Identifier Shops

Formerly unknown
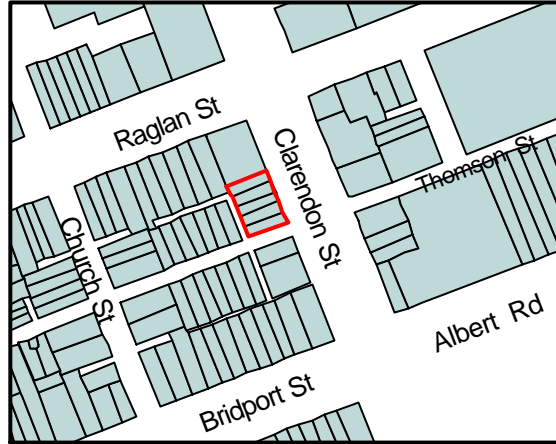
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	436-444 Clarendon St SOUTH MELBOURNE	**Category**	Commercial
Constructed	1882	**Designer**	unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Nos. 436-444 Clarendon Street are of significance as one of the longest and most intact rows of Victorian shops in Clarendon Street outside the Estate area, in an area otherwise eroded into in its Victorian commercial character.

Primary Source

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

Other Studies

Description

Original Use: Shops
Date of Construction: 1882 (1)

By 1881 Mathew Laing was the owner of five blocks of vacant land in Crown Section 35 on what is now Nos. 436-444 Clarendon Street (2). In the following year these five eight-roomed brick buildings were constructed on the site, presumably by their new owner Samuel Douglas, a builder (3). During their initial 'vacant' period the properties were given a total N.A.V. of £160 (£40 per building) (4) but by 1884 the owner was John Kroksteadt, a 'master mariner' (5) and the total N.A.V., £258. Kroksteadt's first tenants were Charles Monteath an iron founder, in No. 436; William Steet (sic.), a grocer, occupying No. 440; Elizabeth Eveleigh, described as a 'fancy dealer', trading from No. 444; and Joseph Banks, a draper, in No. 442 (6). The occupier of the remaining building is not known. By 1890 the properties had been purchased by Richard Miller, a confectioner (7).

This row of two storeyed shops remains as one of the most substantial in Clarendon Street outside the Estate development. The upper facades are rendered and the windows decorated with pediments, however the row is dominated by the pediment units repeated at parapet level of each of the shops. Each has a deeply

moulded shell to its centre, reminiscent of the motif on Nos. 324-326, 328 and 362 in the same street. The timber-framed shop windows are intact to Nos. 436 and 444 and No. 436 retains its six panelled door. The verandah has been removed and so to the urns to the parapet.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 City of South Melbourne Rate Books, 1881-1883
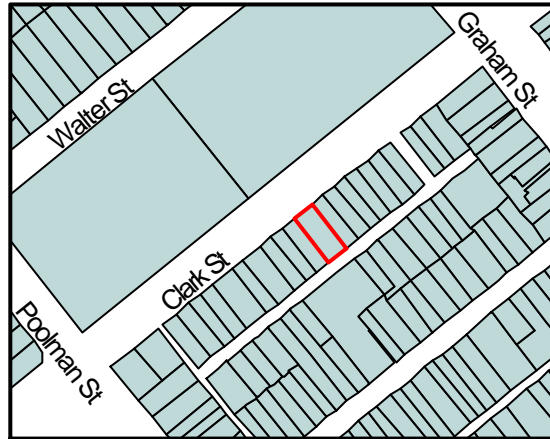2 ibid., 1881/82
3 ibid., 1882/83
4 ibid.
5 ibid., 1884/85
6 ibid.
7 ibid., 1890/91

City of Port Phillip Heritage Review

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	52 Clark St	**Category**	Residential:detached
	PORT MELBOURNE		
Constructed	1915-16	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

52 Clark Street is of local significance. One of a number of early examples in Melbourne of cast in-situ concrete residences, constructed during the 1910s, it gains additional significance in relation to the later experiments with residential concrete construction in Port Melbourne by the State Savings Bank in the 1920s and the Housing Commission of Victoria in the late 1930s and 1940s.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Federation villa
ORIGINAL OWNER: Thomas Ruffin
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent,   90% + original
contributes to overall character of the
precinct)
BUILDING TYPE: Federation villa
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Federation bungalow
PRINCIPAL MATERIAL: Concrete
BUILDER: possibly W.C. Torode

PHYSICAL/STYLISTIC DESCRIPTION

52 Clark Street is a single-storey residence of reinforced concrete construction. The walls appear to be reinforced with perforated steel sheet, split and pressed out to resemble a basketwork pattern. The reinforcement is exposed above the front door. It is possible that the walls are constructed in two leaves with a cavity between them, as were the earlier Torode houses in Adelaide which appear to have used a similar construction technique.(6) The walls have a painted smooth rendered finish, distinguished from normal masonry construction by rounded corners. The upper part of the front gable is rough casted.

The house has a conventional asymmetric Federation bungalow form. A gabled wing projects to one side of the front elevation, and the tent-like hipped roof is carried down over the verandah which extends around the front and side of the building. The roof is covered with Marseilles pattern terra cotta tiles. The verandah has tapered turned timber posts. The windows have been replaced relatively recently with aluminium-framed windows.

COMPARATIVE ANALYSIS
In terms of form and design, most early reinforced concrete houses followed established styles and were distinguished from conventionally built houses mainly by details such as the rounded corners of 52 Clark Street. The design of 52 Clark Street is that of a Federation bungalow, characterised by the asymmetric plan and the large tent-like hipped roofs sweeping down over the return verandah. The slightly unusual slender turned verandah columns possibly relate distantly to the growing interest in the 1910s in early Colonial Georgian architecture. The conventional and somewhat old-fashioned design of 52 Clark Street contrasts with the concrete houses designed in the 1910s by L.M. Perrott. Houses such as the demonstration concrete house at Pascoe Crescent, Essendon (1914, demolished?) and the W. Thackray house, Canterbury Road, Canterbury (1914, demolished?) overlaid elements of the newly fashionable Californian Bungalow style onto verandahed Federation bungalow forms. (7) The hipped roofed M.D. Kershaw residence, 200 Alma Road, St Kilda East (1915) and other Perrott houses of the 1920s departed further from the picturesquely gabled Federation and Californian Bungalow styles. (8)

History

This house was constructed in 1915-16, when the rate book noted its construction as being 'in progress'. (1) Its first owner, Thomas Ruffin, a cook, was in residence the following year, when the building was described as a four-roomed brick house and was valued at £26. (2)

Thematic Context

Although the builder and designer of 52 Clark Street are not known, the reinforced concrete construction method appears to be similar to that used by the builder W.C. Torode in a number of houses and other buildings constructed in Adelaide and elsewhere in South Australia from 1907. In particular, two houses by Torode, one built in 1908 at 34 Unley Road, Adelaide and a larger two-storey house of 1909 at Bellevue Place, Unley Park, used two leaf reinforced concrete wall construction, with a cavity formed between the leafs, reinforced with perforated steel sheet apparently similar to that used at 52 Clark Street. (3)

Reinforced concrete, using a number of locally developed or imported systems of reinforcement and formwork, was being used by several architects and builders in Australia from the early 1900s for commercial buildings and civil engineering structures, as well as for houses. Probably the most prolific builder of concrete houses in Melbourne, from about 1914 until the 1930s, was the Melbourne architect Lesley M. Perrott. One surviving relatively early Perrott house is the M.D. Kershaw residence, 200 Alma Road, St Kilda East (1915). (4) In the 1920s, S.B. Marchant built houses in Adelaide using his 'Monolyte' system, and the system was used experimentally by the State Savings Bank of Victoria in 1925-6. Also in the 1920s, A.C. Matthews developed the 'Self-Form' system which produced cavity walls. (5)

Recommendations

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, 1915-16, no. 2131.
2. Port Melbourne rate book, 1917-18.
3. M. Lewis. Australian Building (work in progress). pp. 7.4.9-10.
4. 'Real Property Annual' 1919, p. 28. L.M. Perrott. 'Concrete Homes'. pp. 80-1.
5. J. Clare. The Post-Federation House in Melbourne. pp. 89-91.
6. M. Lewis. Australian Building (work in progress). pp. 7.4.9-10
7. Ibid. pp. 89-90.
8. ibid. p. 114.

Identifier   Residence
Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address   152 Clark St
PORT MELBOURNE

Category   Residential:detached

Constructed   1907

Designer   unknown

**Amendment   C 89
Comment**

Significance   (Mapped as a Significant heritage place.)

152 Clark Street is of local significance. Like many of its neighbours, it is a substantially intact single block-fronted cottage, which is notable for its unusually elaborate and finely detailed verandah.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Federation weatherboard villa
ORIGINAL OWNER: Constantine Emellan
LOCAL/PRECINCT CHARACTER: Precinct Character (similar to adjacent contributes to overall character of the precinct)
AUTHENTICITY: 90%+ original
BUILDING TYPE: Federation weatherboard villa
ORIGINAL RESIDENTIAL: Private residence

USE TYPE:
ARCHITECTURAL STYLE: Federation Filigree
PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION
This timber-framed single-storey single-fronted residence has weatherboarded side walls and timber block

fronting to the front. The elaborate timber front verandah is supported on turned posts and has a gabled centre bay projecting from the hipped roof of the house, with lower hipped and bullnosed flanking sections.

The centre gable has shaped barge boards with applied zig zag moulding and a jettied half-timbered gable above a rectangular panelled section, below which is an arched lattice. The valences to the flanking section incorporate turned bobbins. The panelled front door is part glazed. The front window is a three-light casement with square top lights. The front fence and gate appear to be of recent construction, but are in sympathetic style.

COMPARATIVE ANALYSIS
In general form, 152 Clark Street is similar to many of the single-fronted weatherboard houses in Port Melbourne. It is distinctive for the extraordinary joinery detail to the gabled front verandah, virtually identical to that on 168 Stokes Street, and almost certainly by the same builder.

History
The timber cottage at 152 Clark Street was constructed in 1907. Its original owner was an engine driver, Constantine Emellan. When first rated in 1907-8, 152 Clark Street was described as a five-roomed wood house which was valued at £20. (1)

Thematic Context

Following a pattern which seems to have been typical of those working class Port Melbourne residents who had managed to accumulate some money, Emellan built two houses on adjacent blocks. He lived in the house at 154 Clark Street, and leased the house at 152 Clark Street to a stableman, Maurice McCarthy. (2)
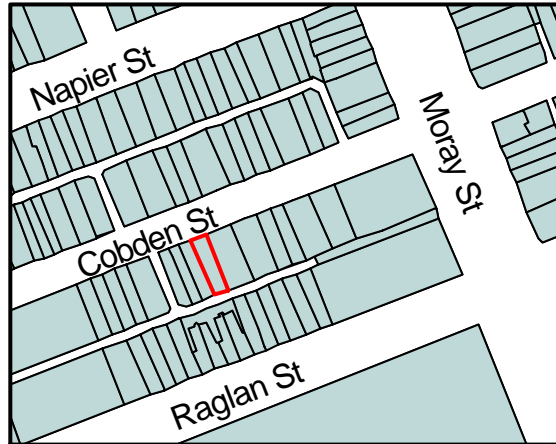
Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

1. Port Melbourne rate book, 1907-8, no. 2182.
2. ibid.

City of Port Phillip Heritage Review

Identifier House

Formerly unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	127 Cobden St SOUTH MELBOURNE
Constructed	1864

Category	Residential:detached
Designer	unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The house at no. 127 Cobden Street, South Melbourne, as built in 1864 for Snodgrass McFarlane. It is historically important (Criterion A) as an early surviving stone dwelling of which a small number have survived in South Melbourne. It is in appearance characteristic of the mid Victorian period although the verandah is presumably a later addition.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A two storeyed house in terrace form with later turned timber posted verandah to the bluestone faced lower level and stuccoed upper level. The verandah has been built to the street line and the stonework is finely worked with dressed quoins and smaller axe finished blocks to the body work. The upper level is almost devoid of ornamentation, the parapet coping being of dressed bluestone surmounting a simple cornice.
Condition: Sound
Integrity: High, verandah and fence sympathetic.

History

This part of South Melbourne is two blocks south of the 1852 survey of Emerald Hill. By Kearney's survey of 1855, it was well established. At the time of Commander Cox's survey in 1866, Cobden Street between Clarendon and Moray Streets had numerous buildings on both sides. Presumably, those buildings on the south side included a two roomed wood house with kitchen owned by Snodgrass McFarlane in 1863 and this brick and stone house that McFarlane built in his "large yard" in 1864, both houses being less than a dozen blocks east of the Chinese Josh House. McFarlane's new house had four rooms and a NAV of 32 pounds. It was let to teacher Lydia Fish in 1865 at which time the street number was 32. James McFarlane, a clerk,

occupied the house in 1867 and by 1879, the owner Snodgrass McFarlane, also a clerk, had taken up residency. At the time, he continued to own the wood house next door which he let to Jean Gardner.

McFarlane, who by 1890 had become an auctioneer and had moved elsewhere, continued to own the Cobden Street houses. The stone house was no.36 by then and was let to painter William Baker.   At the turn of the century, Baker continued as tenant but the property was owned by the E.S.& A.Bank. The description of the house was "stone, 4 rooms, NAV 16 pounds". Next door was a vacant block with a frontage of 16 feet where McFarlane's wood house had previously stood.

Thematic Context

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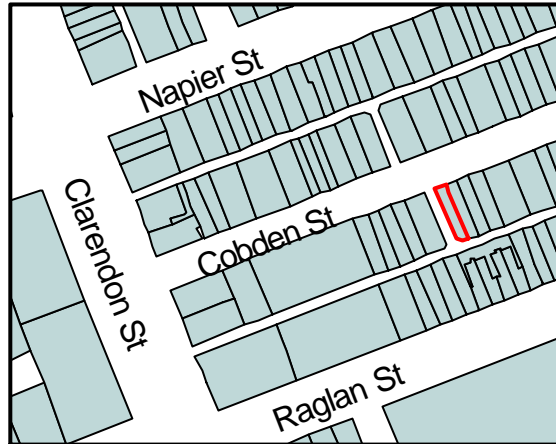
Recommendations

Nil

References

South Melbourne Rate Books: 1863-68, 1879-80, 1890-91, 1900-01.
MMBW litho plan no.21, dated 17.7.1894.
James Kearney, "Melbourne and its Suburbs", 1855. SLV 821.09 A 1855 Kearney.
Com.H.L.Cox R.N. (surveyor), "Hobson Bay and River Yarra", 1866. SLV 821.09 AJ 1866 Cox.

Identifier   Houses
Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	131-133 Cobden St SOUTH MELBOURNE	**Category** Residential:attached
Constructed	1864, 1888?	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Nos. 131-133 Cobden Street are of significance as rare surviving examples of houses appearing to have been built within the first decade after the beginning of development of the Emerald Hill area. They are intact in their overall form and in some of the joinery detailing.

Primary Source

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

Other Studies

Description

Original Use: Residences
Date of Construction: No. 131-1864 (1); No.133-1888?(2)

In 1858 (3) Snodgrass McFarlane, described at various times as a mason (4), a clerk (5) and an estate agent (6), was the owner and occupier of an 'unfinished' wooden building of two rooms (now No. 133 Cobden Street). At that date the N.A.V. for the dwelling was £21 (7). The first listing of vacant land adjoining the property was in 1863 when Rate Books record that Alexander White was the owner of an allotment having an N.A.V. of £6 (8). By the following year McFarlane was in the process of erecting a brick and stone dwelling of four rooms, its first N.A.V. being £24 (9). Lydia Fisk, a teacher (10), was the original tenant of No. 131 Cobden Street, which, by that time, had increased in N.A.V. to £34 (11). McFarlane sold both properties to Robert Warden, merchant mariner, in 1888 (12). The two dwellings at that date were described as four rooms of brick both with an N.A.V. of £23 (13). Warden's first tenants were Charles Davenport, a civil servant, in No. 133 and Joseph Cornish, a storeman, in No. 131 (14).

It is not conclusive when No. 133 was built, because despite Rate Book evidence suggesting that it was not completed until more than twenty years after No. 131, there is no sign of this in the fabric of the buildings. It is

more probable that both halves date from the early 1860s. They are a pair of rendered two storeyed terraces that appear to reflect an early date on construction in their simple form and unadorned walls. They have double hung sash windows set into the rendered walls and each sash has two panes of glass. The front doors and rear windows have been altered and so too the decoration to the verandah, however the stop-chamfered frame of the verandah remains intact. The eaves line has been altered and the roof clad in corrugated iron.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 City of South Melbourne Rate Books, 1863-1865
2 ibid., 1858/59
3 ibid.
4 ibid., 1866/67
5 ibid., 1877/78
6 ibid., 1884/85
7 ibid.,1858/59
8 ibid., 1863/66
9 ibid., 1864
10 ibid., 1865/66
11 ibid.
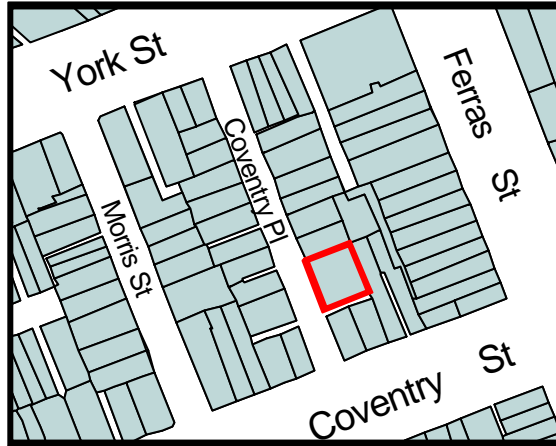12 ibid., 1887-89
13 ibid., 1888/89
14 ibid.

Identifier   House

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	17 Coventry Pl SOUTH MELBOURNE	**Category**	Residential:detached
Constructed	1854	**Designer**	

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

The house is historically significant (Criterion A) as representing a phase of importation of Singapore houses to Victoria in the 1840s and 1850s. This in turn illustrates the extraordinary historical, economic and cultural circumstances of the time. It relates to the more general phenomenon of international prefabrication in the nineteenth century, and it parallels the trade in Chinese and other buildings to California. The house in Coventry Place is the only identified Singapore building of this period in Victoria, or in the world, to be identified still standing on its original site. It is also important in the context of South Melbourne, where the first sale of land by the Crown was explicitly designed to facilitate the construction of buildings outside the scope of the Melbourne Building Act. As a result South Melbourne always had more prefabricated houses than any other part of Melbourne. In the vicinity of Coventry Street there were prefabricated buildings of timber and zinc, and more than twenty of iron, two of which survive.

The house is of scientific significance (Criterion F) as one of only a small number of buildings exhibiting the use of Malayan timbers such as dedaru and meranti, Malayan and/or Chinese carpentry details, early wallpapers, and other aspects of 1850s construction.

Primary Source

Miles Lewis, '17 Coventry Place, South Melbourne' (Fitzroy [Victoria] 2001).

Other Studies

RBA Architects and Conservation Consultants, Heritage Appraisal, 17 Coventry Place, South Melbourne (St Kilda [Victoria] 2001)   Andrew Ward, City of Port Phillip Heritage Review, 1998

Description

A four roomed house framed in exotic (believed Malayan) timbers, with a later skillion extension at the rear and a detached shed to the north. Externally the house has been rendered, aluminium windows inserted in the façade, the roof clad in corrugated iron, and all original features are concealed except for the crossed top plates, characteristic of Malayan carpentry, which are visible at the south-west corner, and a single protruding

plate at the north-west corner. Internally there has been substantial alteration to the south-east room, where the wall to the passage has been removed, and angled brick fireplace built in one corner, and the ceiling height lowered. More generally the floor height has been raised, the internal surfaces have been relined, and the former rear windows and other joinery removed. Where the floor have been opened the original bearers can be seen, and were the wall lining has been lifted a wide range of nineteenth century wallpaper fragments are exposed, and original coded markings on structural timbers are visible. The roof space is highly intact, displaying the characteristic features of such houses including a row of king posts, a sub-ridge beam, and marked timbers; inconsistencies in the boarded roof cladding are taken to be original, but there is evidence that a former trap or dormer window on towards the south has been removed.

Condition: apparently sound. Integrity: visibly low, but structurally high.

History

The house stands on a part of allotment 7, section 4, believed to have been bought from the Crown by F Smith late in 1852, together with the adjoining allotment 6. The first Crown land sales in South Melbourne had been held on 18 August 1852, and the originally sold land in sections 1, 2, 3 and 6, together with sections 4 and others which followed, formed a deliberately isolated area of development outside the scope of the Melbourne Building Act. The intention was that building below the standard of the Act could proceed more cheaply, but without the risk of fire spreading to the previously established suburbs. The result was that wooden and other buildings - which were permitted in Melbourne proper only if 'insulated' by a considerable setback from the lot boundaries - proliferated in South Melbourne in the absence of such restrictions. A large proportion of the building that resulted consisted of 'portable' (now called prefabricated) houses, mainly from Britain but including a small minority from Singapore, and possibly elsewhere.

Coventry Place was privately created street cutting through allotments 7 and 12, and would have required cooperation between Smith and Edwin Stooke, purchaser of allotment 12 (or their successors). The date of this has not been established, but must have preceded the erection of the present building. The first evidence of a building on the site is a rate book entry of 1854, in the Lonsdale Ward of Melbourne, when John Watson (later to be described as a civil servant) is the owner and occupier of a four roomed weatherboard house and stable.

In 1855 Emerald Hill became the first municipality created under Clarke's Municipal Corporations Act, and rate book entries over the next decade variously describe the property as being of wood, or of wood and zinc, and as being one of four rooms plus an outhouse or a kitchen, or as five rooms. It is hard from this to establish when the skillion extension was added, but probably no later than 1859 when the house is first described as being of five rooms. The zinc, which appears to have been the roofing, is also mentioned in 1859 but not in 1854, and it may therefore have been added during the intervening period.

J Moore had become the owner by 1869, but Watson remained in occupation until at least 1872. By 1874 it had been acquired by William Jenman, variously described as licensed victualler, publican, or gentleman) owned it, and by 1898 it was in the hands of his executors. David Carnegie, a shipwright, was Jenman's tenant from 1872 into the 1880s, and the David Gray, a builder, by 1890. Mrs Louisa Schranik leased the house by 1900 and by 1910 had bought it.

Thematic Context

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

Recommendations

It is recommended:

That the building be listed as Significant and included in the schedule for the Heritage Overlay Table in the City of Port Phillip Planning Scheme.

That the building be nominated for the Victorian Heritage Register.

That the National Trust be approached to develop a submission for the World Heritage Listing of prefabricated buildings in the City of Port Phillip, together with others elsewhere. To this end documentation should be assembled on 17 Coventry Place and on other prefabricated houses of the period in the City, including 391 Coventry Street; 399 Coventry Street; former corner of Montague St & Patterson Place, now at Swan Hill; rear of 306 Bank Street; 34 Waterloo Crescent, St Kilda; and the former 30 Longmore Street, St Kilda).

That an approach be made to the Government of Singapore to appraise it of the existence and importance of this building and to seek assistance in obtaining information upon the manufacture of such structures.

That, possibly with assistance from Heritage Victoria, (a) an expert (Mr Jugo Ilic) be engaged to identify the timbers in the structure, (b) a measured drawing survey of the fabric be commissioned, and (c) an archaeological survey of the site be commissioned with special reference to the sub-floor space.

References

City of Melbourne Rate Book, Lonsdale Ward: 1853, pp 33-40; 1854, p 51, rate no 1068. PROV VPRS 5708/P2, Units 6 & 7.

Emerald Hill Rate Book: August 1856, rate nos 660 ff, 1859-60, 1861-2. 1865-6, p 74, rate no 2193; 1872-3, p 89, rate no 2986; 1875-6, p 76. PROV VPRS 8264/P2.

 South Melbourne Rate Book: 1890-91, p 53, rate no 2031; 1900-01, p 19, rate no 687; 1910-11, p 19, rate no 690. PROV VPRS 8816/P1.

Melbourne & Metropolitan Board of Works, plan no 19, South Melbourne, 1894..

Charles Daley, The History of South Melbourne (Melbourne 1940).

Susan Priestley, South Melbourne, a History (Melbourne 1995).

City of South Melbourne, South Melbourne's Heritage.

