in the 1886 rate book (dated 25 January 1886), listing 10 five-roomed houses owned by F J Douglas, a Caulfield builder. His clearly speculative project comprised five timber houses on the south side of Byron Streets (Lots 32 to 36) and, on the north side, three timber houses (Lots 23 to 25), one brick house (Lot 26) and a brick and timber house (Lot 27), the last listed in the rate book as 'unfinished'. Only six of these villas were tenanted at that time; the house at No 38 (then Lot 24) was one of them, occupied by Mrs Agnes Boake, domestic duties. She was still there at the end of 1887, by which time most of Douglas' houses in Byron Street had been acquired by the AD&M Bank.

Subsequent rate books reveal a succession of short-term tenants, including Walter McNicholl, secretary (1888-89), Norman Prentice, surveyor (1891), Richard Hore (1893-94) and George Mollison (1895). By that time, the property was designated as 32 Byron Street. Longer-term occupants followed in the early twentieth century, including Miss Violet Hancock, music teacher (c.1905-10) and then Frederick Oulton, who lived there from 1911 until his death in 1954 at the age of 95 years. During this time, the address was renumbered to 38. The house was then occupied by Miss Mary Oulton, schoolteacher, until her own death in 1990.

## Thematic Context

Of the ten houses built in this part of Byron Street in the 1880s, the five timber villas on the south side have all been demolished, along with one brick villa (No 32) and one timber villa (No 36) on the north side. Of the three villas now remaining, two have been substantially altered: No 34 was remodelled in the inter-war period with new multi-paned windows and shutters, a reclad roof, and a new flat-roofed verandah with roughcast rendered piers, while No 40 was altered in the post-war period, with metal-deck roof, steel-framed windows, slate cladding and new verandah.

More broadly, the house can be considered as a relatively rare example in the area of a Victorian double-fronted timber villa with an asymmetrical façade. Most comparable double-fronted villas in Elwood were of masonry, and the lesser number of timber villas more commonly had symmetrical frontages (eg 24-30 John Street, 1 and 17 Clarke Street, and 12 Hotham Grove). In this regard, the house at 38 Byron Street can only be compared with the row of four asymmetrical block-fronted villas at 20-28 Moore Street, Elwood, which are smaller, generally less intact and certainly later in date. Another pair also survives at 7-9 Hotham Grove, Ripponlea, as the only remnant of half a dozen such villas built on that side of the street.

## Recommendations

Recommended inclusions:

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

## References

Lodged Plan No 788, dated 12 June 1885.

Sands & McDougall Melbourne Directory

City of St Kilda Rate Book. South Ward.