Miles Lewis, 'The Diagnosis of Prefabricated Buildings', Australian Journal of Historical Archaeology, 3 (1985), pp 56-69

Miles Lewis, 'The Portable House' in Robert Irving [ed], The History and Design of the Australian House (Melbourne 1985), pp 274-289.

Miles Lewis, 'The Asian Trade in Portable Buildings', Fabrications, 4 (June 1993), pp 31-55.

Identifier   Shops and Residences

Formerly   unknown
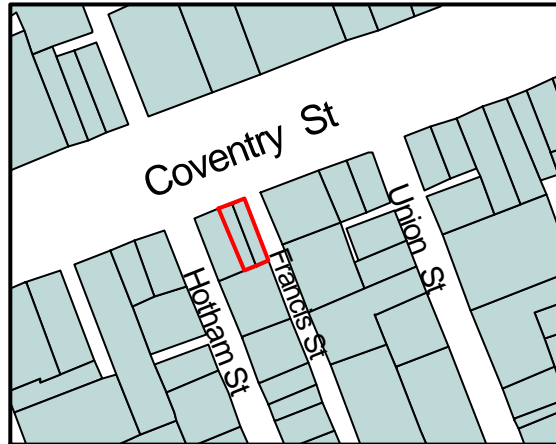
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address   275-277 Coventry St
SOUTH MELBOURNE

Category   Commercial: residential

Constructed   1891

Designer   unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

Nos. 275-277 Coventry Street are of significance as substantially intact humble shop buildings of the late nineteenth century, that stand in marked contrast to the prestigious developments within the Emerald Hill Estate area close by.

Primary Source

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

Other Studies

Description

Original Use: Shops and Residences
Date of Construction: 1891 (1)

John Cockbill was the owner of two adjoining five-roomed brick buildings that were first listed in the Rate books in 1891-92 (2). As Cockbill was a contractor, it is not unlikely that he built these shops and residences. Cockbill was three times Mayor of South Melbourne (6) and he still owned the property in 1900, the N.A.V. by then reduced to £44 (7). The two original tenants were Robert Flower, a butcher, and Samuel Briggs, a bootmaker (3). The initial N.A.V. of the buildings was totalled at £96 (4). The shops were later occupied by Edward Fleming, a fireman, Edward Sears, a carpenter and Thomas Crowler, a dealer (5).

The shops are a very simple pair of buildings with brick ground floor facades and render ruled to represent ashlar blocks, to the first floor. The first floor windows have stop-chamfered reveals and there is a moulded cornice above. Both shop windows are intact and are built in timber, while that to No. 275 is unusual in being a very wide double hung sash window. The parapet appears to have originally had a greater degree of ornamentation, while both shops appear to have had a verandah.

History

see Description

Thematic Context

unknown

Recommendations

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

References

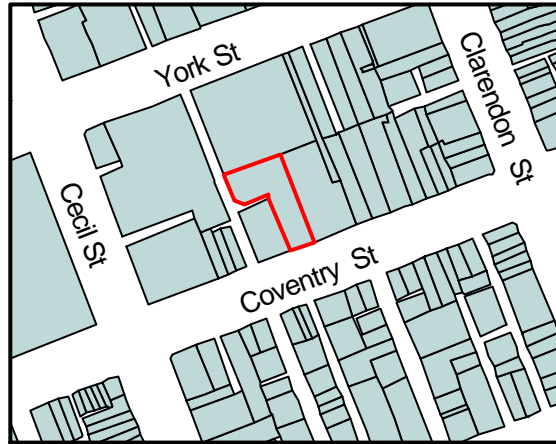1 City of South Melbourne Rate Books, 1891-92
2 ibid.
3 ibid.
4 ibid.
5 ibid., 1893-1901
6 C. Daley, 'History of South Melbourne', p.375
7 City of South Melbourne Rate Books, 1900/01

Identifier   Former Music Hall

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	288 Coventry St SOUTH MELBOURNE	**Category**	Public
Constructed	1877	**Designer**	Hennessy and Deakin

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former music hall is of significance as one of the earliest and largest places of public entertainment to remain in a substantially intact state in Melbourne. The front is of significance as an opulent facade designed to command attention through its scale and decoration, while the spatial integrity and extant original decoration to the interior are integral to the significance of the whole.

Primary Source

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

Other Studies

Description

Original Use: Music Hall(1)
Date of Construction: 1877 (2)
Architect: possibly Hennessy and Deakin(3)

Amelia Mendes is recorded as laying the foundation stone of this handsome building in Coventry Street in 1877(4) . Built for G. Mendes(5) the hall was first known as the Academy of Music(6) , supplying Emerald Hill with a variety of entertainments. The building is listed in Melbourne Directory(7)   as being next door to the former Myrtle Hotel, a popular rendezvous for local societies and clubs(8) , while the Salvation Army, which opened in South Melbourne in 1883 had its early operations at this address, moving to new premises at 232 Dorcas Street (q.v.) in 1911(9) .

The music hall is a most substantial building, with a high rendered facade. The ground floor has banded piers, and the first floor is set, in the manner of a piano nobile, with a trabeated system of Corinthian pilasters across it. These support a very ornate cornice and balustraded parapet above. The double hung sash first floor windows are surmounted by pediments, two round and two triangular, while they appear to have

originally had cast iron balconettes below each. The mass of brickwork that forms the hall is intact at the rear, and the interior is partially intact, with large pilasters at the lower levels evident. The upper walls and ceiling of the hall are presently obscured from view. The interior at the front of the building and all the ground floor openings to the street have 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   Foundation Stone.
3   The Architects' Index lists Hennessy and Deakin as the architects responsible for 'cementing and plastering' the Music Hall in Coventry Street.
4   Foundation Sme of 288 Coventry Stmt.
5. Architects' Index

6.   Salvation Army. 'A Brief History', held in South Melbourne Local History Collection, LH: 354.

7   Sands and McDougall Melbourne Directories, 885.1890 and 1901.

8   C. Daley, 'History of South Melbourne', p. .54.

9 .'The Salvation Army..'., loc. cit.

Identifier   Former Calendonian Hotel

Formerly   Freemasons Four Hotel
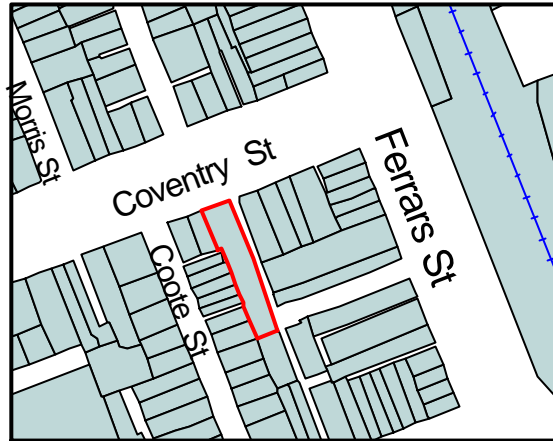
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	361 Coventry St SOUTH MELBOURNE	**Category**	Commercial
Constructed	1889	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former 'Calendonian Hotel' is of significance as a substantially intact and unusually designed Victorian hotel, situated in a street with buildings of otherwise a far smaller scale. Both its form and former use add greatly to the richness of effect of the street.

Primary Source

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

Other Studies

Description

Original Use: Hotel(1)
Construction: 1889(2)

As was the case for most of Melbourne's inner suburbs, South Melbourne had a large number of hotels, which, by the turn of the century totalled eighty such establishments(3). At that time No. 361 Coventry Street was known as the 'Caledonian Hotel'. Built in 1889 with sixteen rooms and constructed in brick(4), it replaced the earlier timber 'Freemason's Four Hotel'(5). The first N.A.V. given to the Caledonian was £200 and Agnes Fowles was the new building's owner(6).   David Wilson was the hotel's first licenced victualler(7). In 1920 the Calendonian became one of many hotels to close as a result of the activities of the Licences Reduction Board(8).

The hotel remains substantially intact with its Victorian form and detailing, and while giving an effect of solidity in fact has quite a busy facade in detailing. It is unusually designed, having no benefit of the corner sites of which most of the hotels in the area can take advantage. It has a symmetrical facade hard onto the street, dominated by a pedimented entrance and a squat tower above, flanked by crowning elements at each end of the parapet. These and the tower are over shallow pavilions that project out at the centre and at each end of

the facade. The entrances at the centre and eastern end of the facade retain their Victorian panelled doors, and the central opening is further embellished with sidelights and a fanlight. The double hung windows to the facade are also 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 City of South Melbourne Rate books, 1869-1901
2 ibid. 1889/90
3 Personal Communication with Andrew Lemon.
4 City of South Melbourne Rate books, loc. cit.
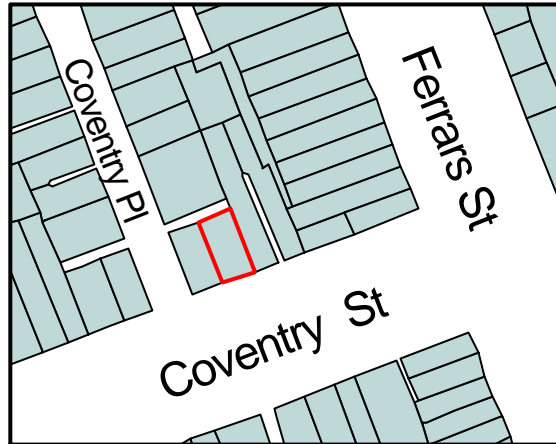5 Cole Collection, Vol. 3, State Library of Victoria
6 City of South Melbourne Rate books, loc. cit.
7 ibid.
8 Cole Collection, loc.cit.

Identifier   Shop and Residence

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO96

Address 378 Coventry St SOUTH MELBOURNE	**Category** Commercial: residential
Constructed c.1856	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

378 Coventry Street is of significance as a rare example of a substantially intact two storeyed Victorian timber shop. Integral to its significance is the intact state of most of the original window and door joinery.

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: c.1856 (1)

Frederick B. Hann (2) was the owner of a butcher shop on this site as early as 1856. By 1862 his shop was described as wood and slate with two rooms and was operated by John Scott (3). The N.A.V. at this time was £24 (4). With rooms gradually being added the building eventually reached six rooms in 1890 with an N.A.V. of £50 (5). Robert Buchanan had owned and operated the butchery for about ten years previously (6), but in 1900 he sold to Agnes Fowles (7) who owned the 'Caledonian Hotel' directly opposite.

This shop is two storeyed, on the front façade it is clad in timber to represent ashlar blocks and elsewhere with weatherboards. The ground floor has two timber framed shop windows that are substantially intact, and the original four panelled door. At first floor level the joinery is commanding, with two sets of tripartite double hung sash windows and a bracketed eave above. The wall plate between the floor suggests that the shop originally had a verandah.

History

see Description

Thematic Context

unknown

Recommendations

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

References

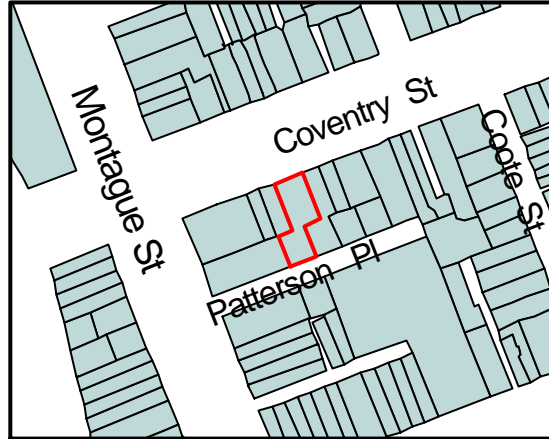1 City of South Melbourne Rate Books, 1856/57
2 ibid.
3 ibid., 1862/63
4 ibid.
5 ibid., 1890/91
6 ibid., 1881-1891
7 ibid., 1900/01

Identifier   Portable Houses

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO97

Address   399 Coventry St
SOUTH MELBOURNE

Category   Residential:detached

Constructed 1853, 1854

Designer Various

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The three portable houses at 399 Coventry Street are of significance as physical evidence of the accommodation circumstance of many thousands of people during the Victorian gold rushes. They are also of significance to South Melbourne as remnants of the impermanent housing stock that once dominated the area.

Primary Source

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

Other Studies

Description

Original Use: Residences

There are three portable houses on this site, the front house being original to the site and the other two, moved there by the National Trust of Australia (Vic.). The front house was constructed in 1853 and was one of many erected throughout Victoria generally, and in South Melbourne, in the gold rush period. It is constructed with tee-section wrought angles and clad in five inch (125mm) corrugated iron. Of the two other houses, one was constructed by Edward Bellhouse in Fitzroy in 1854 and moved to the site in the 1970s, and the other, the 'Abercrombie House', was moved to the site in 1980. Both of these other houses are also clad in corrugated iron. This site is owned by the National Trust of Australia (Vic.) and is open to the public and as a result, a plethora of information on the houses is available at the site.

History

see Description

Thematic Context

unknown

Recommendations

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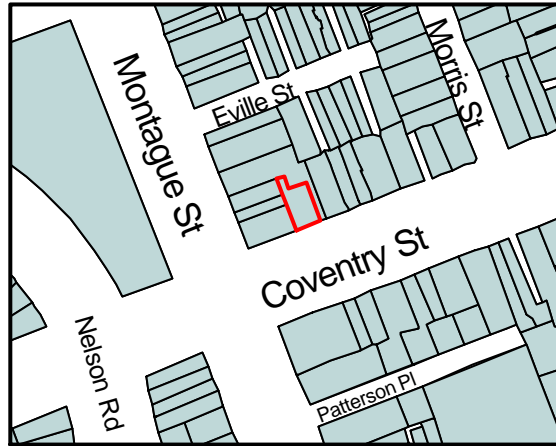Victorian Heritage Register
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   House

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	414 Coventry St SOUTH MELBOURNE	**Category**	Residential:detached
Constructed	1859	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The villa at no. 414 Coventry Street, South Melbourne was built for Mrs. Buchanan in 1859. It is historically and aesthetically important. Its historical importance (Criterion A) is derived from its early date, thereby recalling the earliest period in the settlement of Emerald Hill. Its aesthetic importance (Criterion E) is derived from its austere design, which recalls its early construction date and from its use of bluestone construction which was highly representative of its period and place, comparing also with nos. 166-68 Bank Street and 127 Cobden Street.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A singled storeyed coursed bluestone villa with stuccoed parapet and cornice, the façade openings having been modified and having recent window frames, the western window being exceptionally large. The corners and openings have stuccoed quoins.
Condition:Sound.
Integrity: Medium, openings altered, unsympathetic fence.

History

The existence of "Canvas Town" and the need to accommodate a growing population associated with the gold rush focussed attention on Emerald Hill as a site for settlement in the 1850's. A new survey which has been attributed to Robert Hoddle was prepared in 1852. It consisted of 18 blocks between Montague and Moray Streets with Park Street as its southern boundary. Block 4 was bounded by York, Coventry, Montague and Ferrars Streets and Kearney's map of 1855, indicates that the western half of this block was initially "reserved". However before long Nimmo (now Morris) Street was formed along the east boundary of the

reserve and the reserve itself was subdivided. Six lots were bought by G.S.Murray including lots 1 and 2 on the south east corner of Coventry and Montague Streets.

The 1866 map of "Hobson Bay and River Yarra" prepared by Commander H.L.Cox R.N. shows this part of Block 4 with a number of buildings along Coventry Street, including the stone house that is now no. 414. It was built in 1859 for Mrs. Buchanan and was the home of William Purcell Buchanan. It was described as a stone house with slate roof and seven rooms. The NAV was 85 pounds. In the following year it was described as a "six room first class stone house and yard".   William Buchanan was a civil servant and continued to live in the Coventry Street house in 1880. Anne (Mrs?) Buchanan was the owner then and the street number was 57. The NAV had decreased to 44 pounds.

Estate agent Berlin Simpson had acquired the property by 1890. Simpson let the house to William Williamson who was a carrier. By that time the street number had changed to 111, the same as it was at the turn of the century when police constable Thomas Vains was the owner/occupant.

Thematic Context

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

Recommendations

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

References

South Melbourne Rate Books: 1857-61, 1868-73, 1879-80, 1890-91, 1900-01.
MMBW litho plan no.19, c.1894.
James Kearney, "Melbourne and its Suburbs", 1855. SLV 821.09 A 1855 Kearney.
Com. H.L.Cox R.N., "Hobson Bay and River Yarra", 1866. SLV 821.09 AJ 1866 Cox.
" South Melbourne's Heritage", City of South Melbourne/ Ministry for Planning and Environment, 1988.

City of Port Phillip Heritage Review

Identifier   Flats

Formerly   unknown
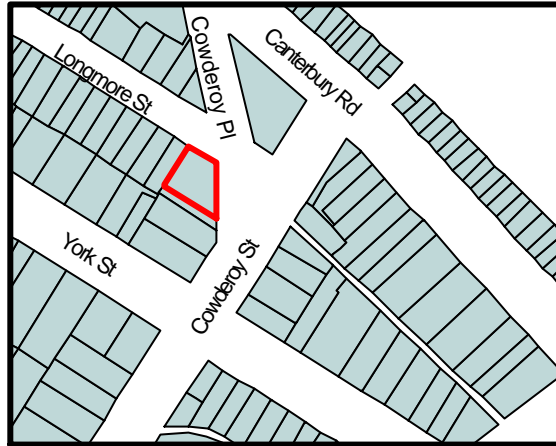
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 1 Cowderoy St ST. KILDA	**Category** Residential:apartment
Constructed 1937	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Contributory heritage property.)

An ordinary block of flats notable for its extraordinarily bold use of polychromatic brickwork. It forms a powerful pair with Bellaire (3 Cowderoy Street, q.v.). The two buildings face each other across an expanse of bare lawn.

Primary Source

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

Other Studies

Description

Style : Vernacular
Two storey walk-up flats
Builder: Sinclair and Yorsten
Original owner: W. Lockhart

History

see Description

Thematic Context

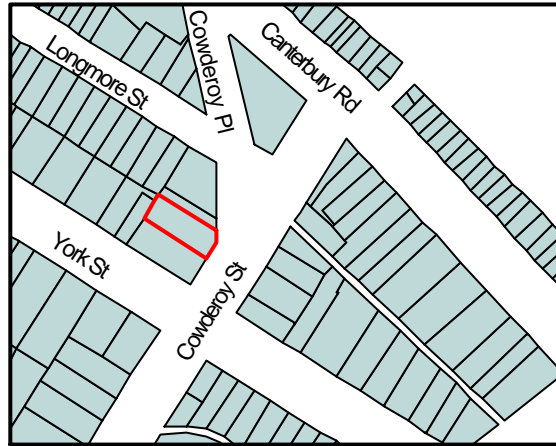unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

NOTES
St K C C permit No 9759 issued 6/8/37.

Identifier "Bellaire"

Formerly unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	3 Cowderoy St ST. KILDA
Constructed	1936

Category	Residential:apartment
Designer	Mewton and Grounds

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

Designed by Geoffrey Mewton of Mewton and Grounds, Bellaire is one of the most influential buildings in the introduction of Modernist principles to Melbourne's architecture in the 1930s. It is notable for the uncompromising expression, and intactness, of its austere functionalist design.

Primary Source

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

Other Studies

Description

Style : Functionalist
Three storey walk-up bachelor flats
Builder: J.G. Wright
Original owner: Chatsworth Investments Pty Ltd

Bellaire was designed by the architect Geoffrey Mewton of Mewton and Grounds in 1936 as an innovative block of bachelor flats. When completed the Argus noted that the objective of the design was to keep building costs down without sacrificing appearance, comfort, or good construction. Its stark, brick geometry was carefully composed within an austere functionalist aesthetic. All ornamental contrivance was stripped away save for the slightly inset cream brick panels that band together the hingeless casement windows. The 17 individual flats supported a high level of facilities within a compact plan area, including kitchenettes with built-in meals booths, central heating, built in cabinetwork and access to a trafficable flat roof which carried shrubs and sun umbrellas overlooking the bay.(1) The planning is so tight that in places convenience is actually compromised. In some flats (11 and 17) the bedroom space has been reduced to a barely useable L-shape by the insertion of a bathroom and door to the back stairs. In others (3, 8 and 14) the front door opens directly into the bedroom. Nevertheless, such apparent defects can perhaps be excused (at least by non-residents)

when Bellaire is looked at more as an experiment in the radical modernist concepts Mewton brought back with him from a period of work and travel in America and Europe (where he was strongly influenced by the architecture of Dudok). The modernist ethos of conceptualising the house as a machine for living in (first propounded by Le Corbusier) can be discerned in design features such as its in-built communal laundry and rooftop amenities, its built-in meals areas, its unconventional arrangement of living spaces, the experimentation with soundproofing between the floors, its reduced detailing, and the confrontingly functional appearance of the building as a whole. Along with Woy Woy in Marine Parade (q.v.), which Mewton designed around the same time, Bellaire is one of the few buildings around Melbourne that can be said (for better or worse) to have set the precedents for flat building in the Post-War period. The minimal brick front fence and featureless expanse of lawn seem in keeping with Bellaire's austere programme.

History

see Description

Thematic Context

unknown

Recommendations

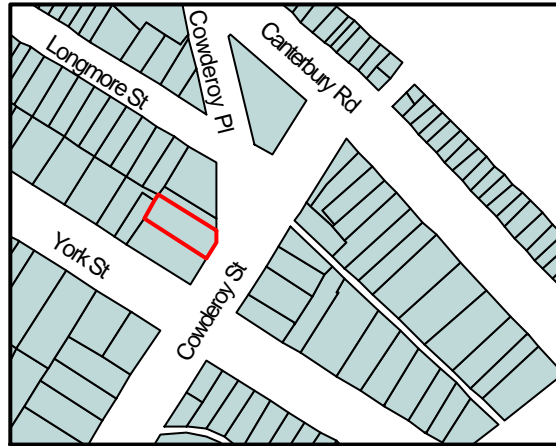A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 9148 issued 20/12/35. (1) Argus, 9 April 1936, cited in A. Longmire, St Kilda, The Show Goes On (Hawthorn, 1989) p.61; (2) Terry Sawyer, `Residential Flats in Melbourne', research report, Department of Architecture and Building, 1982, p72.

Identifier   "Bellaire"

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 3 Cowderoy St ST. KILDA	**Category** Residential:apartment
Constructed 1936	**Designer** Mewton and Grounds

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

Designed by Geoffrey Mewton of Mewton and Grounds, Bellaire is one of the most influential buildings in the introduction of Modernist principles to Melbourne's architecture in the 1930s. It is notable for the uncompromising expression, and intactness, of its austere functionalist design.

Primary Source

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

Other Studies

Description

Style : Functionalist
Three storey walk-up bachelor flats
Builder: J.G. Wright
Original owner: Chatsworth Investments Pty Ltd

Bellaire was designed by the architect Geoffrey Mewton of Mewton and Grounds in 1936 as an innovative block of bachelor flats. When completed the Argus noted that the objective of the design was to keep building costs down without sacrificing appearance, comfort, or good construction. Its stark, brick geometry was carefully composed within an austere functionalist aesthetic. All ornamental contrivance was stripped away save for the slightly inset cream brick panels that band together the hingeless casement windows. The 17 individual flats supported a high level of facilities within a compact plan area, including kitchenettes with built-in meals booths, central heating, built in cabinetwork and access to a trafficable flat roof which carried shrubs and sun umbrellas overlooking the bay.(1) The planning is so tight that in places convenience is actually compromised. In some flats (11 and 17) the bedroom space has been reduced to a barely useable L-shape by the insertion of a bathroom and door to the back stairs. In others (3, 8 and 14) the front door opens directly into the bedroom. Nevertheless, such apparent defects can perhaps be excused (at least by non-residents)

when Bellaire is looked at more as an experiment in the radical modernist concepts Mewton brought back with him from a period of work and travel in America and Europe (where he was strongly influenced by the architecture of Dudok). The modernist ethos of conceptualising the house as a machine for living in (first propounded by Le Corbusier) can be discerned in design features such as its in-built communal laundry and rooftop amenities, its built-in meals areas, its unconventional arrangement of living spaces, the experimentation with soundproofing between the floors, its reduced detailing, and the confrontingly functional appearance of the building as a whole. Along with Woy Woy in Marine Parade (q.v.), which Mewton designed around the same time, Bellaire is one of the few buildings around Melbourne that can be said (for better or worse) to have set the precedents for flat building in the Post-War period. The minimal brick front fence and featureless expanse of lawn seem in keeping with Bellaire's austere programme.

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 9148 issued 20/12/35. (1) Argus, 9 April 1936, cited in A. Longmire, St Kilda, The Show Goes On (Hawthorn, 1989) p.61; (2) Terry Sawyer, `Residential Flats in Melbourne', research report, Department of Architecture and Building, 1982, p72.

Identifier   Quilkey's Dairy

Formerly   unknown
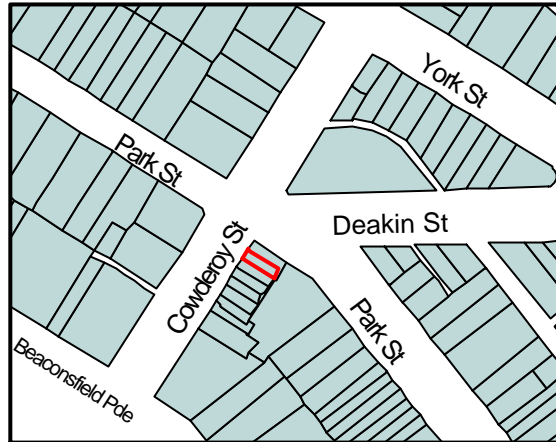
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	14 Cowderoy St ST. KILDA	**Category**	Commercial
Constructed	1935	**Designer**	unknown

Amendment   **C 29**

Comment

Significance

A former dairy, now a local milk bar, whose applied Functionalist styling makes it something of a local landmark

Primary Source

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

Other Studies

Description

Style : Functionalist
One storey milk bar
Builder: S.E. Greenwood

History

see Description

Thematic Context

unknown

Recommendations

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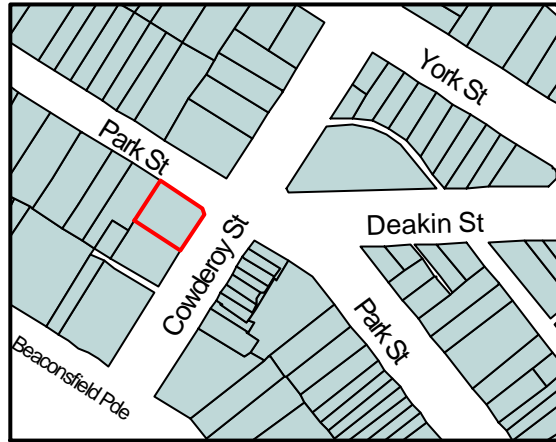recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St K C C permit No 9008 issued 17/8/35.

Identifier "Avila"

Formerly unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	15 Cowderoy St ST. KILDA	**Category**	Residential:apartment
Constructed	1935	**Designer**	Beedham and Wright

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

An imposing deco-style block of flats on a prominent corner.

Primary Source

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

Other Studies

Description

Style : Art Deco
Three storey walk-up flats

History

see Description

Thematic Context

unknown

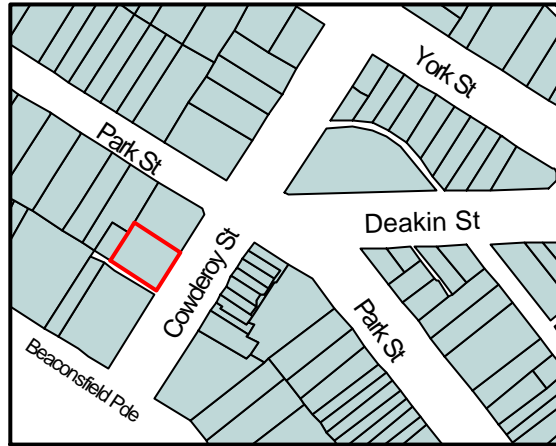## Recommendations

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

References

unknown

City of Port Phillip Heritage Review

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	17 Cowderoy St ST. KILDA	**Category**	Residential:apartment
Constructed	1947	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

An unobtrusive but stylish block of flats, and an excellent example of the functionalist style. Its clean lines and thoughtful design display an unusually high level of architectural quality for the austere Post-War period in which it was built. Functionalist elements important to its significance include the fine rendered finish, cut-away corner windows with curved glazing and the low intact pipe-rail and render front fence.

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
Builder: D. Mrocki
Original owner: D. Mrocki

History

see Description

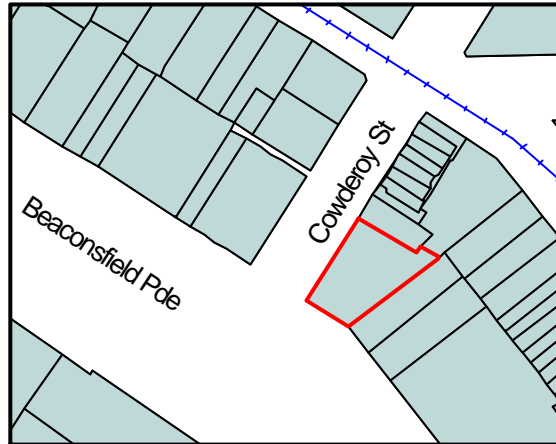**Thematic Context**

unknown

Recommendations

A Ward, Port Phillip Heritage Review, 1998
recommended Conservation

References

NOTES
St K C C permit No U431 for four flats issued 15/10/47. Permit for four more flats issued 28/10/66. Recheck that these permits are for No 17.

Identifier   Beaconsfield Hotel

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO98

Address	20 Cowderoy St ST. KILDA	**Category**	Commercial
Constructed	1880-81	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The Beaconsfield hotel was built at 20 Cowderoy Street St. Kilda, for Emily Rochard in 1880-81. It is historically, aesthetically and socially important. It is historically important (Criterion A) for its capacity to demonstrate the attraction of the Bay beaches as a resort for the metropolis and beyond during the nineteenth century. It is aesthetically important (Criterion E) for its imposing symmetrical façade treatment which is both unusual and expressive of Melbourne's late nineteenth century boom period. It is socially important (Criterion G) as a prominent early hotel on Beaconsfield Parade, comparable with the nearby "Victoria" hotel and valued by the community for its cultural values.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

The Beaconsfield hotel is an unusually imposing symmetrical two storeyed Italianate building with stuccoed surfaces and depainted cement pilasters at ground floor level. The central slightly recessed section consisted originally of a two storeyed arched loggia, now fully glazed. The central bay has a surmounting pediment and parapet with urns and hotel name in raised cast cement. The façade is terminated by three storeyed pavilions with baustraded parapets. The side elevation to Cowderoy Street is more simply treated.
Condition: Sound
 Integrity: High

History

In 1866, when Commander Cox surveyed the area, the electric telegraph was the only structure traversing the swampy low lying land that stretched between the St. Kilda railway line and the Bay. Subsequent drainage and filling works resulted in land being released for subdivision, the first areas where this occurred being east

of Kerford Road and west of Fitzroy Street. Building allotments were released in 1873 and described as the "Paris of Prahran". Easy access came in 1878 with the construction of Beaconsfield Parade, a development which coincided with a trend towards seaside locations for housing to escape the unhealthy aspects of city living and a preference for seaside locations for leisure activities.

William Vail, an outfitter, owned the land on the north east corner of Beaconsfield Parade and Cowderoy Street in 1879. He resided in a four roomed timber house facing Cowderoy Street on the site. It seems from the NAV (250 pounds) recorded in the rate books that the Beaconsfield hotel was built in the following year. Vail was listed as owner, however the building was unoccupied, perhaps unfinished. In 1881, Emily Rochard acquired the property. It fronted the Parade and was described as "brick and wood, 38 rooms, NAV 350 pounds". Worthington Church was the publican. Subsequent descriptions were generally "bar, 40 rooms, brick".

In 1891, Joske (?) and Co. owned the hotel, which at that time was run by Kate Flynn, however by the turn of the century, it had been taken over by the Colonial Bank of Australasia. Besides the hotel, the Bank owned a "Billiard Room" which was next door and rated separately. Marie Wightman was the publican.

Anne Longmire briefly refers to the Beaconsfield hotel in her history of St. Kilda stating that it was renovated by Dan Curtain (c.1970) to provide three lounges at a cost of $250,000. In the 1980's, it became one of St. Kilda's centres for jazz music performance.

Thematic Context

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

Recommendations

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

References

St. Kilda Rate Books: 1883, 1885, 1890-91, 1899-1900.
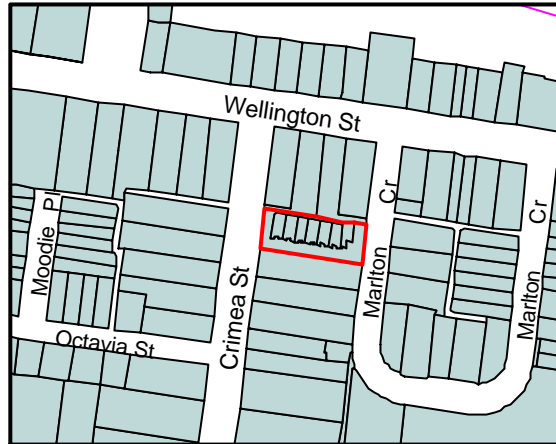South Melbourne Rate Books: 1879-81.
MMBW litho plan no.35, 1896.
"Building Allotments, West St. Kilda & Emerald Hill", litho by J. Noone, 18.8.1873. SLV, Vale Collection, Book 4A, p.131.
Anne Longmire, "The Show Goes On, The History of St. Kilda, Vol.3, 1930-83", Hudson, Hawthorn, 1989, pp.231 and 281.

Identifier   Maisonettes

Formerly   unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address   2 Crimea St
ST. KILDA

Constructed   c1970

Category   Residential:attached

Designer   unknown

Amendment   C 29

Comment

Significance

A rare example of maisonettes dating from c.1970 in the brutalist style. Important aspects of the design include the distinctive first floor composition consisting of jutting battered walls cantilevered in bays over the ground floor garages to the south, and the living spaces to the north. The use of crude industrial glazing and garage doors to the south facade is also characteristic of the style. Few external alterations have been made to the buildings. The dark brown painted surfaces contrast with the grey rendered surfaces of the first floor battered walls and these finishes complement the building.

Primary Source

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

Other Studies

Description

Style : Brutalist
Maisonettes

History

see Description

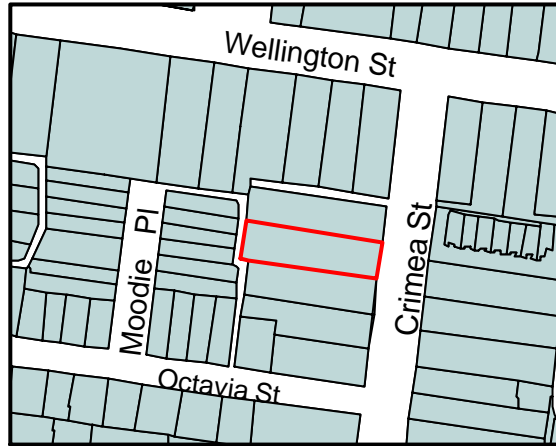## Thematic Context

unknown

Recommendations

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

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

References

unknown

Identifier House

Formerly unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address	3 Crimea St ST. KILDA	**Category**	Residential:detached
Constructed	1882	**Designer**	unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The Boom period villa at no. 3 Crimea Street, St. Kilda was built in 1882. It is historically and aesthetically important. Its historical importance (Criterion A) arises from its capacity to demonstrate the extravagance of the land boom years along with the manner in which the builder, George Parsons, invested heavily in this attractive residential area and helped to consolidate its reputation. In this respect he represents a type of developer who was characteristic of the period and concentrated on the construction of prestigious villas. It is of aesthetic importance as an unusual and imposing villa residence of the period, removed from the mainstream by the unusual massing and treatment of its elements.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

An opulent Boom Style two storeyed stuccoed villa with unusual elements including the projecting bay with fluted pilasters and extensive glazed areas, the entry with columns, arch and pedimented treatment foreshadowing the Queen Anne period and ground floor window bay beneath an upper level cast iron verandah. The pediment motif is extended to the projecting window bay parapet.
Condition: Sound
Integrity: High, includes cast iron gate and pillars manufactured by C. Hocking.

History

At Crown land sales, S. Bantree bought lot 67A which comprised 10 acres along the south side of Wellington Street west from Chapel Street. At the time of J.E.S.Vardy's survey of St. Kilda in 1873, the area had been subdivided and substantially developed although Crimea Street remained almost entirely vacant land. In that year, J.C. Gresson owned lot 87 (no.3) which the builder, George Parsons subsequently bought with several

other lots on the west side of Crimea Street. Parsons built houses at nos.1 and 7 in 1881 and nos.3 and 5 in 1882. William Drummond who was described as a banker in 1883 and a jeweller in 1890, bought the completed house at no.3 for his residence. It had twelve rooms and an NAV of 150 pounds. Drummond continued to live at no.3 at the turn of the century by which time two rooms had been added. Subsequent occupants included Albert Coppel in 1910 and Arthur Whelan in 1920 and 1930.

Thematic Context

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

Recommendations

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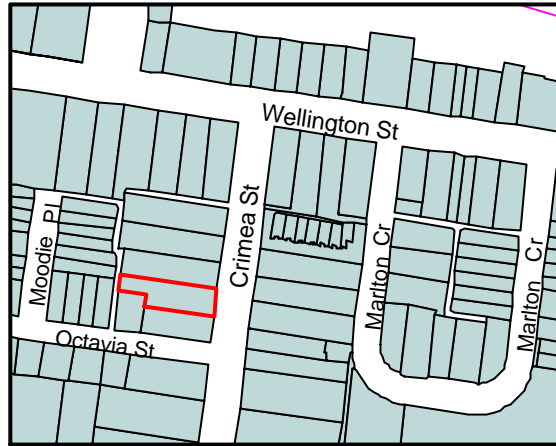
References

St. Kilda Rate Books: 1879, 1882-83, 1890-91, 1899-1900.
Sands and McDougall directories: 1890, 1900, 1910, 1920, 1930.
MMBW litho plan no.45, undated.
J.E.S.Vardy, "Plan of the Borough of St. Kilda", Hamel and Ferguson, 1873, North/1.

Identifier　　"St Huberts"

Formerly　　unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address	7 Crimea St ST. KILDA	**Category**	Residential:apartment
Constructed	1870s, c. 1918	**Designer**	unknown

Amendment　　**C 29**

Comment

Significance　(Mapped as a Significant heritage property.)

Originally a single residence, St Hubert's was reworked in the late 1910s with the addition of front and side access stairs to create four apartments. It is an important example of the distinctive flat type consisting of the conversion of an earlier structure. Externally, the conversion is distinctive for its inclusion of a bizarre series of balconies, verandahs and porches. Each of these elements is comprised of a series of free standing rectangular piers, creating the impression that the original Victorian house is embedded in the remains of a hypostyle hall. The front fence is contemporary with the conversion. The building is important as one of St Kilda's eccentric buildings.

Primary Source

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

Other Studies

Description

Two storey flats, former residence

History

see Description

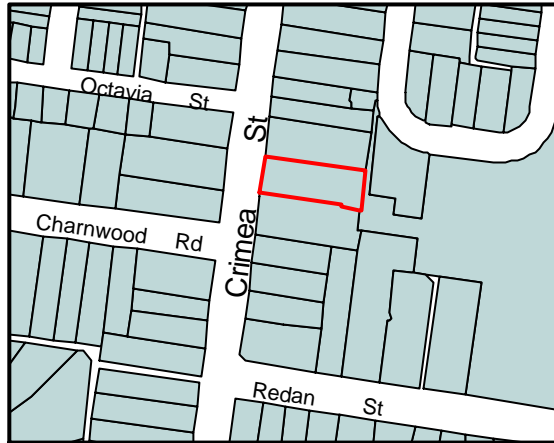**Thematic Context**

unknown

Recommendations

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

References

unknown

Identifier	Balaclava Masonic Temple
Formerly	Baptist Church

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address	16 Crimea St ST. KILDA	**Category**	Public
Constructed	1876	**Designer**	Thomas Matthews

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This former church building displays a simple, but original use of polychromatic brickwork and was greatly influenced in design by the Independent Church, Collins Street, Melbourne, designed by Reed and Barnes in 1868. Both the use of cream bricks and the absence of the Gothic style, as occurs at both buildings, is of importance.

Primary Source

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

Other Studies

Description

The former Baptist Church, Crimea Street, St Kilda, was erected in 1876 and the architect was Thomas Matthews. It was built to accommodate four hundred people and was purchased in 1922 by the Balaclava Lodge of Freemasons. Since that date it has been in use as the Balaclava Masonic Temple. The simple, gable roofed, rectangular building utilises polychromatic brickwork to decorate an otherwise plain church building. Buttresses, corners and window surrounds are highlighted by the use of patterned, cream brickwork. Arches of openings are round, imparting a classical rather than gothic character. The composition is symmetrical with a small gable ended entrance porch protruding from the front.

Intactness
The Baptist Church, St Kilda was remodelled for Masonic purposes when it was purchased by the Freemasons in 1922.

History

see Description

Thematic Context

unknown

Recommendations

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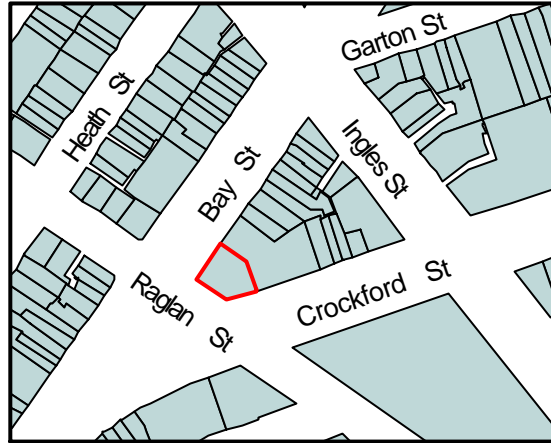recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

Cooper, J.B. 'The History of St Kilda', vol. 1, p. 365
Sands and McDougall Directories, various dates.

Identifier   Fountain Inn

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO99

Address   1 Crockford St
PORT MELBOURNE

Category   Commercial

Constructed c.1863

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Fountain Inn is of local significance. A prominently sited and austerely detailed hotel, it is among the earliest surviving hotels in Port Melbourne and retains most of its original external form and structural fabric in spite of alterations to the facade. The restrained Georgian character of the facade and the splayed plan form are unusual. A prominent local landmark which has acted as a venue for local political and social activity in Port Melbourne since the 1860s, the building is also of local historical interest.

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

PHYSICAL/STYLISTIC DESCRIPTION

The Fountain Inn, originally constructed of polychrome brick and now rendered, is a two-storey building with a splayed plan following the obtuse angle of the street corner. The hipped roof is slated and has dentilled eaves. The ground floor windows have wide openings with semi-elliptical arches and two-light arched windows. The interior has been substantially altered.

The building is an important streetscape element to Bay Street. Located on the corner of Raglan, Crockford and Bay Streets it terminates the vista north along Bay Street and provides a sense of enclosure to the shopping centre.

COMPARATIVE ANALYSIS
While the Fountain Inn is not particularly early in the context of other metropolitan hotels, it has typical features of the early hotels, including very simply detailed elevations with exposed eaves and roofs hipped at the splayed corners. Other early hotels with similar characteristics include the former Devonshire Arms Hotel, Fitzroy Street, Fitzroy (1843-7), the former Queen's Arms Hotel, Dorcas Street, South Melbourne (1855) and the former Alfred Hotel, Stevedore Street, Williamstown (1859-60). In Port Melbourne, it remains the only early hotel not to have been substantially remodelled or rebuilt later in the nineteenth century as were other 1860s hotels such as the Rex (former Victoria) (q.v.), Chequers Inn (q.v.) and Clare Castle Hotels (qv).

History

The site of the Fountain Inn Hotel (Section 33, Allotment 5) was purchased from the Crown by J.E. Crockford shortly after 1860. (1) By 1863 John Edward Crockford had erected a twelve-roomed brick hotel with stone stables on the corner of Raglan/Crockford Streets valued at £200.

The Fountain Inn changed hands a number of times during the 1860's but was always occupied by hotelkeepers. Stephen Mills, gentleman, of England was owner in 1866 of [a] sixteen-roomed brick bar and land (3), Third Union Building Society, Melbourne, in 1867 (4) and R.K. Gregory, gentleman, of East Melbourne in 1869. (5) Martin Clasby, hotelkeeper, was owner/occupier . . . 1870 - 1883. (6) During the 1880s [the] Fountain Inn was owned by George Capon, licensed victualler, and Mrs Kean of Brighton. The Victoria Brewing Company owned it in 1891. (7)

The Macarthur Ward Rate Books of the late 1850s and early 1860s show J.E. Crockford, wine and spirit merchant of Bay Street, Sandridge, as owner also of a brick store and five rooms over in Bay Street (8), and a three-roomed wooden house and yard in Bay Street. (9) Edward James Crockford, wine and spirit merchant of Bay Street, Sandridge (J.E. Crockford's father/brother?) is listed in Rate Books and Directories from 1860 as owner of Chequers Hotel in Bay Street. (10)

The Fountain Inn increased in size from 12 rooms in 1863 (12) to 16 rooms in 1866 when Stephen Mills was owner. (12) The description was the same in 1867 when [the] Third Union Building Society, Melbourne, was owner. (13)

By 1869, when R.K. Gregory, gentleman, of East Melbourne [was the] owner and R. Brown, hotelkeeper, [was the] occupier, Fountain Inn [was] listed as a 13 roomed brick bar, cellar and land in Bay Street. (14)

[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. Map of Sandridge 1860
2. Borough of Sandridge rate book, 1863. no. 965.
3. ibid 1866 - 7. Block 33. no. 1022.
4. ibid 1867 - 8. no. 1013.
5. ibid 1869 - 70. no. 456.
6. Jacobs Lewis Vines, Port Melbourne Conservation Study, p. 171, based on research by C. Kellaway, National Trust.
7. ibid.
8. Macarthur Ward rate book 1858. no. 170.

9. ibid. no. 171.
10. Macarthur Ward rate book 1860. no. 548.
11. See above.
12. Borough of Sandridge Rate book 1866/67, block 33. no. 1022.
13. ibid 1867/68. no. 1013.
14. ibid 1869/70. no. 456.

Identifier Residences

Formerly unknown
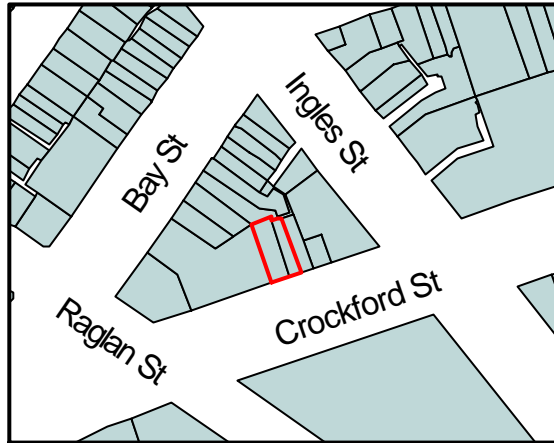
Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 17-19 Crockford St PORT MELBOURNE	**Category** Commercial: residential
Constructed 1877	**Designer** unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

17-19 Crockford Street is of local significance. The building is unusual in Port Melbourne, being built to the property line and incorporating a side entry passage. The subtle polychromy of the Flemish bond brickwork and contrasting brick details make the substantially intact front elevation particularly distinctive. The original association of residence and small manufacturing works, demonstrated by the side entry, was characteristic of Port Melbourne.

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 houses, two storeyed
   Industry
   Workshops
ORIGINAL OWNER: William Hall
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual, 90%+ original
different from adjacent)
BUILDING TYPE: Nineteenth century brick houses, two storeys
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
17-19 Crockford Street is a single two-storey brick residence. The front elevation is built up to the property line and incorporates two doors, one, to the north, entering the house, and the other giving access to a side passage leading to the rear yard. The elevation is built of polychromatic brickwork, with the alternating Flemish bond header and stretcher bricks in blue and purple-brown respectively and the flat arches to the openings, and jamb and corner quoining in cream brick. The keystones are red brick, and there is a band of cream and red brick running horizontally at first floor level. The cornice and plain parapet are formed in exposed brown and cream brickwork, the cornice being supported on moulded brick paired brackets. The ground floor window is double width and contains two sash double-hung windows side-by-side. These and the upper floor windows have unusual four-paned sashes.

COMPARATIVE ANALYSIS
17-19 Crockford Street is an unusual example in Port Melbourne of a house built up to the property line, incorporating a side entry passage, running under the upper floor and accessed through a door identical to the front entrance door. These characteristics, the double width ground floor window and the detailing of the brick cornice and parapet are more characteristic of mid-nineteenth century London inner suburban houses than the usual Melbourne type. The elaborate polychromatic brickwork, with subtly different header and stretcher bricks and contrasting cream and red quoining, arch and keystone bricks, while not as unusual in Melbourne, is more characteristic of much mid-nineteenth century English domestic architecture.

History

This house was constructed in 1877. Its first owner was William Hall, a waterproofer. The first description of the property was of a six-roomed brick house and wood shed, valued at £46. (1) It seems probable from later descriptions of the property that the 'shed' was actually a workshop or factory of some description, where Hall carried out his trade. In 1878, the property passed into the ownership of John Hall, probably William's son. (2) In 1879-80, it was described as a six-roomed brick house and oil skin factory. (3) John Hall appears to have continued to use the premises as a factory and residence until the end of the 1880s, after which he ceased business, being simply listed as the owner-occupier of a six-roomed brick residence. (4)

Thematic Context

In keeping with its maritime and working-class character, Port Melbourne had many workshops and small factories scattered throughout its residential areas. In the nineteenth century it was not unusual for premises to combine the roles of residences and small scale manufacturing workshops. Though the timber factory building, which was presumably located to the rear of the main house, has been demolished, the history of this combined use of the site is interesting.

Recommendations

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, 1877-78, no. 1062.
2. Port Melbourne rate book, 1878-9, no. 1071.
3. Port Melbourne rate book, 1879-80, no. 1069.
4. Port Melbourne rate book, 1890-91, no. 1210.

Identifier   Garage

Formerly   Carriage and wagon workshop
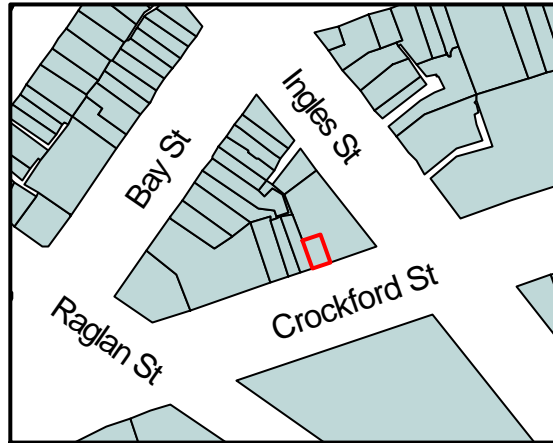
Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address   25 Crockford St
PORT MELBOURNE

Constructed c1880

Amendment   C 29

Comment

Category   Industrial

Designer   unknown

Significance (Mapped as a Significant heritage property.)

The former Port Melbourne Coach and Lorry Factory is of local historical and architectural significance. It was the site of one of the earliest manufacturers of motor vehicles in Port Melbourne, having been established as a horse-drawn vehicle manufactory. The largely intact exterior and interior of the buildings demonstrate the scale of the manufacturing process used. One of a relatively small number of surviving nineteenth century manufacturing buildings in Port Melbourne, the form and design of the buildings and combination of brick, timber-framing and corrugated iron are representative of industrial building in the late nineteenth century.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Industry
SUB-THEME: Carriage and wagon workshop
ORIGINAL OWNER: Samuel and Jeremiah Grant
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Workshop
ORIGINAL RESIDENTIAL na
USE TYPE:
ARCHITECTURAL STYLE: Victorian Industrial
                   Victorian Free Classical (25 Crockford Street)
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
This group of brick and corrugated iron industrial buildings appears to have been constructed at various dates in the late nineteenth century.

The building on the corner of Crockford and Ingles Streets is single storey with brick parapet walls and a corrugated iron saw tooth roof. The windows and vehicle entrances have wide segmental arched openings. The Crockford Street entrance and the single doorway in the splayed corner have been built up. The string course at the base of the parapet is continuous with that on the probably contemporary two storey building at the west end of the Ingles Street side. This building has a double gabled roof and is brick walled to the front and part of the west side facing the adjoining property, but otherwise is clad with corrugated iron. There is an external covered stair attached to the west elevation, also covered with corrugated iron. The front elevation has wide arched windows to the ground floor similar to those on the corner building, and a central first floor loading door and flanking windows. The ground floor vehicle entrance off Ingles Street appears to be a later alteration.

The two storey building facing Crockford Street has a relatively narrow facade with wide central door and upper floor window and narrow flanking windows and door. All of the openings have segmental arches, similar to those on the other buildings. There is a moulded rendered cornice at roof level, with console blocks to the ends, and a section of parapet to the centre in front of the upper part of the gabled roof. The ground floor entrance appears originally to have been a vehicle entrance, and has been altered by construction of a glazed screen within the opening.

COMPARATIVE ANALYSIS
This former coach works is one of a relatively small number of surviving nineteenth century industrial buildings in Port Melbourne, and is representative of a formerly common local building type. Apart from the very large industrial sites, such as the Swallow and Ariell site (q.v.), comparable local examples include the R. Knight Pty Ltd stables, 97 Cruikshank Street (q.v.), the warehouse in Dow Street, north of Rouse Street (q.v.), and the former stables to the rear of 50 Derham Street. While these examples share typical aspects of nineteenth century industrial buildings such as masonry walls and heavy timber trussed roof structures, they are all single buildings and smaller in size than the former coach works complex.

History

A coachworks was established on this site in 1880 by brothers Samuel and Jeremiah Grant. (1) When first rated, the buildings were valued at £44, but were not specifically described. (2)   Descriptions of the complex in the 1880s and 1890s include 'Coach factory and Blacks shop' (1885-6) (3) and 'factory showrooms and smithy' (1890-91). It is not clear when each of the buildings on the site was constructed.

The complex was taken over (initially leased, later purchased) by Richard and Alfred Wearne in 1892-3.(4) It was known as Wearne Bros. Port Melbourne Coach and Lorry Factory.

Unspecified alterations and additions were made to the complex in 1931, at which time it was still operated by Wearne Bros. (5) By the late 1940s, however, the complex had been taken over by tool manufacturers, the Consolidated Pneumatic Tool Co. (6) In recent years the complex has been converted to a garage.

Thematic Context

Established originally as a coachworks, this enterprise and complex were later adapted to suit changes in transport technology. In the nineteenth and early twentieth centuries, under the ownership first of Grant Bros. and later of Wearne Bros, the company manufactured drays and coaches, but in the twentieth century it moved into the assembly of Ford motor car bodies. (7) Photographs exist showing aspects of both phases of the business's history. One shows a decorated dray advertising the Port Melbourne Coach Works of A.E. Wearne, while a later view of the inside of one of the workshop buildings shows a line-up of Ford motor bodies. (8) Wearne Bros was one of Port Melbourne's more significant smaller scale industrial enterprises in the late nineteenth and early twentieth centuries.

Recommendations

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, 1880-1, no. 1062.
2. ibid.
3. Port Melbourne rate book, 1885-6, no. 1159.

4. Port Melbourne rate book, 1892-3, no. 1231.

5. Port Melbourne Building Register. Factory Alts for A Wearne, 21 August 1931, S13.

6. Sands & McDougall Melbourne Directory, 1947.

7. N Turnbull and N U'Ren.   A History of Port Melbourne. pp. 142-143.

8. Both photographs are reproduced in A History of Port Melbourne.

Identifier   Wilkinson house

Formerly   Unknown
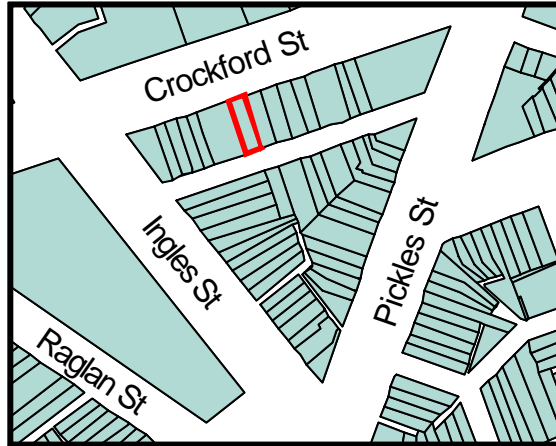
Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	58 Crockford St PORT MELBOURNE	**Category** Residential:row
Constructed	1902	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

House at 58 Crockford Street, Pt Melbourne is significant because:
- it is a well preserved and highly ornamented early row house, with its dichrome brickwork, cast-iron verandah detailing, window and door joinery such as the barley sugar spiralled colonettes, quarry mosaic tile verandah paving, and the iron palisade front fence (Criterion D2, F1);
- for its close links with a local business figure, Wilkinson, who was linked with the important cartage trade which developed around the transport hubs represented by the Port Melbourne or Sandridge piers and railway terminus (Criterion H1).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

This is a two storey row house with: dichrome brickwork (cream painted over) and cast-iron verandah detailing, 3 light double-hung window at ground level with barley sugar spiralled colonettes, double-hung windows upstairs with a French door replacement in one, quarry mosaic tile verandah paving, and an iron palisade fence. The cemented parapet is in the Italian Renaissance revival manner with detail including urns and pediment. The side walls are in red brick in a Colonial bond. The style of the house is late for the construction date.

Condition: good (partially disturbed, well preserved)

Integrity: substantially intact/some intrusions

Context: One of three Victorian-era row houses isolated in this location.

History

This site was vacant land (25x84 feet) in 1900 owned by Frederick Wilkinson. By mid 1902 it was a 6 room brick houses with an annual value of 32 pounds, owned and occupier by Wilkinson, a wheelwright. Wilkinson was also termed as a blacksmith and a coach smith. By the 1930s, he had moved to Caulfield and was leasing this house to Catherine McRedman { RB}.

The cartage trade was an important one in this area, having developed around the transport hubs represented by the Port Melbourne or Sandridge piers and railway terminus.

Thematic Context

Making suburbs

Recommendations

G Butler, Port Phillip Heritage Review, Version 3, 2001
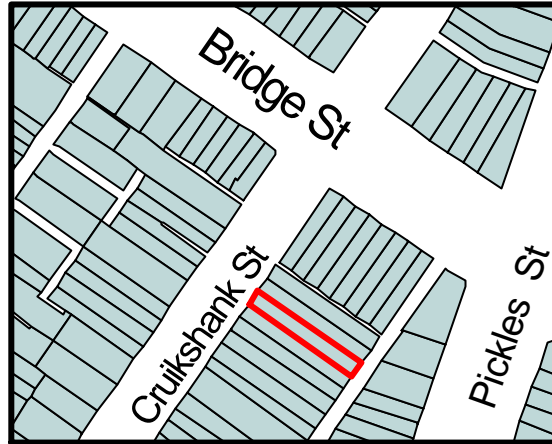recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

VPRO Pt Melbourne Municipal Rate Book (RB) VPRS 586/P;
Uren & Turnbull, 1983, `A History of Port Melbourne' MUP: no index entry

Identifier   Residence
Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	64 Cruickshank St PORT MELBOURNE	**Category**	Residential:detached
Constructed	1890-91	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

64 Cruikshank Street is of local significance. It is the most intact of the three surviving two-storey timber residences in Port Melbourne, and is representative of a relatively rare building type in the metropolitan area generally.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century weatherboard freestanding houses, two-storey
ORIGINAL OWNER: Thomas Clements
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Nineteenth century weatherboard freestanding houses, two-storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION
64 Cruikshank Street is a two-storey single-fronted timber-framed house with timber block fronted cladding to the facade. The facade features a timber parapet covering the end of the gabled roof, also with timber block front in imitation of ashlar. The parapet has a moulded timber cornice, with console blocks to the ends,

supporting a raised triangular pediment with keystone. The house has a verandah and first floor balcony, with timber wing walls containing small round-headed windows. The verandah and balcony have timber centre posts and cast iron frieze panels, brackets and balcony balustrading. The double-hung sash windows have moulded timber architraves.

The original cladding to the side walls has been replaced with wide fibro-cement boards. The modern high timber fence obscures most of the ground floor façade.

COMPARATIVE ANALYSIS
While single-storey timber houses continued to be built in large numbers in Port Melbourne and elsewhere through the nineteenth century and into the twentieth century, two-storey timber houses appear to be relatively rare after the 1870s. 64 Cruikshank Street, built in 1887, can be compared with other two-storey timber houses such as the now considerably altered houses at 240 and 244-6 Nott Street (c. 1860-4), 347 Moray Street, South Melbourne (1861) and 9 Union Street, Richmond (c. 1879). The latter two houses are verandahed with timber block front in imitation of ashlar and french windows, and are representative of mid-nineteenth century residential style. By contrast, but for being of timber construction, 64 Cruikshank Street, is more typical of the contemporary style of 1880s balconied houses.

History

This two-storey timber house was constructed in 1887, probably by its original owner, South Melbourne builder, Thomas Clements. When first rated in 1887-8, the building was described as a four-roomed house, valued at £20. (1) In the same year, Clements also constructed the house to the north at 66 Cruikshank Street. (2)

Thematic Context

The pattern of ownership and occupancy of this house is typical of the period and the location. It was common for residences of this scale and type to be constructed by contractors, and then leased to tenants.

Recommendations

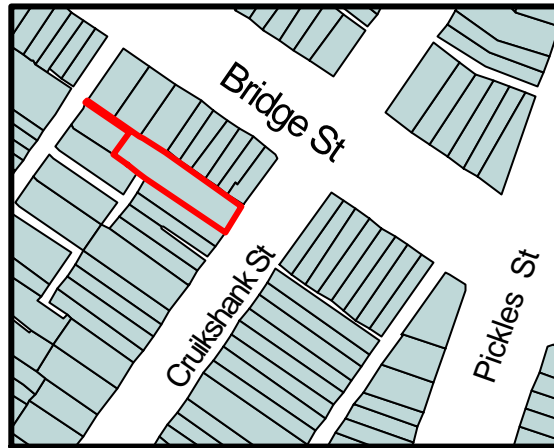A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1887-8, no. 1959.
2. Port Melbourne rate book, 1887-8, no. 1960.

Identifier   Cricketers' Arms Hotel

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	69 Cruickshank St PORT MELBOURNE	**Category**	Commercial
Constructed	1876	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The Cricketers' Arms Hotel is of local significance. The hotel is unusual for its streetbound rather than corner site and its relatively small facade. The facade is of distinctive design, notable features including the aedicule surround to the main door and the cast iron balconettes.

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: Thomas McCormack
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Hotel
ORIGINAL RESIDENTIAL na
USE TYPE:
ARCHITECTURAL STYLE: Victorian Free Classical
PRINCIPAL MATERIAL: Rendered brick

PHYSICAL/STYLISTIC DESCRIPTION
The Cricketers' Arms Hotel is a two-storey brick building with restrained Renaissance Revival detailing. The three-bay facade is rendered and has a narrow projecting centre bay containing the principal entrance door.

The arched door opening is set within an aedicule of Tuscan pilasters supporting an entablature with triglyphs and a segmental pediment with decorated centre. The first floor windows are round-headed to the centre and rectangular to each side, with moulded archivolt or architraves over, and cast iron balconnettes with moulded brackets and festoons under. There are a plain moulded intermediate cornice above ground floor level, and a dentilled principal cornice, both with end console blocks. The parapet is balustraded between intermediate pedestals, with a raised and panelled solid rendered brick central pedimented section. The pedestals originally would all have had ball finials, of which only some remain.

The large ground floor windows have been altered.

COMPARATIVE ANALYSIS

Nearly all nineteenth century hotels in Melbourne were built on corner sites and the Cricketers' Arms Hotel is unusual in being streetbound and presenting only one relatively narrow facade to the street. Among other examples of streetbound hotels are the former Clarendon Hotel, 231 Nelson Place, Williamstown (1859), the Rose and Crown Hotel, 309 Bay Street, Port Melbourne (original building c. 1879) and the later former Royal Hotel, 85 Nelson Place, Williamstown (1890). As well as being streetbound and having a relatively small facade, the architectural detail of the Cricketers' Arms contrasts with other hotels in Port Melbourne. Details such as the aedicule surround to the central entrance door and the cast iron balconettes, in particular, appear to derive from contemporary hotels in London, and were relatively unusual in Melbourne hotels.

History

The Cricketers' Arms Hotel was constructed in 1876 for its first owner, Thomas McCormack. (1) When first rated in 1877-8, the building was described as a brick hotel of eight rooms. The licensee was William Higham. (2) The exact origin of the name of the hotel is not clear, though it is thought that cricket matches were held on vacant land nearby. (3) The hotel was still in the same family in 1899. (4)

'Renovations and Additions' were made to the building in 1953, and bathroom accommodation was improved and other additions made in 1956. (5)

Thematic Context

By the 1860s, most areas of Port Melbourne were well-stocked with hotels, many of which catered to the passing shipping trade. Though the municipality's earliest hotels had been of timber, for the most part these were replaced by brick and/or stone in the 1860s and 1870s. Significantly fewer hotels were located east of the lagoon, and the Cricketer's Arms would have been an important element in the area, which was only beginning to develop fully in the mid 1870s. The original owner of the hotel, Thomas McCormack, was one of the first residents of Cruikshank Street, and was already active in agitating for better services and facilities in the area. In 1876, for example, he helped organise a petition requesting the erection of lamp pillars in the streets. (6)

Recommendations

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.
2. Port Melbourne rate book, 1877-78, no. 1697.
3. P. Grainger. Pers. comm.
4. 'Sands and McDougall Melbourne Directory', 1899.
5. Port Melbourne Building Register, 8 June 1953, 449, 30 May 1956, 776, 9 November 1956, 1141.
6. N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p. 139.

Identifier   R. Knight Pty Ltd

Formerly   unknown
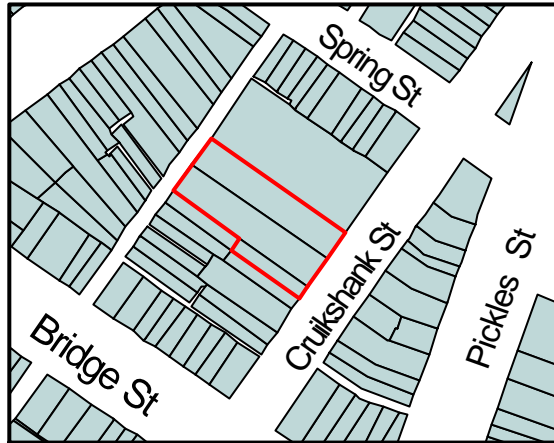
Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address   95-107 Cruickshank St
PORT MELBOURNE

Category   Industrial

Constructed 1888-9

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The R. Knight Pty Ltd brick stables building is of local significance. The site is of historical significance for its continuous association since the 1880s with the carriers R. Knight Pty Ltd, one of the few sites in Port Melbourne with such a long association. The building is one of the few such buildings to remain in residential areas of Port Melbourne, and demonstrates the previous diversity of activity and built form in the area. The detailing of the brick facade is representative of nineteenth century industrial construction, and contrasts with the adjacent corrugated iron buildings.

The house and corrugated iron sheds on the site, while not of individual significance, contribute to the significance of the site by demonstrating the scale of the activity on the site.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Commerce/Trade
SUB-THEME: Stables
                Transport buildings-road cartage
ORIGINAL OWNER:R. Knight
CURRENT OWNER:R. Knight Pty Ltd
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   70-90% original
different from adjacent)
BUILDING TYPE: Warehouse
ARCHITECTURAL STYLE: Victorian Industrial

PRINCIPAL MATERIA: Brick and timber

PHYSICAL/STYLISTIC DESCRIPTION
This single-storey stables building, now used for storage, has brick walls with a wide-span timber trussed hipped roof. The narrow end of the rectangular plan fronts directly onto Cruikshank Street, and has recessed brick panels in pairs on each side of the central door. The door and the small windows to each side have brick segmental arches, and the windows have basalt sills. The roof is clad with corrugated iron and has eaves gutters flush with the walls.

The site also includes a nineteenth century double-fronted single-storey weatherboarded house next to the brick stables and several large corrugated iron sheds probably dating from the late nineteenth and twentieth centuries.

COMPARATIVE ANALYSIS
The R. Knight Pty Ltd stables are the largest surviving commercial stables building in Port Melbourne and possibly among the largest such buildings in the metropolitan area. They can be compared with the smaller, although two storey, former stables building at the rear of 50 Derham Street, and with the former T.W. Swindley stables, 17 Dow Street, South Melbourne (1885). The latter building is comparable in size and has a large semicircular gable incorporating an oculus vent facing the street.

History

Robert Knight arrived in Australia from Ireland in 1853. He was in the timber trade for a brief period of time, before starting a carrying business in 1854. This was sold in 1864, and Knight established a new company in 1872. By the late 1880s, Knight's operation consisted of premises in Flinders Street west, at the corner of Queen Street and right on the wharf, accommodating 'about 100 horses and a number of lorries, drays and timber lorries'. (1) A contemporary source noted that in one year, Knight's business had 'dumped and carried 75,000 bales of wool.' (2)

The Port Melbourne stables of Robert Knight & Co. were constructed in 1888-9. (3) In 1889-90 the site consisted of the 64 stall brick and iron stables, as well as a four-roomed wood house occupied by Knight's foreman, John Symonds. Rated together, these structures were valued at £200. (4) The timber house still survives today. Ten years later, the collective value of the brick stables building and timber house had dropped to £105. (5)

In 1954, the site was being used for a number of purposes. Knight's stables were still listed at 95 Cruikshank Street, at 97-107 Cruikshank Street was the Oliver-Davey glass factory, while Knight's yard was at 107. (6)

Thematic Context

The construction of Robert Knight's stables complex in Cruikshank Street reflects the continuing importance of the shipping trade to Port Melbourne during this period.   The stables would have constituted a significant adjunct to Knight's principal premises down by the wharves in the city.   In the context of both Port Melbourne and the city premises, which were both still operating in the late 1940s, (7) the carting business of Robert Knight & Co. has constituted a relatively large-scale and long-term operation.

Recommendations

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. A Sutherland. 'Victoria and its Metropolis'. Vol. IIB, p. 720.
2. ibid. p. 720.
3. 'Sands and McDougall Melbourne Directories', 1888-9.
4. Port Melbourne rate book, 1889-90, no. 2151.
5. Port Melbourne rate book, 1900-01, no. 333.
6. 'Sands and McDougall Melbourne Directory', 1954.
7. 'Sands and McDougall Melbourne Directory', 1947.

Identifier   Electrical substation

Formerly   unknown
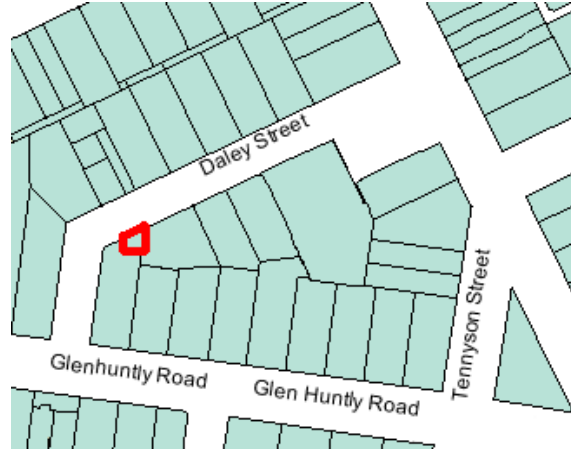
Heritage Precinct Overlay None
Heritage Overlay(s) 414

Address	13 Daley Street ELWOOD	**Category**	Public
Constructed	1910's?	**Designer**	unknown

Amendment   **C 54**

Comment   New citation

Significance   (Mapped as a Significant heritage property.)

What is significant?
The substation in Daley Street is a small single-storey red brick building with a gabled roof, and symmetrical street frontage with a central doorway flanked by a pair of downpipes with rainwater heads. Apparently dating from the 1910s, it is associated with the laying out of Elwood's domestic power supply at a time of intensive residential development.

How is it significant?
The substation is of historical and aesthetic significance to the City of Port Phillip.

Why is it significant?
Historically, the substation is significant for its associations with the laying out of Elwood's domestic power supply in the early twentieth century, which anticipated (or perhaps paralleled) a period of intensive residential development at that time. Probably dating from the 1910s, the small structure is one of few surviving non-residential/non-commercial buildings (cf the church at 31B Scott Street) that demonstrate the expansion of suburban services and infrastructure during this significant boom phase in Elwood's development.

Aesthetically, the substation is significant as an intact and representative example of an early twentieth century electrical substation, notable for a high level of architectural articulation including decorative brickwork to lintels and parapet, and interesting expression of rainwater heads. This small, sculptural building remains a distinctive element in the streetscape, which is otherwise overwhelmed by post-war redevelopment.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

The substation is a small single-storey red brick building on a square plan, with an expressed plinth at the base and a gabled roof, concealed by a raked parapet with rendered coping. The street frontage has a central doorway, with ledged timber door and a soldier brick lintel with flanking stringcourses. The doorway is flanked by a pair of exposed rainwater heads, in the form of column capitals, with partly recessed downpipes.

History

Records of the Melbourne Electric Supply Limited (predecessor of the SEC) reveal that domestic power supply was laid out in St Kilda (as far south as Acland Street and the Esplanade) during 1900, and in Brighton (as far north as Cole Street) during 1910, but there is no reference of any works in what is now Elwood. The electric tramway, laid out through Elwood in 1907, had its own supply, for which a dedicated power house (since demolished) was built on the northwestern corner of St Kilda Street and Head Street. Elwood's domestic power supply probably dates from the 1910s, when the suburb underwent intensive residential development. The late Edwardian detailing of the substation in Daley Street also suggests that it dates from that time.

Daley Street was typical of early twentieth century residential development in Elwood. The street was created in 1908 as part of a 32-lot estate on north-western corner of Tennyson Street and Glenhuntly Road. As elsewhere, subsequent development was retarded for a few years, with Daley Street not appearing in the Sands & McDougall Directory until 1911, with only two listings on the north side of the street. Development burgeoned over the next few years: there were four residents listed there by 1913, six by 1915, eight by 1916 and ten by 1920.

Thematic Context

An exhaustive typological study of substations and other items of electricity supply infrastructure has not yet been undertaken. Within the City of Port Phillip, no substations were identified in any heritage studies prior to 2005, when an interesting example was documented at 52 Balston Street, East St Kilda (c.1929). Various other examples have been sighted across the municipality; there are some, probably dating from the 1930s, that are expressed as stark, cubic rendered brick volumes in a loosely Art Deco style (eg on the corner of Goldsmith and Byron Street in Elwood, and another at the intersection of Princes, Raglan & Nott Streets in Port Melbourne). There are others, probably dating from the 1920s, in the form of utilitarian red brick buildings (some with roughcast banding) with simple gabled roofs (some penetrated by vented bellcotes): examples survive in Johnson Street, Port Melbourne, in King's Way, South Melbourne and in Jacoby Reserve, Cowderoy Street, St Kilda West. The example in Daley Street is smaller and more compact, with a greater level of architectural enrichment, which suggests that it may be relatively early (c.1910s) in the broader context of substations across the municipality.

Recommendations

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

References

Orders-in-Council of the Melbourne Electric Supply Company, VPRS 9924/P1, Units 1-2. PRO.

Sands & McDougall Directory, various.

Lodged Plan No 4957, dated 22 May 1908.

City of Port Phillip Heritage Review

Identifier   "Eden Terrace"

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO100

Address   4-18 Dalgety St
ST. KILDA

Category   Residential:row

Constructed   1858

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

These terraces were an early development in St Kilda and also stand as one of the few examples of three storey terraces in Melbourne. The stairs up to the first level and the existence of a basement are unusual features.

Primary Source

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

Other Studies

Description

This row of eight nine-roomed residences were erected in 1858 for Thomas Eden as a leasehold development. The three storey terraces incorporate a semi-basement and stairs lead up to the middle floor level from street level. Verandahs and balconies which it appears were added later, display cast iron balustrading and valencing, urns above the party walls and small protruding gable roof sections. However the terraces remain austere in appearance, indicating that these additions were carried out before the more flamboyant 1880s.

Intactness
The entire row of eight terraces are substantially intact with only minor alterations to individual residences.

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. 131 Melbourne, 1980.
Rates Books, City of St Kilda, 1858 (first book available): 135-142, Thomas Eden (owner), Thomas Eden, J. Trenchard, G. Watson, S. Davies, unoccupied, M. Sieveright, K. Herdman, S. Davies (occupiers), eight 10 room brick and stables, N.A.V. 212 pounds.

Identifier   Residences

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	15-17 Dalgety St ST. KILDA	**Category**	Residential:attached
Constructed	1860's	**Designer**	unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

These residences were erected early in St Kilda.

Primary Source

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

Other Studies

Description

It appears that these two adjoining residences were erected by the early 1860s in Dalgety Street, St Kilda. The simple, symmetrical two-storey facade contains four rectangular windows at first floor level, set simply into the wall and outlined with bead moulding. Small centrally placed entrances below are flanked by shallow protruding bays. A bullnose verandah at ground level only, is supported on turned timber columns and quoining at the corners of the facade is vermiculated at this level. An unusual parapet detail incorporates angled elements on a plain cornice with dentils under.

Intactness
These residences appear to be reasonably intact although the verandah and bay windows appear to be later additions.

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
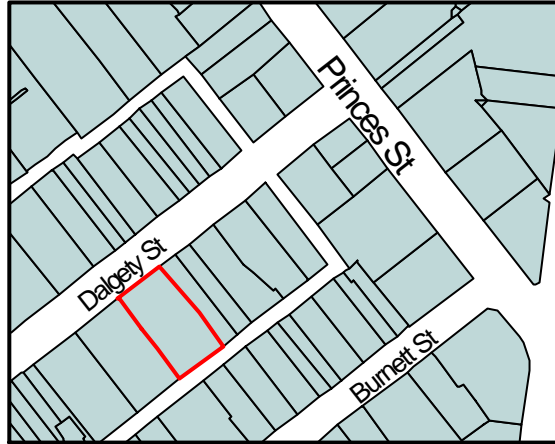
References

Conservation Study of St Kilda, Investigation Project, Department of Architecture, University of
    Melbourne, 1979.
Vardy, Plan of the Borough of St Kilda, 1873.

Identifier   "St Margaret"

Formerly   Terrace

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	25 Dalgety St ST. KILDA	**Category** Residential:apartment
Constructed	1870's,1920's	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This pair of very fine three storey Victorian terraces was converted into flats in the 1920s. The conversion works involved the demolition of the earlier balcony structure and the construction of a series of low arched balconies on each floor flanking an enclosed staircase. The staircase forms a projecting wing and incorporates a pilastered entrance doorway on the ground floor. The detailing is somewhat crude, nevertheless the complex as a whole is a visually prominent example of the distinctive St Kilda building type of a Victorian terrace converted to flats. The side of the Victorian building is intact and this makes visible the conversion.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Walk-up flats, former three storey terrace

History

see Description

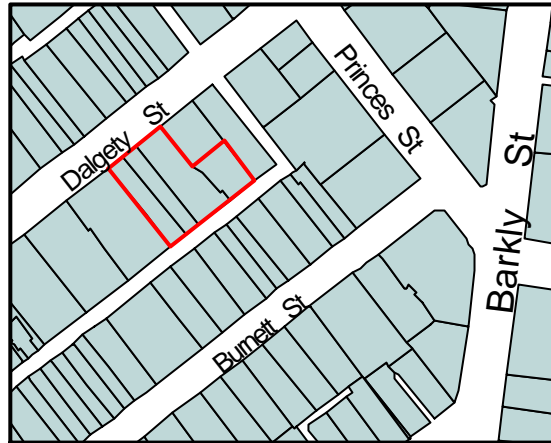**Thematic Context**

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   "Lansdowne Terrace" and Stable

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address   33-37 and rear 39 Dalgety St
ST. KILDA

Category   Residential:row

Constructed 1858

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Although only three of the original six terraced remain in Dalgety Street, their importance lies in their early date or erection. The stables at the rear are particularly important due to their complex and intricate form and detail. Well known merchant, Mars Buckley was an early occupant of Lansdowne Terrace.

Primary Source

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

Other Studies

Description

The three two-storey residences at 33-37 Dalgety St Kilda were originally erected as 'Lansdowne Terrace', a terrace of six houses each of nine rooms. Erected by 1858, the three remaining residences formed the eastern end of the row with that at 37 Dalgety Street including a return verandah. The facades are extremely plain with timber and iron verandah valencing differing at both levels and simple door architraves featuring slender columns. The stable at the rear of 39 Dalgety Street was originally at the rear of the property at 37 Dalgety Street and was erected before 1873 and is possibly the 'Coach House' mentioned in the 1859 rate book. The red brick building features cream brick quoining and highlight courses below the eaves, between the two levels and on the chimney. The main slate roof is a gabled hip and a protruding front gable features half timbering, a finial and curved cream brick courses. A corner tower has a slate pyramid roof and is a prominent element in the composition.

Intactness
The remaining residences are in poor condition and No. 35 has been extensively renovated. Sections of verandahs and balconies have been filled in and balustrading replaced. The stables are substantially intact at the rear of the property but a residence has been erected at No. 39, early in the twentieth century.

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

J.E.S. Vrady, Plan of the Borough of St Kilda, 1873.
'Conservation Study of St Kilda' Investigation Project, Department of Architecture, University of
    Melbourne, 1979.
Rate Books, City of St. Kilda, 1858 (earliest book available) shows six 9 brick dwellings and stables,
    N.A.V. 212 pounds, Thomas G. James (owner) John de Pass, Mars Buckley, Alfred Karis, Henry
    Hart, David Prophet, Edward Harley (occupiers).

Identifier   "Lansdowne Terrace" and Stable

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address   33-37 and rear 39 Dalgety St
ST. KILDA

Constructed 1858

Category   Residential:row

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Although only three of the original six terraced remain in Dalgety Street, their importance lies in their early date or erection. The stables at the rear are particularly important due to their complex and intricate form and detail. Well known merchant, Mars Buckley was an early occupant of Lansdowne Terrace.

Primary Source

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

Other Studies

Description

The three two-storey residences at 33-37 Dalgety St Kilda were originally erected as 'Lansdowne Terrace', a terrace of six houses each of nine rooms. Erected by 1858, the three remaining residences formed the eastern end of the row with that at 37 Dalgety Street including a return verandah. The facades are extremely plain with timber and iron verandah valencing differing at both levels and simple door architraves featuring slender columns. The stable at the rear of 39 Dalgety Street was originally at the rear of the property at 37 Dalgety Street and was erected before 1873 and is possibly the 'Coach House' mentioned in the 1859 rate book. The red brick building features cream brick quoining and highlight courses below the eaves, between the two levels and on the chimney. The main slate roof is a gabled hip and a protruding front gable features half timbering, a finial and curved cream brick courses. A corner tower has a slate pyramid roof and is a prominent element in the composition.

Intactness
The remaining residences are in poor condition and No. 35 has been extensively renovated. Sections of verandahs and balconies have been filled in and balustrading replaced. The stables are substantially intact at the rear of the property but a residence has been erected at No. 39, early in the twentieth century.

History

see Description

Thematic Context

unknown

Recommendations

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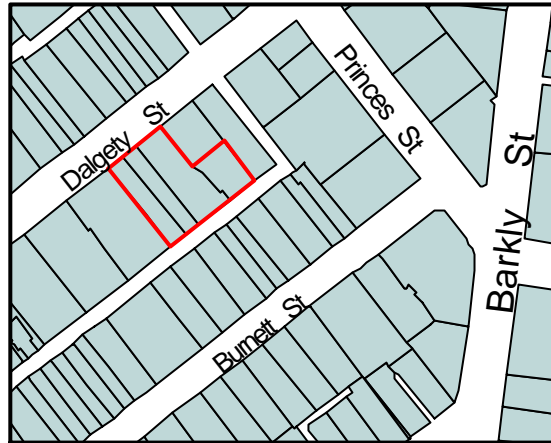Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

J.E.S. Vrady, Plan of the Borough of St Kilda, 1873.
'Conservation Study of St Kilda' Investigation Project, Department of Architecture, University of
    Melbourne, 1979.
Rate Books, City of St. Kilda, 1858 (earliest book available) shows six 9 brick dwellings and stables,
    N.A.V. 212 pounds, Thomas G. James (owner) John de Pass, Mars Buckley, Alfred Karis, Henry
    Hart, David Prophet, Edward Harley (occupiers).

Identifier   Residence, Coach House & Stables

Formerly   unknown
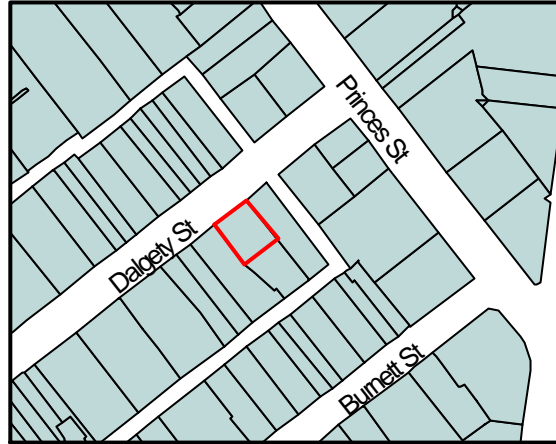
Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	39 Dalgety St ST. KILDA	**Category**	Residential:detached
Constructed	c. 1914	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A good example of late Federation period villa design in the Arts and Crafts style and in relatively intact condition. The simple rendered chimney shafts, restrained decoration and flat roofed dormer windows are indicative of the style. The mitred hips of the slate roof create a crisp visual effect and enhance the restrained decorative treatment. The timber front fence is a recent addition to the complex. Its elaborate character and excessive height are out of character with the house. Refer to Lewis, p.108 for the description and statement of significance for rear stable block.
(Robert Peck Von Hartel Trethowan City of St Kilda, Twentieth Century Architectural Study,1992)

"Significance……the stables at the rear are particularly important due to their complex and intricate form and detail….."
(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 : Arts and Crafts
One storey residence, coach house and stables

History

see Significance

Thematic Context

unknown

Recommendations

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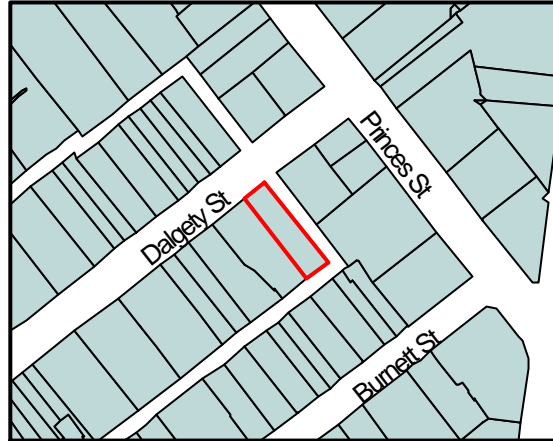Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier "Alverno"

Formerly unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 41-41a Dalgety St
ST. KILDA

Constructed late 1910's

Category Residential:apartment

Designer unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

`Alverno' is a notable and relatively early example of apartment design. The building is important primarily for the distinctive facade composition with its central recessed porch and first floor balcony flanked by parapeted projecting bays. This street elevation is complemented by the detailing of the render trim to the casement windows, the bold panelled effect to the balcony balustrade and the signage below, and the contrast of the render and red brick surfaces. The front fence is a fine early iron and basalt structure surviving from an earlier building on the site, and the formal garden is complementary to the present building.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey walk-up flats

`Alverno' comprises two apartments erected one on top of the other. The ground floor apartment is entered from a porch centrally located on the front of the building. The entrance to the first floor apartment is located on the western side of the building with the front door located on the ground floor and leading onto an internal staircase. The solid brick structure dates from c.1914 and judging by the surviving cast iron fence replaced an earlier single residence.

History

see Description

Thematic Context

unknown

Recommendations

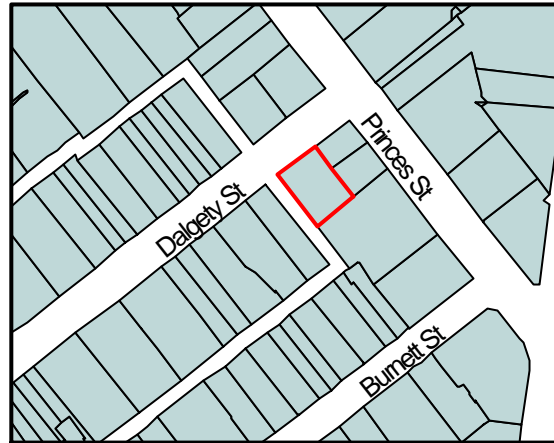A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   "Dalgety Court"

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 43 Dalgety St ST. KILDA	**Category** Residential:apartment
Constructed 1920-1936	**Designer** Howard R. Lawson

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The St Kilda City Council building permit records dating from the late 1910s show that Howard R. Lawson, architect and developer, prepared a large number of designs for flat developments in various parts of St Kilda, all in a similar Arts and Crafts style. This spate of building applications, often with a number of applications made on the same day, is of particular historical interest, as it marks one of the earliest concerted moves to flat development in St Kilda and heralds trends in the later development of the city. Furthermore, the resulting buildings are among St Kilda's earliest flat buildings and form a cohesive corpus of work. 43 Dalgety Street of 1919 is among these works, and is a three storey complex of two bedroom apartments. The complex is of additional interest for the fact that only six of the proposed nine apartments were initially completed on the western section of the site. A further three apartments were constructed to a different design in c.1936. As such the buildings are a notable example of staged apartment construction. The earlier flats are good examples of this period of Lawson's work, and adopt a fine facade composition with a tall piered balcony projecting from and contrasted against (with its deep shadows and slender lines) a taller and more robust solid masonry wall. Other similar contemporary examples include 29 to 33 Robe Street and 11 Wimmera Place, (1917, also by H R Lawson). In this example the complex is enlivened by a striking single storey projecting entrance porch with massive brick piers buttressed by the entrance stairs and a deeply projecting roof. The vivid leadlighting decorating the porch's side lights, depicting lake scenes, contributes to the character of the building. With its projecting balcony wing the 1936 addition respectfully adopts the general composition of the earlier building, and this similarity of form makes all the more apparent the stylistic development that had occurred in the intervening years. The new building substitutes square corner windows for the picturesque bays of the earlier design, reflecting in a stylistic sense the characteristics of the Functionalist style, while continuing the parapet line of the earlier building. `Dalgety Court' relates in scale design and detail to its two nearest neighbours `San Diego' to the east (a more extreme example of modern movement style) and `Alverno' to the west with its twin towers mimicked shallowly in the skyline of `Dalgety Court' to form a distinctive group of apartments. The building complex has not been dramatically altered since completion. The balconies have been glazed spoiling the open shadowed effect of the verandahs on the top floor.

Primary Source

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

Description

Style : Arts and Crafts
Three storey walk-up flats
Original owner: Swinburn

Drawings in the St Kilda City Council collection indicate that Howard R. Lawson, architect, prepared drawings in November 1919 for a three storey complex of two bedroom apartments on this site. Only six of the proposed apartments were initially completed on the western section of the site. A further three apartments to a different design were constructed on the remaining site area c. 1936. As such the buildings are notable examples of staged apartment construction. The earlier flats adopt a fine facade composition. Other similar contemporary examples include 23-33 Robe Street and 11 Wimmera Place (1917, also by H. Lawson). In this example, the complex is enlivened by a striking single storey projecting entrance porch with massive brick piers buttressed by the entrance stairs and a deeply projecting roof. Interesting leadlight schemes decorate the porch's side lights. With its projecting balcony, the 1936 addition respectfully adopts the general composition of the earlier building, cleverly substituting the picturesque bay windows of the earlier section with square corner windows which, in a stylistic sense, reflect the characteristics of modern movement and continue the original parapet line. `Dalgety Court' relates well to its two nearest neighbours `San Diego' to the east (a more extreme example of modern movement style) and `Alverno' to the west with its twin towers mimicked shallowly in the skyline of `Dalgety Court') to form a distinctive group of apartments. The building complex has not been drastically altered since completion. The balconies, as in so many flat examples, have been glazed, spoiling the open shadowed effect of the verandahs on the top floor.

Dalgety Court is a notable example of staged construction.
History
see Description

Thematic Context

unknown

Recommendations

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

NOTES
St K.C.C. building approval No. 4032 (or 4039?), St Kilda C.C. building approval No. 9414 (no architect named)

Identifier   "Lurnea"

Formerly   unknown
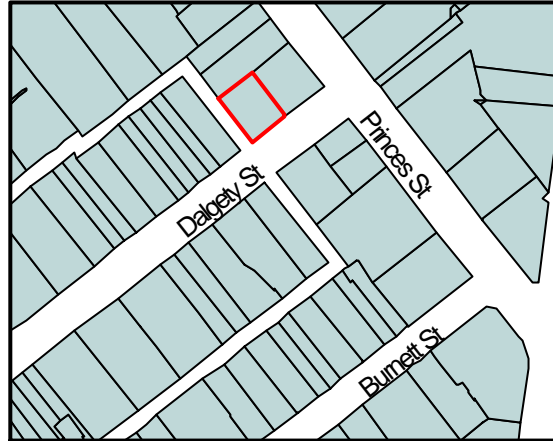
Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 50(ex 48a) Dalgety St ST. KILDA	**Category** Residential:apartment
Constructed c1920	**Designer** unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

A representative example of an early walk up flat block. This building is significant primarily for the articulation of its form, with strongly projecting bays enclosing a small courtyard and further broken up visually by a series of stairs, verandahs and porches. The building is detailed in a simplified arts and crafts style, with deep overhanging eaves, bell cast timber shingle work and multi pane sash windows. The complex is substantially intact.

Primary Source

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

Other Studies

Description

Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

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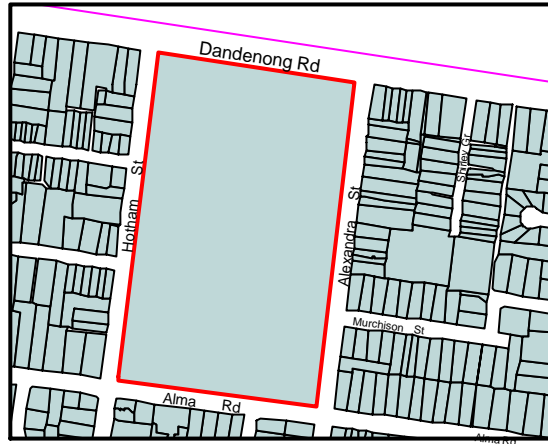Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   St Kilda Cemetery

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s)

Address	Dandenong Rd ST. KILDA	**Category**	Public
Constructed	1855	**Designer**	unknown

Amendment   C 29

Comment

Significance

CULTURAL SIGNIFICANCE
St. Kilda Cemetery is one of Melbourne's oldest cemeteries and is closely associated with the settlement of greater Melbourne, being the principal cemetery during the 19th century south of the Yarra River. There are a large number of important memorials and the graves generally have a high level of intactness. The tall fences along the street frontage and the size of the cemetery make it a local landmark. St. Kilda Cemetery is particularly associated with the history and settlement of St. Kilda.

EXTENT OF SIGNIFICANCE
Entire cemetery.

SURROUNDING ELEMENTS OF. SIGNIFICANCE
Established plane trees along part of the Dandenong Road and Alexandra Street frontages.

OTHER EVALUATIONS
L.P. Planning (landscape architects), National Estate Cemetery Study, c. 1980 recommended second category out of four of significance.

Primary Source

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

Other Studies

Description

PERIOD OF USE
1855 - 1900, 1928 - ? in current use.
LATER ALTERATIONS

Southern entrance gates have gum trees etc. planted in front of them. Vardy shows a building, presumably a keeper's lodge, at the Dandenong Road entrance and presumably its site is now the memorial lawn. New flat roofed toilet /administration building.

DESCRIPTION

St. Kilda Cemetery is fenced by solid brick walls on the side (east and west) frontages with iron palisade fences to the entry (north and south) frontages. The entry gates are set in a wide semi-ellipse and the stone posts are finely carved. The cemetery is divided into denominational areas, each showing a diversity in types of monuments, as does the cemetery generally. One grave has three large iron crosses.

CONDITION

This cemetery is in good condition and well kept. The memorials are in mostly good condition and vandalism has been minimal generally.

ORIGINAL USE

Cemetery.

PRESENT USE

Continuing use.

OTHER

Avenue planting of exotic trees in the streets around the cemetery would materially enhance the surrounding environment as well as the cemetery itself. Three of the four surrounding streets are main roads in St. Kilda. This section of Dandenong Road is one of Melbourne's great boulevards.

INTACTNESS (February, 1984)

The graves generally and the surrounding fences are intact. A memorial lawn has been established along part of the Dandenong Road frontage, with a flat roofed toilet /administration block on the other side of the main gate.

History

St. Kilda Cemetery was opened on the 9th of June, 1855(2) and originally extended from Hotham Street to Orrong Road, being reduced to its present 20 acres later(2). The deed of grant from the Government to the Trustees was issued on the 7th of February, 1861 and the cemetery continued in use throughout the 19th century, despite some local objectors(2). On the 31st of December, 1900, the cemetery was closed as all the land had been used. It was reopened in 1928 to allow the Trustees to raise funds for maintenance(2).

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. H.B. Foot surveyor, 'Plan of Portions Marked in the Parish of Prahran', 1853,
   Crown Lands and Survey Department, in Public Records Office, Laverton, shows
   denominational layout -Appendix.

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, pp. 35-38

   L.P. Planning, 'National Estate Cemetery Study', unpublished, Melbourne, c. 1980.

3. 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. 3 North Ward - Appendix.

Identifier   Ardoch Education Village

Formerly   Residence, Flats
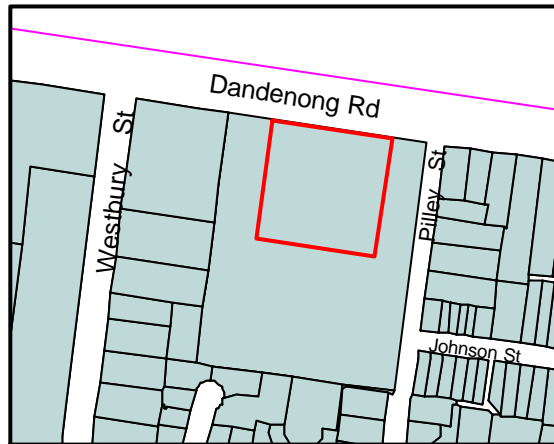
Heritage Precinct Overlay None
Heritage Overlay(s) HO104

Address	220-238 Dandenong Rd ST. KILDA	**Category**	School
Constructed	pre 1873-1928	**Designer**	unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

This is a highly significant group of buildings, a former flat development influenced by the English Arts and Crafts `garden suburb' of the late nineteenth century. Its importance lies in the application of the garden suburb concept to a flat development. It is lent further significance by its size and the intactness of its buildings. Where other mansion grounds were so often simply subdivided for speculative development on an ad hoc basis, this development shows a sophisticated approach to creating a coherent residential environment. Central to the concept is the highly legible placement of individual buildings around an expansive central green. Its roots in the Arts and Crafts Movement are clearly expressed in the distinguished Arts and Crafts style architecture of its nine individual buildings. Largely because the design requires that the buildings be seen as three dimensional objects picturesquely placed within the overall setting, a rich variety of variants within a walk up flat type has been developed to suit particular siting conditions. Of these, the large pavilion-like flat block placed to terminate the visual axis of the central green is particularly noteworthy for its scale and form of its bold roof and spreading symmetry. On the other hand, as the four smaller blocks are not tied to any formal axis and are sited to be viewed obliquely, their massing is compact, asymmetrical and picturesque. This conception of flat buildings as free standing pavilions in open space sets the Ardoch flats apart from similar flats of the period. The contrast of red brick and roughcast is skilfully employed throughout the complex and has great visual impact. The intactness of all its building materials and finishes further enhances its aesthetic appeal. The conversion of the complex to an educational campus in 1976 continues the tradition of bold planning ideas which distinguish Ardoch's history.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
School complex, former flats, former residence
Original owner: A.M. Younger (1922)

This complex was built in the substantial grounds of the two storey Victorian residence, `Ardoch', which has existed on the site since before 1873. The configuration of the house and land can be traced through the Vardy map of 1873 and the MMBW maps of the 1890s. The redevelopment of the property into a `village' of individual two storey flat blocks dates from the late 1910s and the 1920s. Its component buildings comprise the plain rendered Victorian mansion with its extensions toward Dandenong Rd (the present Building 10), a large red brick and roughcast rendered block with symmetrical octagonal corner towers facing Dandenong Rd (Building 1), a series of roughcast rendered blocks arranged in a broad arc, ranging in size from eight apartment units (Building 5), six units (Building 2), four units (Building 4), to two units (Buildings 6, 7, 8 and 9), and a central red brick block originally of six units. The interior buildings are congregated around an attractive open grassed common surrounded by mature trees. The principal protagonist in the development of the Ardoch complex appears to be A.M. Younger, who is recorded as the property owner in building works dating from the early 1920s. Later in the decade the property appears to have been owned by Dr Armstrong, who developed further flats in 1928. No architect is recorded for any of the building works. However, the buildings have such a strong uniformity in style and quality that a single designer, probably with the same builder, seems likely to have (been) responsible. The complex is now owned by the Education Department of Victoria and serves as the Ardoch High School, the South Central Region Offices, and as offices of a number of the Department's Programs.

History

see Description

Thematic Context

unknown

Recommendations

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

References

NOTES
St Kilda Building Approval No. 4309, March 1920; proposed alterations to `Ardoch' for A.M. Younger, no date, no architect; one drawing showing new walls, new wing.  St Kilda Building Approval No. 4990, 25.9.22; flats for and built by A.M. Younger.  St Kilda Building Approval No. 7127, 1928; proposed flats at `Ardoch' for Dr. Armstrong by A. Clissold, builder; the building is very similar to No. 4990. St Kilda Building Approval No. 7128, 1928; proposed store rooms, Ardoch Mansions. The architect appears to also have designed `Mimi' at 20 Eildon Road.

Identifier	Flats
Formerly	unknown
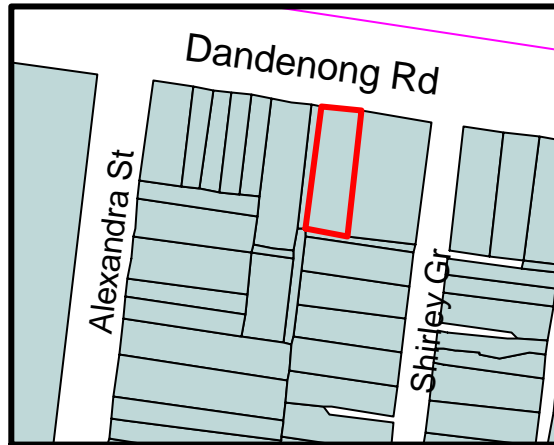
Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address	304 Dandenong Rd ST. KILDA	**Category**	Residential:apartment
Constructed	1939	**Designer**	Arthur W. Plaisted

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A representative and late example of the work of architect A W Plaisted, a specialist in flat design. The building is a rare example of a three storey flat block in a Neo Georgian style. The elaborate detailing of the cream brickwork, wrought ironwork, door surrounds, cornices and columns is its most significant aesthetic feature. The main facade of the building originally faced onto Shirley Grove, but its impact has now been diminished by the interposition of a later block of flats.

Primary Source

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

Other Studies

Description

Three storey walk-up flats
Original owner: Mrs Holdsworthy

History

see Significance

Thematic Context

unknown

Recommendations

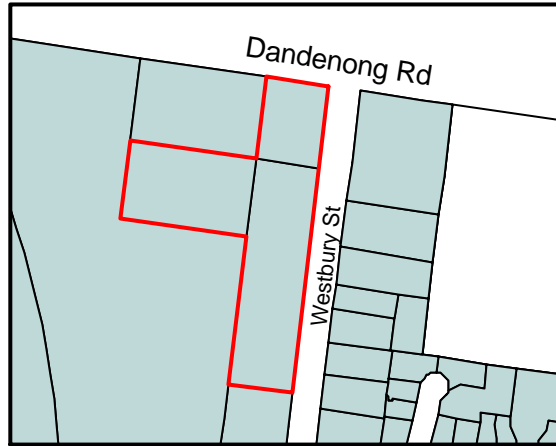A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

NOTES
St Kilda C. C. Building Approval No. 10437.

City of Port Phillip Heritage Review

Identifier   St. Mary's Church complex

Formerly   unknown

Heritage Precinct Overlay None

Heritage Overlay(s) HO103

Address	208 Dandenong Rd ST. KILDA EAST	**Category**	Church
Constructed	1859	**Designer**	William Wardell

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Victorian Heritage Register: "This Gothic Revival church was designed by the noted architect William Wardell (1823-1899) and built between 1859 and 1871. The church is of bluestone with freestone dressings. A feature of the front elevation is the dressed bluestone belfry which surmounts the composition; steep sided capping reflects that of the nave roof. The church also features raised lancet windows and steeped buttresses. St. Mary's has been described as William Wardell's most complete Australian parish church and comprises a long nave and aisles, and lopsided chancel under an unbroken roof ridge, side chapels and sacristies. The church is notable for its wealth of internal fittings. St. Mary's Church is of architectural and historic importance for the following reasons:
- As one of the most important works of the noted architect William Wardell.
- As Wardell's first church in Victoria and his most complete Australian parish building.
- As an important Victorian period church in the Gothic Revival manner.
- For the quality of its internal design features and detailing.
- As the first Roman Catholic Church consecrated in Victoria."
The presbytery is contributory. The St. Mary's School is historically and aesthetically important. Its historical importance (Criterion A) is derived from its capacity to represent the Catholic Church's commitment to education at the time and long after the Education Act of 1873. It is aesthetically important (Criterion E) as an imposing public building on the Dandenong Road and as a sophisticated expression of the Queen Anne style as it was applied to a public building soon after Federation, the ornamentation, arrangement of the parts and stylistic references being important elements.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

The elements of this complex include St. Mary's Church and presbytery and the St. Mary's School. The church is a Gothic Revival building in bluestone with sandstone dressings and is distinguished by the emphasis given to the vertical in the proportions of its façade and as a consequence the nave. The façade gable end is surmounted by a bellcote and there are flanking aisles that visually strengthen the dominance of the nave. There is an absence of excessive ornamentation characteristic of both the work of William Wardell and the period. There is an apsidal chancel under an unbroken roof ridge with side chapels and sacristies. Inside, the stained glass windows are the work of Mayer, Zettler, and Mathieson and Gibson with chancel stencils and guilding by Lyon, Cottier and Wells. The presbytery is a conservative stuccoed two storeyed mid Victorian building adopting Gothic Revival proportions (not inspected). The school is a prominent two storeyed Queen Anne building in red brick with cement dressings and terra cotta spandrels to the archway over the recessed central porch. The façade is symmetrical with faceted buttresses demonstrating its link with the Gothic Revival and there are Dutch Renaissance influenced gables in the Queen Anne manner with emphasis given to the central bay. Enrichment is in cast cement and terra cotta.
Condition: Sound.
Integrity: High.

History

According to Ebsworth's "Pioneer Catholic Victoria" St.Kilda East's first St.Mary's church was "in the early English style of Gothic architecture", designed by Dowden and Ross. The foundation stone was laid on 22 January 1854 and the church was opened on 4 June 1854. No description of it remains however Cooper in "The History of St.Kilda" mentioned the erection of a "small brick church, which was used also as a Roman Catholic school, in Dandenong Road, capable of seating 250 persons at a cost of over 4000 pounds". The resident clergyman Rev.P.W.Niall described the building as a "schoolhouse and master's dwelling", perhaps to muster financial aid from the Denominational Schools Board. The building is shown on James Kearney's plan of "Melbourne and its Suburbs" in 1855, set at the rear of the block that was the church reserve, there being ample room for future development closer to Dandenong Road.

Within a few years, the defective materials and workmanship of the church/school necessitated its replacement. By then, a larger church was also required so Patrick Scanlan was commissioned to design a new building. In 1858, Scanlan called for tenders, a separate tender being put out for the nave in November of that year. However according to "Pioneer Catholic Victoria", "the great architect, W.W. Wardell arrived in the Colony and was invited to submit an alternative design". It was adopted and on 28 February 1859, the foundation stone was laid. William Wilkinson Wardell was the government architect in the late 1850's, "appointed to the office of Inspecting Clerk of Works of the Colony". His design was for a bluestone chapel with freestone dressings, the nave was 64 feet long and 44 feet wide and the chancel was 20 feet deep with side chapels and sacristy. Due to lack of funds, the building however was not completed until 1864, the dedication service taking place on 31 July. Additions were carried out in 1869, again to the design of Wardell, which extended the nave to 136 feet. A Sacred Heart chapel was built off the west aisle, together with two sacristies.
Meanwhile, a presbytery had been built beside the new church, completed in 1867 and duly occupied by Fr.James Francis Corbett who had been at St.Mary's since September 1863.

Even though attendance figures at the school had fallen somewhat, the steady development of the "aristocratic neighbourhood" about St. Mary's soon made extension of the church a necessity and work resumed in 1869. The larger church, now having a nave of 136 feet was blessed by Bishop Goold in November 1871. One large pipe organ was installed in 1873. Later that year seven Presentation Sisters arrived in Melbourne to take over the school. In 1874 they took charge of the girl's primary school and started a high school of 23 pupils. Later that year the new convent and school was blessed by Archibishop Goold.

By 1879 the number of female students had more than doubled. Today the Windsor Convent community is responsible for the primary schools in six different parishes in Melbourne, while ten other foundations claim Windsor as their mother.

In July 1878 three Christian Brothers arrived in Melbourne and after a series of events accepted an invitation to take over the boys school. They saw a remarkable increase in students also, rising from 145 in 1876 to 292 three years later.

In 1902 the foundation stone was laid for the St. Mary's School designed by architects John Rigg and Godfrey and Spowers.

Thematic Context

8. Developing cultural institutions and ways of life. 8.6. Worshipping. 8.6.3. Making places for worship.
Educating. 6.2. Establishing schools.

Recommendations

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

References

Heritage Victoria File no. 86 2583 0   Mil
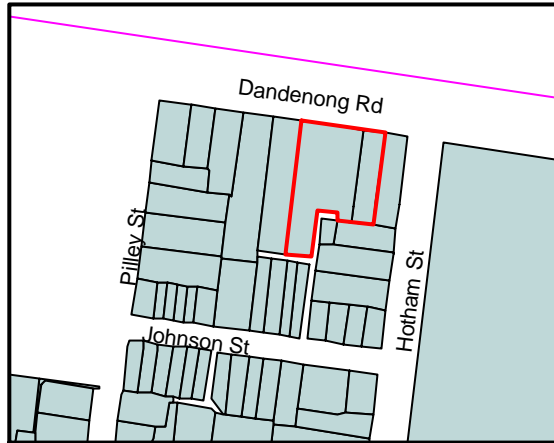Lewis (ed): "Victorian Churches Their origins, their story and their architecture" National Trust of Australia
(Victoria), 1991, p.84.   Rev. Walter
Ebsworth, "Pioneer Catholic Victoria", The Polding Press, Melbourne, 1973, pp. 464-474.

Identifier   Shops and Flats

Formerly   unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address   254-256 Dandenong Rd
ST. KILDA EAST

Category   Commercial: residential

Constructed   c. 1870, c. 1920

Designer   unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

A notable 1920s conversion of a three storey Victorian residence into apartments. The juxtaposition of sharply defined volumes creating a stepped composition to Dandenong Road, the crowning of these by a strong, reeded Art Deco derived cornice and the inclusion of shops in the ground floor of the complex together create one of St Kilda's most distinctive and bizarre compositions. Recent alterations, including the painting of the render finish and the addition in red brick of an additional shop have down graded the appearance of the buildings, nevertheless they are an unusual example of the distinctive St Kilda building type involving the conversion of an earlier building.

Primary Source

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

Other Studies

Description

Three storey shops and flats

History

see Significance

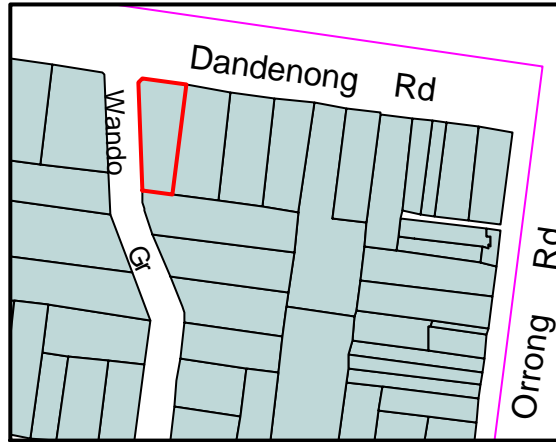**Thematic Context**

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   "Broxted" (Wando Grove Group)

Formerly   unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address	342 Dandenong Rd ST. KILDA EAST	**Category**	Residential:detached
Constructed	1918	**Designer**	Howard R. Lawson

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Broxted is of interest architecturally and forms part of the Wando Grove group, substantial houses all built around the same time and showing a variety of architectural composition and detailing, as well as planning. This house especially illustrates the transition in architectural style from the Edwardian era of the 1900's and 1910's to the 1920's. Details such as the leadlight windows, outside light, lettering and timber brackets are more reminiscent of the earlier decades whilst the overall mass of the building relates more to that of 1920's houses. Architect and developer Howard R. Lawson built Broxted as his own house. The building permit application drawing shows that the overall massing was resolved then, but the detailing as built is quite different, providing an interesting insight into Lawson's development of the design.
The divided stair with two lower flights is an unusual feature for a building of this time.

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

Primary Source

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

Other Studies

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

Description

Style : Arts and Crafts
Two storey flats, former residence
Builder: H R Lawson
Original Owner: H R Lawson

A late arts and crafts style house, later converted to flats. The house was originally owned by architect and developer Howard R Lawson whose numerous and often distinguished flat developments both in the region of

Dandenong Road and elsewhere in St Kilda helped reshape the identity of many areas of the suburb during the period 1910 to 1930. The house is currently owned by the City of St Kilda and managed by the St Kilda Housing Association. The building displays aspects of American, or, more specifically, prairie influence in the sweep of eaves, window treatments and fence design, though not the bold eaves bracketing. The building is also notable for its diagonal siting and is complemented by houses at numbers 344 and 346 Dandenong Road.

(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
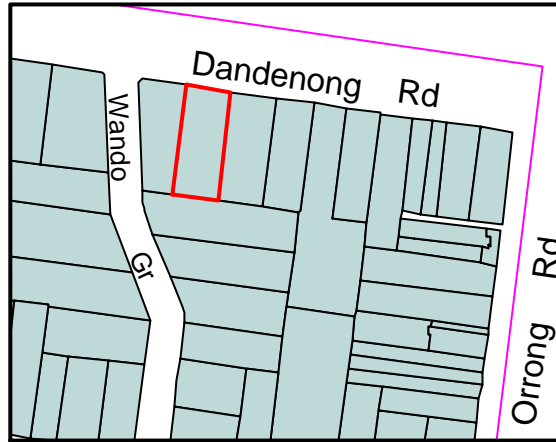
References

NOTES
St K C C permit No. 3563, issued 4/4/1918

BIBLIOGRAPHY
City of St. Kilda building permit records, no. 3563 granted 4/4/1918, includes drawing.

Identifier   Residence (Wando Grove Group)

Formerly   unknown

Heritage Precinct Overlay HO6
Heritage Overlay(s)

Address	344 Dandenong Rd	**Category**	Residential:detached
	ST. KILDA EAST		
Constructed	1919	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

Part of the Wando Grove group of substantial houses built during the same period and of varied form and detail, this building is also of note for its external design and internal features. Most distinctive of the latter is the fireplace with its carved aboriginal figures, kookaburra and motto, dated 1919. Other internal features are the hall leadlight window and the first floor bedroom cupboard with a leadlight window to outside set in it.

Primary Source

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

Other Studies

Description

see Significance

History

see Significance

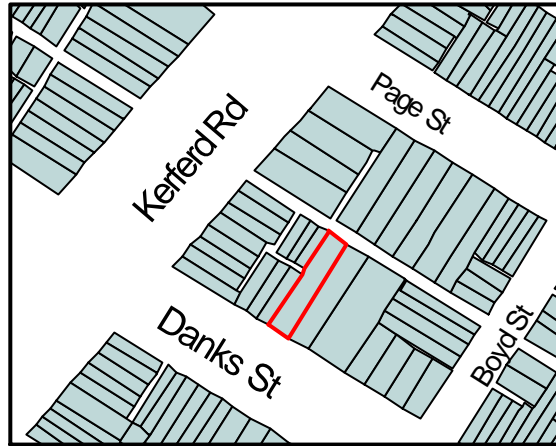**Thematic Context**

unknown

Recommendations

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

References

unknown

Identifier "Montalto"

Formerly unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	197 Danks St SOUTH MELBOURNE	**Category** Residential:detached
Constructed	1876	**Designer** unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

'Montalto' is of significance as the house built by T.S. Mouatt, an influential resident in the establishment of Emerald Hill. It is also of significance as the predominant residence in the area south-east of Kerferd Road and Beaconsfield Parade, standing in contrast to the age and scale of the surrounding housing stock. Its design has an opulence that could have been expected a decade later.

Primary Source

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

Other Studies

Description

Original Use: Residence
Date of Construction: 1876 (1)

By 1876 Thomas and Alfred Ford, a local doctor and a dentist, had sold sixty-six feet of vacant land on Allotment 15 to Thomas Abercrombie Mouatt (2), a 'gentleman'. Mouatt soon erected a ten-roomed brick mansion, known as 'Montalto' having an initial N.A.V. the following year of £80 (3).

Mouatt's involvement with the district, through his association with the Emerald Hill municipality, was considerable. In 1854 he helped form the Emerald Hill Local Committee, whose aim was to 'watch over the general interests of the locality' (4), and he acted as its first chairman (5). In 1855 he was listed as a Justice of the Peace (6) and although he still owned 197 Danks Street (7) his 'private residence' was given as 107 Collins Street East (8). Mouatt was last listed as the owner of 'Montalto' in 1898 (9) and in the following year, James Alston, a manufacturer (10) was listed in the Rate Books as the owner and occupier of the property, by then described as being of eight rooms (11).

In 1917 the Carmelites established their Mount Carmel Boys' School in Middle Park, staffed by the Christian Brothers and beginning in the former 'Alston' mansion (12). By 1925 more spacious premises were acquired (13) and the school moved out (14). The building is now owned by the Hare Krishna movement.

'Montalto' is one of the few substantial Victorian houses in South Melbourne outside the main boulevards such as St Kilda, Queens or Albert Roads. In Danks Street it is not only far larger than the surrounding buildings but also earlier than most. It is an opulent two storeyed rendered mansion. The front façade is asymmetrical, having a first floor colonnade set above a ground floor loggia that is countered by a projecting window unit housing a cluster of three windows at each level. These windows are flanked by pilasters and at each level they are surmounted by a pediment: a treatment repeated above each window within the colonnade. The house has a parapet decorated with an Italianate balustrade and appears, externally, to be 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 City of South Melbourne Rate Books, 1875-1877
2 ibid.
3 ibid., 1876/77
4 'Report of the Emerald Hill Local Committee, 7 July 1854', quoted in C. Daley, 'History of South Melbourne', p.42
5 ibid., p.44
6 Melbourne Directory 1855, p. 293
7 City of South Melbourne Rate Books, 1884/85
8 Melbourne Directory, op.cit., p.1086
9 City of South Melbourne Rate Books, 1897/98
10 P. Milner, Some Significant Industrial Sites in South Melbourne, October 1986, prepared for the National Trust of Australia (Victoria)
11 City of South Melbourne Rate Books, 1899/1900
12 P. Chandler, 'The Carmelites in Australia: A Brief History', 1981, p.22
13 ibid., 1931-32
14 Christian Brothers Archives

Identifier   House

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 370 Danks St SOUTH MELBOURNE	**Category** Residential:detached
Constructed c. 1905	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

370 Danks Street is of significance as the most extensively and finely detailed and decorated small Edwardian house in South Melbourne. Located in an area recognised for its concentration of small Edwardian buildings, this house is very much in keeping with the surrounding building stock, however its degree of embellishment, unusual porch arrangement and outstandingly intact state, set it apart.

Primary Source

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

Other Studies

Description

Original Use: House

Built within an area that has predominantly Edwardian houses, 370 Danks Street stands apart, with particularly fine and intact detailing. It is a small, single storeyed tuckpointed brick house with a terracotta tile roof with decorative ridge tiles and finials in a manner typical of the period. The front façade is dominated by a projecting window unit under which is a facetted bay window, while the front entrance has an unusual deep, narrow, gabled entrance porch. One of the outstanding features of the house is the extent and intact nature of the leadlight glazing that spans over the bay window, front porch, front door and three of the side windows (two double hung and one a fixed oculus window). In addition, the sinuous timber brackets to the front porch, the fretwork in its gable, the intact black and white tessellated floor to the porch, the original fence with red brick combined with cast iron panels, and the original timber gate, all add greatly to the whole. While the front façade is intact, one opening along the north side has been altered and so too the rear of the house.

History

see Description

Thematic Context

unknown

Recommendations

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

References

unknown

Identifier   Residence
Formerly   unknown
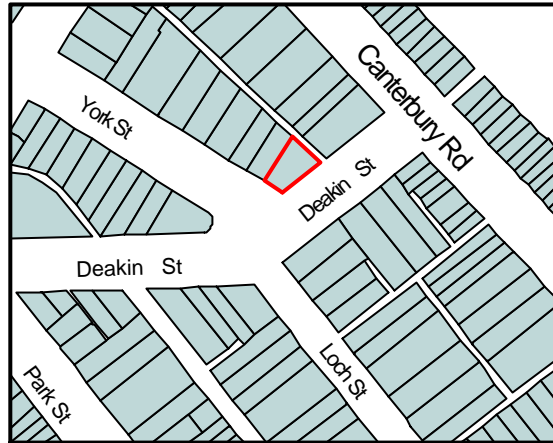
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	3 Deakin St ST. KILDA	**Category**	Residential:detached
Constructed	c.1910	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

This intact example of Australian Federation architecture is particularly significant due to the unusual belvedere which crowns the composition.

Primary Source

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

Other Studies

Description

The residence, 3 Deakin Street, St Kilda was erected c.1910 and is an exuberant example of an Australian Federation style one-storey house. The red brick building incorporates bays of windows, both curved and octagonal, and the slate roof displays terracotta ridging and finials. Subsidiary gables are half timbered, one forming the entrance porch incorporating lattice fretwork, curved timber and turned timber supports. Tall red brick chimneys rise above roof level and the feature of the residence is a square belvedere which is situated at roof level. This accessible open-sided tower has a pyramidal roof, timber balustrading and fretwork identical in design to that on the entrance porch below. The complex, asymmetrical form of the building is typical of the period.

Intactness
This residence is substantially intact, with minor alterations including the replacement of some panes of leaded glass.

History

see Description

Thematic Context

unknown

Recommendations

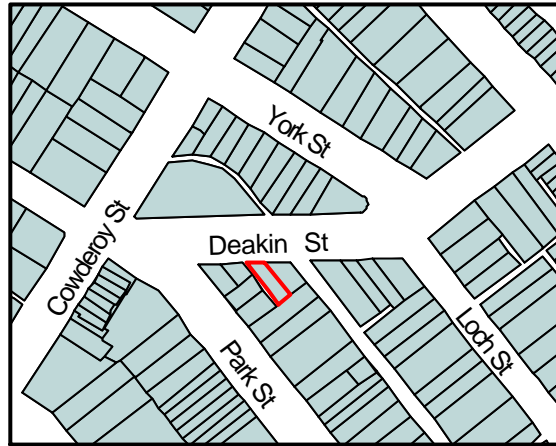A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Residence:"Hereford"

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	4 Deakin St ST. KILDA	**Category** Residential:detached
Constructed	1883	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

"Hereford" at no. 4 Deakin Street, St. Kilda, was built in 1883 for Maria Little. It is historically and aesthetically representative of the earliest phase in the subdivision and settlement of the coastal margin bounded on its east side by the Albert Park reserve. It is important (Criteria A and E) in these respects for its contribution to the cultural values of the Area.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A representative asymmetrical timber late Victorian cottage having rusticated boards to the façade, bullnosed verandah with turned timber posts and later frieze. The frieze to the eaves is bracketed and there is a corrugated iron clad hipped roof and lean to section at the rear. There is a bracketed hood to the main front window and metal hoods to the side windows.

Condition: Sound.   Integrity: Medium to High, recent front fence, crimped wire side fence to right of way.

History

In 1875 Council was supportive of the subdivision of the vacant land south-west of the St. Kilda railway line. Ferrars Street had been extended as Canterbury Road to St. Kilda in 1876 with land sales following soon afterwards. With the departure of the Army from the Middle Park area in 1879 the beach became available as a recreational rersort leading to the development of housing blocks in the locale during the 1880s and up until the Depression of 1892. Park Street and Cowderoy streets had been laid out in the 1870s with Deakin Street being formed c.1882.

By February 1883, no.4 Deakin Street had been built . It was described as a 4 roomed house with kitchen and was rated to Cowderoy Street, that part being identified as Deakin Street the following year. It was a timber house owned by its occupier Maria Little who continued there in 1890.

By the turn of the century, the railway employee William McAvoy had bought the house for his residence. By then it had been extended to six rooms and was named "Hereford" . McAvoy was not the occupant in 1910, there being a George Hoare in residence at that time however by 1920, McAvoy had returned, continuing there in 1930 .

Thematic Context

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

Recommendations

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

References

St.Kilda Rate Books (West Ward): 1855-65, 1870-73, 1880-81, 1900-01.
Sands and McDougall directories: 1890, 1910, 1920, 1930.
MMBW litho plan no.35, dated c.1896 and 1935.
Com.H.L.Cox R.N. surveyor, Hobson Bay and River Yarra, 1866. SLV Maps, 821.09 A.J. 1866, Cox.
J.Noone, Building Allotments West St.Kilda & Emerald Hill, 18 August 1873, Department of Lands and Survey, Melbourne. SLV Maps, Vale Collection, Book 4A, p.131.

Identifier   Residence

Formerly   unknown
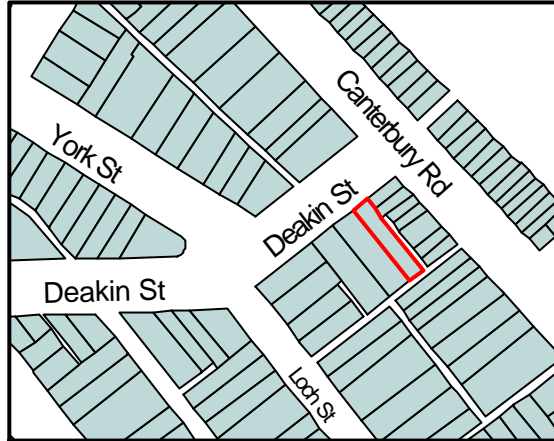
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 16 Deakin St ST. KILDA	**Category** Residential:detached
Constructed 1890s-c1920	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Contributory heritage property.)

A small Victorian house notable for its extraordinary street facade, probably altered to its present form around 1920. A semi cylindrical bay window with a bizarre conical hat of bell cast timber shingling is superimposed on a flat front wall, cut off crisply at the top in Jacobean curves. The strength of the composition is compounded by the overscaled proportions of its elements, and their close proximity to the footpath. As such, the building has a presence in the streetscape that belies its small size.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
One storey residence

History
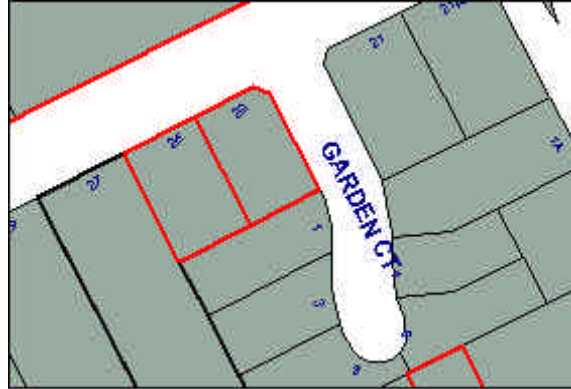
see Description

Thematic Context

unknown

Recommendations

Nil

References

unknown

City of Port Phillip Heritage Review

Identifier   Flats

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 23 Dickens St ST. KILDA	**Category** Residential:apartment
Constructed 1938	**Designer** I.G. Anderson

Amendment   **C 32**

Comment   Map corrected

Significance   (Mapped as a Significant heritage property.)

Number 23 Dickens Street is significant as a powerfully composed example of the Interwar Mediterranean style. The impact of the design is enhanced by the play of solid and void across the facade of the building, though this has been compromised by the infilling of the upper north-west loggia. The original front fence and the complementary hedge contribute to the building's significance, and it forms a pair with the strong forms of the contemporary Functionalist flat block at number 25.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

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

References

unknown

City of Port Phillip Heritage Review

Identifier Flats

Formerly unknown
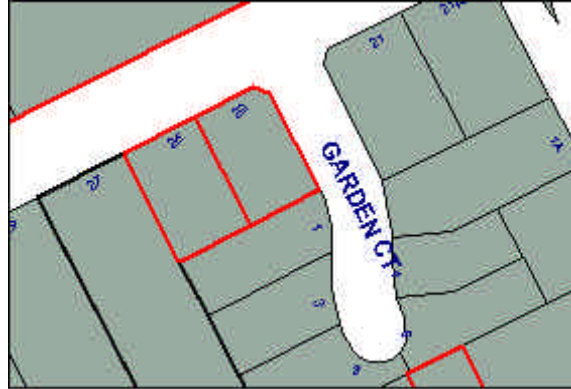
Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 25 Dickens St
ST. KILDA

Constructed c. 1930

Amendment **C 32**

Comment Map corrected

Category Residential:apartment

Designer unknown

Significance

A stylish and powerful example of the Interwar Functionalist style, this flat block is significant for the vigour of its massing, and fine brickwork detailing. The strong interplay between the horizontally banded curved corners of the building, executed in render finishes, and the deeply modelled vertically striated brickwork of the chimney to the north facade make for a convincing composition that tends towards the stylism of Art Deco. The original front fence contributes to the significance of the building, which forms a pair with number 23.

Primary Source

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

Other Studies

Description

Style : Functionalist
Residential, Flats

History

see Description

Thematic Context

unknown

Recommendations

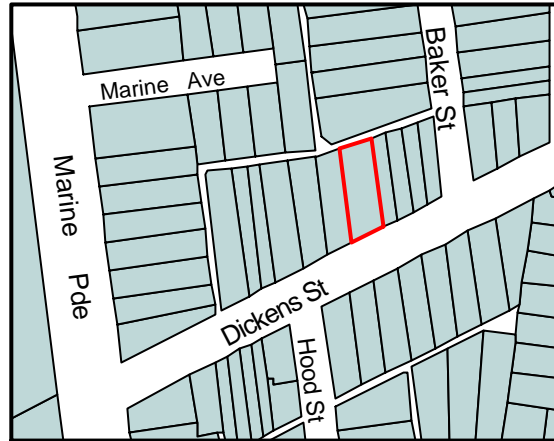A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   House

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO105

Address	70 Dickens St ELWOOD	**Category**	Residential:detached
Constructed	1939	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The house at no. 70 Dickens Street, Elwood is aesthetically important (Criterion E) as a locally unusual (Criterion B) house designed in the Streamlined Moderne manner, exhibiting the hall marks of the style and being in the vanguard of its development.

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A double fronted villa World War 2 era showing the influence of the Streamlined Moderne in its "waterfall front" treatment, emphasis on horizontality in the use of cement facings in conjunction with dark bricks and the arrangement of glazing bars. The port hole window is also a characteristic motif.   Condition: Sound. Integrity: High, including low front fence and gates.

History

Dickens Street extended west as far as Mitford Street in 1866. From Mitford Street it became a fair weather track across the northern stretches of the Elwood Swamp. By 1879, the street extended to the Bay, however the area remained relatively undeveloped until the twentieth century.

In 1915, Charles Herschell, a commercial traveller, owned a six roomed wood house on the north side of Dickens Street between Marine Parade and Baker Street. The street number at the time was 76.

The house was subsequently owned by Emily Vincent who sold it to Rudolf and Clarissa Dettmer in 1938. The Dettmers demolished the house and in 1939, erected a brick house on the site. It had five rooms and an NAV of 105 pounds. By then, the street number had been changed to 70.

The Dettmers continued as owner/occupants in 1960 at which time the house was described as "brick, five rooms, population 4, NAV 325 pounds".

Thematic Context

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

Recommendations

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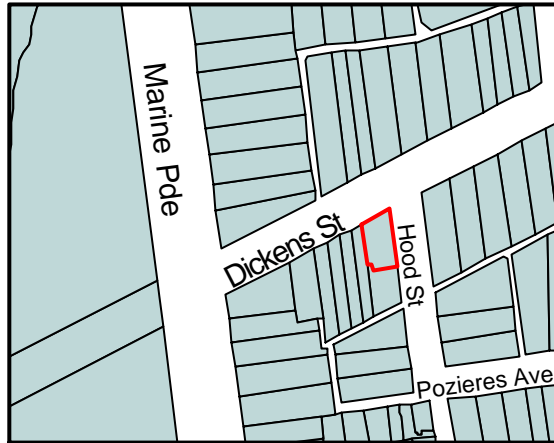
References

St. Kilda Rate Books: 1915-17, 1920-21, 1930-31, 1935-41, 1945-46,
  1960-61. VPRS 8816/P1, PROV.
MMBW litho plan no.48, undated.
H.L.Cox, "Hobson Bay and River Yarra", 1866. SLV, Map Section.

City of Port Phillip Heritage Review

Identifier   "Glenronald"

Formerly   unknown

Heritage Precinct Overlay None

Heritage Overlay(s) HO106

Address	75 Dickens St ELWOOD	**Category**	Residential:apartment
Constructed	late 1920's	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A small two storey block of flats significant primarily because of its prominence in this area of recessive single storey buildings. The contrast of scale with the adjacent building stock and its siting hard upon the corner makes Glenronald a `sentinel' building in the area. It is notable for its Spanish Mission motifs, accentuated by the contrast of the white painted render against its crisp decorative brickwork and its external staircases abutting the footpath. It is in an excellent state of intactness.

Primary Source

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

Other Studies

Description

Style : Mediterranean
Two storey walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

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

References

unknown

Identifier   Flats

Formerly   unknown
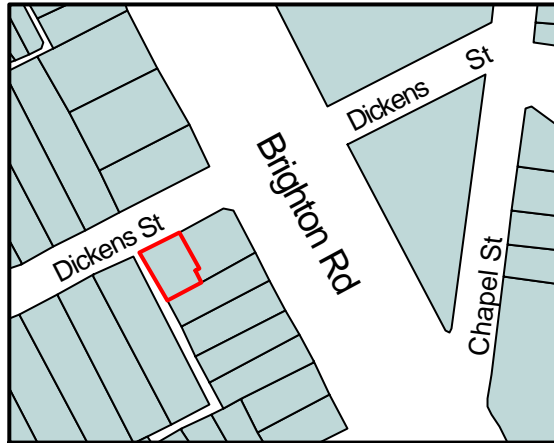
Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	1a Dickens St ST. KILDA	**Category**	Residential:apartment
Constructed	early 1930's	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building is of significance as a good example of the exuberant Art Deco style applied to a 1930s block of flats. The elements of the building that contribute to this character are the cantilevered curvilinear concrete balconies and canopies, slim steel windows with horizontal mullions creating banded effects, and the contrast of smooth rendered finishes and the narrow Roman brickwork of the entrance stair tower. These narrow bricks are part of a play of balance of horizontal and vertical elements in the composition of the building. The horizontal aspects of the composition are reinforced by the curved corner of the building, in conjunction with the balconies and corner windows, while significant vertical elements of the design are the chimney to the east wall and the entrance stair tower. The low existing hedge is appropriate to the period and style of the building, and though the bluestone pitcher fence is appropriate in scale, the materials used detract from the building. The building forms part of a complimentary group of three flat blocks of similar scale which mark the entrance to Dickens Street from Brighton Road which includes 47A Brighton Road and 2 Dickens Street.

Primary Source

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

Other Studies

Description

Style : Art Deco
Three storey walk-up flats

History

see Description

Thematic Context

unknown

## Recommendations

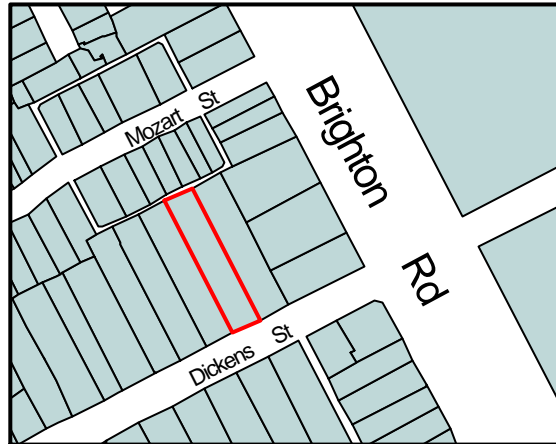A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	6 Dickens St ST. KILDA	**Category**	Residential:detached
Constructed	1891-1892	**Designer**	Ernest W.M. Crouch

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

CULTURAL SIGNIFICANCE
The residence at 6 Dickens Street is architecturally significant for its cast iron verandah columns and frieze panels, whilst otherwise it exemplifies domestic architecture of the early 1890's. The design of the columns is typical of that time and the nature of mouldings used then invariably meant that timber was used instead of cast iron. The frieze spindles are timber. Timber external blind boxes remain and the cast iron cresting is a feature. Internally the hallway is in three sections, the main one being wider and having a coved ceiling. Original or early embossed wallpaper lines the hall, now painted. The elaborate plasterwork to the ceilings is a feature of the interior.

EXTENT OF SIGNIFICANCE
Entire building, not including recent modernisation at the rear of the house.

SURROUNDING ELEMENTS OF SIGNIFICANCE
None. Mozart Street group (q.v.) is to the rear.

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
1891/92 (most probably in the last months of 1891)(1).
ORIGINAL OWNER
Mrs. Margaret McCutcheon(1)(2).
ARCHITECT

Ernest W.M. Crouch very probably(2).
BUILDER/ ARTISANS
Not known.
LATER OCCUPANTS
Owners (2) - 1895 G.F. Lynch; 1895-1903 J.R. Rippon; 1903-19 S.W. Smith (Jnr.); 1919-20 F. Lorry; 1920-36 J.B. Martin; 1936-42 E.K. and F.B. Martin; 1941-51 L.W. Boyce; 1951-76 P. and C. Martret; 1976-78 C. Martret.
Occupants(7) - 1899, 1900 Ernest Kornblum; 1901/02-04 Charles Crosby.
LATER ALTERATIONS/ ADDITIONS
Changes have been made to the rear service rooms, including demolition of some internal walls.
DESCRIPTION
Construction of this single storey house is in brick with a slate roof. The front rooms are cement rendered, but otherwise the walls externally are face brickwork, now painted. A hall in three sections bisects the house, the first section, the length of the front rooms, being narrower than the main hall with its coved ceiling. The front two rooms, unlike the rest of the house, have a bluestone plinth and the side walls do not align with those of the main part of the house. The projecting bay windowed room roof has iron cresting forming an ornamental enclosure. Internally the front rooms and the hall have elaborate ceiling plasterwork. The ceiling rose in the front bay windowed room is unusual. The doors from the hall into each room have acid etched glass toplights.
INTACTNESS (April, 1984)
This building has a high level of intactness generally. Previously it was a rooming house and with a period of disuse, fittings such as mantelpieces and main door toplights were removed. There have been extensive changes in the rear service rooms in recent times.
CONDITION
This building is in very good condition.
ORIGINAL USE
Private residence
PRESENT USE
The same.

History

Margaret McCutcheon commissioned the construction of this house in 1891/92, probably late in 1891 as she paid rates in January, 1892 equal to building(1). The land was acquired in November, 1890(3) and was part of the grounds of prominent early Melbourne Architect T.J. Crouch's house (died 4/12/1889)(2). Margaret McCutcheon is reputed to have been related to Crouch's widow, Mary Emma Bloor Crouch and in January, 1892 the land was reconveyed back to Mrs. Crouch and then back to Mrs. McCutcheon, at the same time on the same day, with slightly amended boundaries(4),(5). Ernest William Marston Crouch Architect inherited the property of Mary Crouch in 1904(2) and there is every likelihood that he designed this house. George Frederick Lynch acquired the property in 1895(6). Architect Sydney Wigham Smith (Jnr.) purchased the property in 1903 and owned it until 1919(2).

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 Rate Books, various years: 1890/91 no. 1952 50 ft. land.,1891/92 8 rooms brick (N.A.V £120).
   M.M.B.W. Detail Plan no. 1382-Appendix.

2 Titles Office, Victoria, complete title search:

3. Vol. 2314, Fol. 462648, 1890.

4. Vol. 2408, Fol. 481474, 1892.

5. Vol. 2408, Fol. 481478, 1892.

6. Vol. 2592, Fol. 518300, 1895.

7. Sands and McDougalls Melbourne Directories', various years.

Identifier   Residence
Formerly   unknown
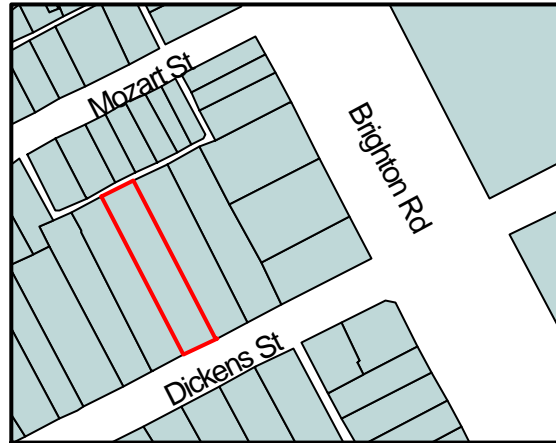
Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address 6a Dickens St ST. KILDA	**Category** Residential:detached
Constructed 1950'2	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

This building is significant for its extraordinary plan form, expressed in the facade as a series of swelling volumes piled one in front of the other, reinforced by the interpenetrating planes of the balcony, canopies and entrance steps. The spindly wrought iron balcony railings feature floral and wave motifs typical of the post-war art deco survival, and the building is enhanced by the curved glass, steel framed windows. The building is intact and the formal landscaping with its random rock edging and specimen trees is complementary.

Primary Source

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

Other Studies

Description

Style : Functionalist, Art Deco
Two 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	"Antigone" Flats
Formerly	unknown

Heritage Precinct Overlay None
Heritage Overlay(s) 415

Address	34 Docker Street ELWOOD	**Category**	Residential:apartment
Constructed	1937	**Designer**	J.H. Esmond Dorney
Amendment	**C 54**		
Comment	New citation		

Significance (Mapped as a Significant heritage property.)

What is Significant?
The Antigone flats at 34 Docker Street are a three-storey flat-roofed rendered brick building in the Functionalist style, enlivened by curved balconies and windows. Erected c.1937, the flats were one of a number of speculative apartment projects commissioned by local resident Mrs Marie Louise Dorney, and designed by her son, notable architect J H Esmond Dorney.

How is it Significant?
The Antigone flats are of architectural and aesthetic significance to the City of Port Phillip.

Why is it Significant?
Aesthetically, the Antigone flats are significant as a fine and intact example of a substantial block of flats in the inter-war Functionalist style, characterised in this instance by flat roof, curved window bays and balconies, ribbon windows and a vertical emphasis.Architecturally, the Antigone flats are significant as one of the best examples in Elwood of the work of J H Esmond Dorney, a prolific local architect and one-time employee of Walter Burley Griffin who became a leading exponent of the Functionalist style in Melbourne in the 1930s and, after the War, a highly regarded modern architect in Tasmania.

Primary Source

Heritage Alliance, Elwood Heritage Review, 2005

Other Studies

Description

Antigone at 34 Docker Street comprises six flats in a three-storey flat-roofed rendered brick Functionalist-style building. The triple-fronted asymmetrical façade has a projecting off-centre wing, with central painted brick spandrel flanked by curving metal-framed multi-paned windows. To the left is a row of curved balconies with

rendered balustrade walls and simple steel railings. Here, each flat has a vertical ribbon window; those to first two floors retain original opaque glazing. At the right side of the façade, each flat has a wide tripartite metal-framed window, with painted brick spandrels between; the balconies for these flats project from the side elevation. The central main entry has a doorway with distinctive panelled timber door and cantilevered concrete slab sunhood. Above, the stairwell is indicated by two ribbon windows; originally open, these now contain blue Perspex. The flat roof, encircled by a parapet with low steel railing, has a small structure forming a partial fourth storey, added in 1999. This has its own flat roof, with narrow eaves and timber fascia, and a row of small square windows above the stairwell bay. The latter, part of the original 1937 fabric, were formerly decorative openings in the parapet.

History

This building was first recorded in the Sands & McDougall Directory in 1938, listed as "flats being built". From 1939, they are listed simply as Antigone Flats, with no individual occupants. The flats were a speculative venture commissioned by Mrs Marie Louise Dorney, local resident and Classical scholar (hence the name of the flats, an allusion to the heroine of a Greek drama by Sophocles). She initiated several apartment projects in Elwood in the late 1930s, all designed by her son, prolific local architect J H Esmond Dorney. This association began when Dorney converted his former family home, Chenier, into flats in 1934, which prompted his mother to engage him to design the Antigone flats at 34 Docker Street (1937), the St Kiernan's Flats at 51 Ormond Esplanade (1940) and another block at 57 Ormond Esplanade.

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

Thematic Context

As epicentres for inter-war flat development, Elwood and St Kilda are well represented by examples in the Functionalist style, popular in the second half of the 1930s. While the idiom was characterised by pure expression of function, with flat roofs and ribbon windows, there was still variety among local manifestations: at one end of the spectrum were those buildings realised as stark volumes (often face brick), and, at the other, those buildings (often rendered) in a less severe style, enlivened with curving corners or balconies and stylised ornament. Antigone falls into the latter group. Elwood's best example is the Windermere Flats at 49 Broadway (1939), another Dorney design, included on the Victorian Heritage Register for its superlative Functionalist style. Antigone compares well to lesser local examples such as 229 Brighton Road (1936), 4 Leonards Avenue (1938) and 17 Victoria Street (1936), all with similar asymmetrical facades but somewhat starker detailing. Flats at 1a Dickens Street have similar detailing, (viz a central stairwell/entry bay and flanking curved balconies) but with a symmetrical façade. Devon Court flats at 45-47 Chapel Street (1936) are similar in form, but closer in detailing to the more decorative Art Deco idiom, while flats at 13 Hughenden Road (c.1940) are similar in detailing, but otherwise quite different in form, with hipped roof and a U-shaped footprint.

Recommendations

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

References

Sands & McDougall Directory. Various.

Information provided by Helen Graham, resident of 34 Docker Street

Identifier "Monterey Flats"

Formerly unknown

Address	35 Docker St ELWOOD	**Category**	Residential:apartment
Constructed	1928	**Designer**	unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The "Monterey Flats" at 35 Docker Street, Elwood are historically and aesthetically important (Criteria A and E) for their capacity to epitomise the halcyon years of apartment building in Elwood, comparing in this respect with "Glenronald" (75 Dickens Street, Elwood), 23 Dickens Street, Elwood, 41 Milton Street, Elwood, "Santa Fe" (45 Mitford Street, Elwood) and the "Los Angeles Court" apartments (81A Spenser Street, St. Kilda).

Primary Source

Andrew Ward, City of Port Phillip Heritage Review, 1998

Other Studies

Description

A substantial two storeyed apartment block in the American West Coast Mission style being symmetrically arranged with hip roofed pavilions either side of a central porch with curved roof and Tuscan order columns. The pavilions have round arched windows, the upper level openings having originally been unglazed. The walls are of rough cast and fair faced cement work with visual interest achieved by the use of clinker bricks in panels of varying sizes. There is a large clinker brick panel enclosing a Palladian window above the central porch, given further emphasis by twin chimneys above. Condition: Sound. Integrity: High.

History

At Crown land sales J.G.Vautier purchased portions 12 and 13 in North Elwood. Each portion had an area of eight acres and ran from Ormond Road to Ormond Esplanade.

The land was subsequently subdivided to be sold as the "Elwood Hill Estate" and two streets were formed, North Elwood and South Elwood (Vautier and Docker Streets respectively). Parallel with the streets were lanes that provided rear access to each allotment.

This area was quite isolated due to swamps to the east and north (Elwood Swamp) and was sparsely populated prior to the drainage and filling works of the early twentieth century. However when development resumed, apartment living had become popular by the Bay.

In 1920, Mrs. Annie Hansen owned a house with land at 37 Docker Street. By 1926, it had been subdivided and was rated separately from the house. It had a frontage of 60 feet and an NAV of 54 pounds. In 1927, Mrs. Hansen sold the land to Elsie Julia Levy of Elwood.

In 1928, Elsie Levy built this block of flats. The building was of brick and contained eight flats, each with four rooms. At the end of 1918, six of the flats were occupied, one of them by the owner. The NAVs ranged from 78 to 110 pounds.

The building was named "Monterey Flats" by 1936. They were fully let at that time to Charles Tomkins (manager), Robert Green (clerk), John Flintoff (investor), Walter Balleine (salesman), Norman Potts (manager), George Barrow (theatre employee), Peter Nisbet (sales organiser) and Arthur Barrows (engraver). Between two and three people lived in each flat and the NAV ranged from 70 to 80 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.
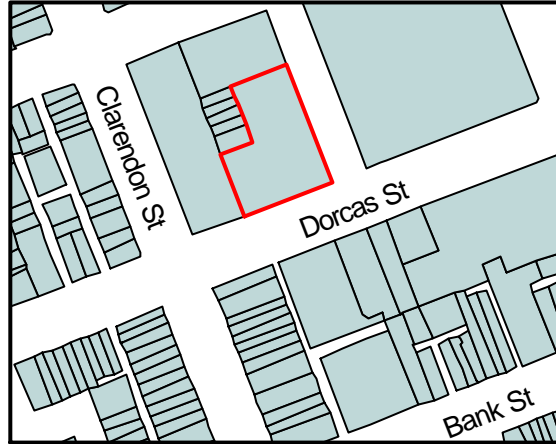
References

St. Kilda Rate Books: 1920-21, 1925-31, 1935-6. VPRS 8816/P1, PROV.
MMBW litho plan no.84, undated.
Parish Plan of Prahran, Borough of St. Kilda. SLV 820 bje.

Identifier   St Lukes Church and Vicarage

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO108

Address	210-218 Dorcas St SOUTH MELBOURNE	**Category**	Church
Constructed	1857, 1874	**Designer**	Francis Maloney White

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

St Luke's Church is of significance as one of the first buildings to have been built in South Melbourne and for its substantial nature and the scholarly design of the original church and its subsequent additions. The vicarage is of significance as an intact and quite early example of Charles Webb's use of polychromatic brickwork. The interior of the church is integral to the significance. The commercial developments to the north and the multistoreyed housing that overshadows the church and vicarage detract greatly from their significance.

Primary Source

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

Other Studies

Description

Original Use: Church and Vicarage
Date of Construction: Church 1857 (1) Vicarage 1874 (2)
Architect: Church – Francis Maloney White (3)
        Vicarage – Charles Webb (4)

In the original 1852 township plan for Emerald Hill a reserve was set aside on part of Crown Section 8 for the Church of England (5). Represented in Emerald Hill as early as 1854, church services were held in various temporary sites (6), until January 1856, when a meeting of subscribers of the Church was held to discuss the erection of an Anglican Church (7).

In March the following year the foundation stone of the basalt building was laid by the Governor, Sir Henry Barkley (8). Francis Maloney White was the architect of the cruciform plan church (9) and the first portion, the nave, was built at a cost of £1,700 by Abraham Linacre. Services at the new building were conducted by the

Rev. Rivers Beachcroft Dickinson (10), while in 1859 the church was enlarged and extended (11). In 1875 the two-roomed iron house that was used as the residence of the vicar was demolished and all materials were removed (12) while in the previous year the noted Melbourne architect, Charles Webb, called tenders for the construction of the two-storey parsonage (13). Webb later designed the South Melbourne Town Hall and the polychrome brick School No. 1253 in Dorcas Street (q.q.v.). In 1862 he had added transepts (14) and in 1867 made additions further (15) to St Luke's.

In 1881, inspired by the subdivision that occurred on the former Orphanage site, the trustees of St Luke's constructed a development of shops, including the now demolished Chamber of Commerce, on their Clarendon Street frontage (16). A cedar pulpit was constructed by Nathaniel Billing and Son (17) in 1883 and the same boundary wall and picket fencing for the church in 1885 (18).

St Luke's is built in basalt with some quite finely tooled freestone and basalt dressings. It is a scholarly design, particularly in the light of its very early date of construction and is a very fine example of the work of the early Melbourne architect, F.M. White. The interior is also of distinction, with its hammer beam ceiling and ecclesiastical fittings intact. The vicarage, while stylistically very different is a confident and quite early use of polychromatic brickwork and stands in a very intact state. The use of contrasting brickwork is restrained across its façade and the closely set timber eaves brackets embellish the building and remain 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

1 Architects' Index, University of Melbourne
2 ibid.
3 ibid.
4 ibid.
5 C. Daley, 'History of South Melbourne', p. 372
6 ibid., p.176
7 National Trust of Aust. (Vic.), 'Research into St Lukes …', 28 February 1978
8 ibid.
9 ibid.
10 Daley, loc.cit
11 National Trust of Aust. (Vic.), loc.cit
12 Architects' Index
13 ibid.
14 ibid.
15 ibid.
16 Daley, loc.cit.
17 Architects' Index
18 ibid.

Identifier Former Presbyterian Church

Formerly unknown
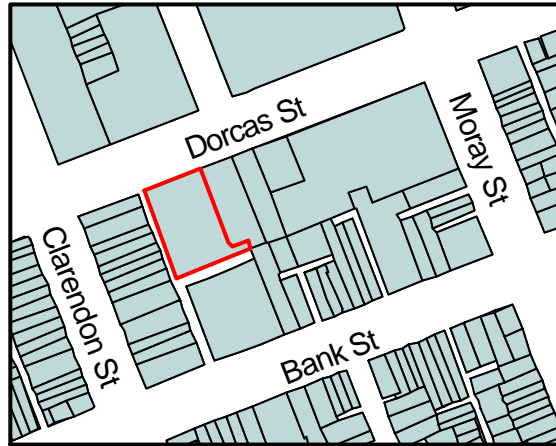
Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address 223 Dorcas St
SOUTH MELBOURNE

Category Church

Constructed c. 1909

Designer Inskip and Butler

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The former Presbyterian Church is of significance as a substantially intact church by the leading firm of architects, Inskip and Butler, and as one of the few churches built in the area during the Edwardian period. The obscured state of the polychrome facade detracts from the significance of the whole.

Primary Source

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

Other Studies

Description

Original Use: Church
Construction: circa 1909(1)
Architect: Inskip and Butler(2)

This Presbyterian Congregation was formed by 1855, the first services being held in the 'Great Iron Store' in Cecil Street(3), however by 1864 a temple-like Greek Revival church building had been erected on the corner of Clarendon and Dorcas Streets(4) which served the congregation for almost half a century; the congregation becoming synonymous with Clarendon Street.

The present building was constructed on land in Dorcas Street, adjoining the Clarendon Street Church site; retaining its original Clarendon Street name until 1956(5) .   In 1929, with much hesitation from the Clarendon street congregation, the church was amalgamated with the Dorcas Street congregation(6) and from then on the Dorcas Street building was used for worship(7) .

A photograph of the Church, taken not long after its completion, shows the building as being faced with horizontal striped polychrome brickwork over its entire surface(8).   As it stands, the polychrome effect of the

facade has been covered, the whole having been rendered over, although the church does remain intact in its overall form.   As may be expected of its Edwardian date, the church displays a simplicity and boldness of form rarely found in the late-Victorian period. It is hall-like in its form, with a simple slate roof ending in a gabled end facing the street. This is embellished with corner turrets and coupled windows to the centre and the sides. A sculptural quality was added to the facade through the entrance porch; the wing walls of which are swagged back to the main facade. It is unfortunate that the polychrome effect of the facade is no longer visible as the fluidity of its forms and vibrance of design have been obscured. The church does however remain an interesting example of the work of the leading firm Inskip and Butler. The building has since been purchased by the Greek Orthodox Church and is now known as St Eustathious.

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. HPBC, file 5/14/74, October 1983, 'Recommendations to the Minister for Planning…..'
2. Ibid.
3. G. Butler, 'South Bank Architectural and Historical Study, Vol. I,' September 1982, P.4
4. National Trust of Australia (Victoria), Architectural and Historic Importance of St John's Lutheran Church, 7 June 1984.
5. G. Butler, loc. cit
6. National Trust of Australia (Vic), citation, F.N.4634
7. Ibid.

Identifier   Former Salvation Army Citadel

Formerly   unknown
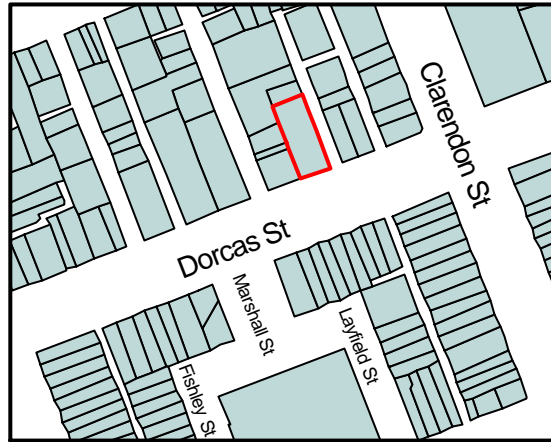
Heritage Precinct Overlay None
Heritage Overlay(s) HO109

Address	232 Dorcas St SOUTH MELBOURNE	**Category**	Church
Constructed	1911	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The former Salvation Army Citadel is of significance as a fine example of Edwardian public architecture and in its castellated styling was designed to evoke the cause of the Salvation Army. Located near the Town Hall, it reinforces this area as the administrative heart of South Melbourne. The pressed metal ceiling 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: Salvation Army Citadel(1)
Construction: 1911(2)

In June 1883 the Salvation Army was established in South Melbourne, operating from the 'Academy of Music Hall' in Coventry Street(30) . Captain Rolfe was the first commanding officer(4) .   After twenty-eight years of operations from that building, the Army purchased a site in Dorcas Street and constructed this citadel where they continued another sixty-five years of service(5) . Open-air meetings were held at the local market nearby and the Army made a significant contribution to the welfare of South Melbourne's needy population. The South Melbourne Salvation Army subsequently vacated their Dorcas Street premises and now operates jointly with that of Port Melbourne.

The citadel remains substantially intact despite its changed usage. The exterior is built in a hall-like form with a boldly decorated facade with castellated ornamentation above the door and to the turrets rising above parapet level. The architectural strength of these, now sadly obscured by paintwork, was originally heightened by the play of their render against the (presumably red) tuckpointed brick walls. The interior has

been partitioned off to house offices, however the very fine pressed metal ceiling is extant. The window and door openings to Dorcas Street facade are original, however their joinery has been replaced. Plaques on the facade read: 'This building was opened to the Glory of God and for the Salvation of the People by Comm' James Hay on Feb 18th 1911', 'Lieut. Col Edward Saunders, Architect'

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

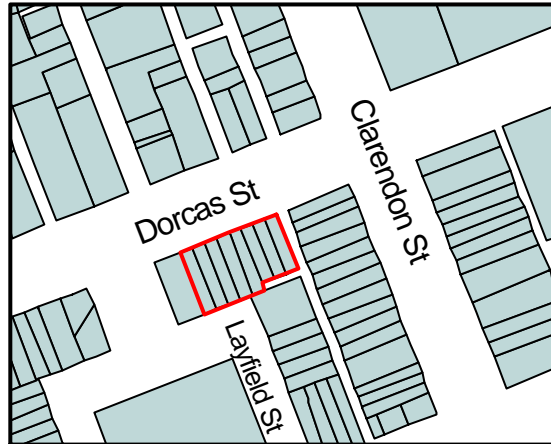1 'The Salvation Army : A brief History', held in South Melbourne Local History Collection, LH 354
2 ibid.
3 ibid. Refer Citation for 288 Coventry Street
4 ibid.
5 ibid.

Identifier   Terraces

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address	239-253 Dorcas St SOUTH MELBOURNE	**Category** Residential:row
Constructed	1885, c.1920	**Designer** Sydney W. Smith

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The terrace houses at 239-253 Dorcas Street are of significance as one of the largest and most complete essays of the Spanish Mission style in Melbourne and as an atypical application of the style, in it having been applied to a terrace row. The rear facades are not integral to the significance of the row.

Primary Source

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

Other Studies

Description

Original Use: Residences (1)
Date of Construction: originally 1885, reclad c1920
Architect: original buildings attributed to Sydney W. Smith (2)

Up until 1885 vacant land in Dorcas Street, Crown Section 14, was owned by the Melbourne Orphanage Trustees at which time the government came under increasing pressure to make the site available for subdivision. Sydney W. Smith, the Town Surveyor at that time, was the architect responsible for the Emerald Hill Estate development, preparing the necessary plans and designing some of its buildings (3). This row of seven shops and dwellings is attributed to Smith and tenders for its construction were first advertised in 1884 (4). The building at the eastern end of the row (No. 239), although not part of Smith row, is included in this citation as it now forms a coherent unit with the remainder of the row. All the buildings date from 1885, the original owner of No. 239 being Thomas Smith, a hotelier, and occupiers W. Willis and John Wood, printers. This was first described as five rooms of brick and a shop, with a N.A.V. of £70 (5).

Nos. 241 to 253 were purchased from the Orphan Asylum by the Brown Brothers, grocers, and first tenanted by John Jewell, a draper; Clifton Hughes, a tailor; Alfred Ericson, a pastrycook; Augustus Kenman, a

photographer; and Thomas Cooke, a stationer. Nos. 249 and 251 initially standing vacant. These seven five-roomed brick shops and residences had a first N.A.V. of £64 per building (6). By 1905 the row of seven shops was used as Patrick McCawley's Furniture Stores (7).

The row as it stands is in striking contrast, having been refurbished c.1920 to a unified row of Spanish Mission style terrace houses. The recessed trabeated ground floors hint at their having originally housed shop facades, but otherwise the row was transformed. The row is an essay in the style, with worked render to the walls, false projecting beam ends, pantiles to the parapet, a central rendered escutcheon panel, candy twist columns and wrought iron balustrades. The window joinery was replaced at ground floor level and remains intact, while some of the Victorian joinery appears to have been reused at first floor level. In a similar manner to the Spanish Mission terrace houses at 235-237 Bank Street (q.v.), the decoration does not extend beyond the front façade.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 City of South Melbourne Rate Books, 1884-1886
2 Architects' Index, University of Melbourne
3 Allom Lovell and Associates, 'The Emerald Hill Estate Conservation Study and Policy', June 1983,
   prepared for the Ministry of Housing
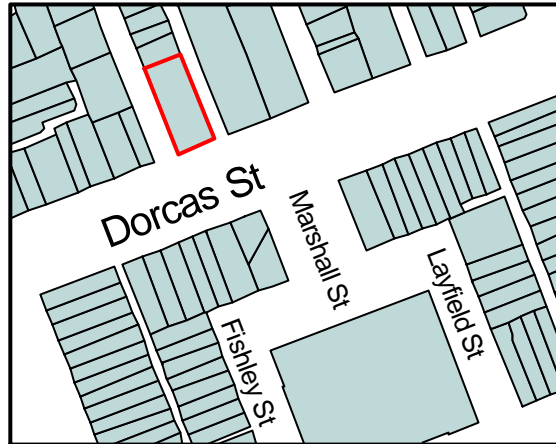4 Architects' Index
5 City of South Melbourne Rate Books, 1885/86
6 ibid
7 Jubilee History of South Melbourne, p.139

Identifier   Former Baptist Church

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO110

Address 250 Dorcas St SOUTH MELBOURNE	**Category** Church
Constructed 1877	**Designer** Thomas Watts

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former Baptist Church is of significance as the first substantial church built for the Baptist congregation in South Melbourne. It is also of significance for its contribution to the administrative heart of South Melbourne, being located near the Town Hall and the Emerald Hill estate. Both the internal and external fabric of the church are integral to the reflection of its historical significance.

Primary Source

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

Other Studies

Description

Original Use: Church
Date of Construction:1877(1)
Architect: Thomas Watts (2)

The Baptist Church in South Melbourne was formed in 1856 led by a William Ferguson and the congregation gathered for services in a meeting house in York Street(3). In 1862 the congregation constructed a wooden church building in Howe Crescent(4) (since demolished). Subsequently the Trustees of the Baptist Church acquired land in Dorcas Street in 1874(5) and three years later, in 1877, the foundation stone for a new church was laid(6). The church was designed by Thomas Watts, the Contractor being R. Ekins(7) while later that year tenders for slating and tuckpointing were also advertised(8). The cost of the land and the church totalled £4,000(9). The Rev. William Poole(10) was the first pastor and organisations connected with the church have included the Young Men's Mutual Improvement Guild and the Boys' Naval Brigade(11).

The building has since been deconsecrated and is used for commercial purposes. It is a simple hall-like building that has detailing that adds decorative and spatial effect. The church is built in bichromatic

tuckpointed brickwork, the contrasting cream bricks having been restricted to the corners of the building and the openings.   The front facade, has a loggia with three cream brick arches supported by cast iron Corinthian columns.   Above this, a tripartite window and oculus vent break the sweep of brickwork in the gable end. The slate roof is decorated with bands of contrasting slates and its line broken by a series of dormer vents. The cast iron fence and the cream and terracotta tiles to the loggia are intact. Internally the fine timber ceiling and the choir loft are substantially intact. The walls to the loggia have however been defaced through sandblasting.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1 Architects' Index, University of Melbourne
2 ibid.
3 'Jubilee History of South Melbourne', p. 75
4 C. Daley,' History of South Melbourne'. pp. 178-79
5 City of South Melbourne Rate books, 1874/75
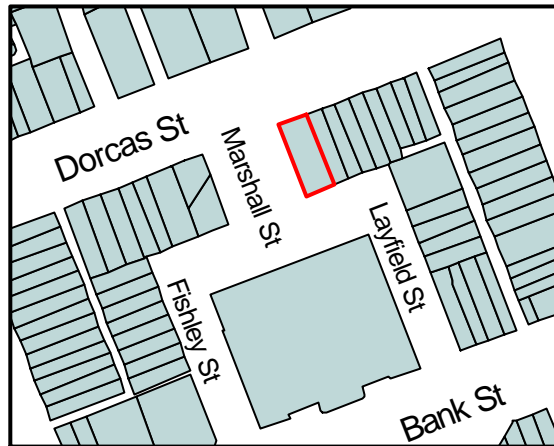6 Architects Index, University of Melbourne
7 ibid.
8 ibid. No architects name was associated with those later tenders
9 'Jubilee History of South Melbourne', loc.cit.
10 ibid.
11 ibid.

City of Port Phillip Heritage Review

Identifier   Former Shop

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address   255-257 Dorcas St
SOUTH MELBOURNE

Category   Commercial

Constructed 1889

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The former 'McCauley's furniture store is of significance as a large and substantially intact shop built soon after the subdivision of the Emerald Hill Estate. The interior and the shop window are integral to the significance, while the painted sign to the Marshall Street façade enhances the significance as a reflection of the building's original occupant.

Primary Source

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

Other Studies

Description

Original Use: Shop
Date of Construction: 1889 (1)

This property was originally a part of land granted to the Melbourne Protestant Orphan Asylum in 1842 (2). Following the removal of the Orphanage in 1877 (3) the site was developed and in the following year Daniel Gibson, a 'providore' constructed cellars to store his stock on this site (4).

In 1889 Patrick McCauley, described as a 'financier', purchased the property and erected his new ten-roomed brick building with a shop, having an initial N.A.V. of £140. By 1884 McCauley had established his furniture stores in Clarendon Street and his expansion of operations to Dorcas Street included departments specialising in pianos, organs, carpets, crockery, ironmongery and bedsteads. A branch of the business was later established at 468 Bridge Road, Richmond (5). A photograph of the Dorcas Street establishment in 1905 shows that the adjoining seven terrace houses (Nos. 239-253 q.v.) (6) were at one time used as McCauley's Furniture Stores (7).

Unlike the shops to the east, this building has not been refurbished and has remained substantially intact as built. It no longer has the cast iron verandah illustrated in 1905, however this was not originally on the building, as an earlier illustration taken by David wood in c.1889 (8), shows the building without a verandah. The building is two-storeyed and clad in polychromatic brickwork set in contrast with plain render banding and parapet ornamentation. The timber shop window and the panelled front doors remain intact, while internally the building retains its cast iron columns supporting the beaded lining board ceiling. The side façade retains a faded painted sign that states 'McCauley's. Furnish at McCauley's'.

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

'McCauley's Furniture Stores, Dorcas Street' (Detail) Jubilee History

1 City of South Melbourne Rate Books, 1888-1891
2 Allom Lovell and Associates, 'The Emerald Hill Estate: Conservation Study and Policy', June 1983
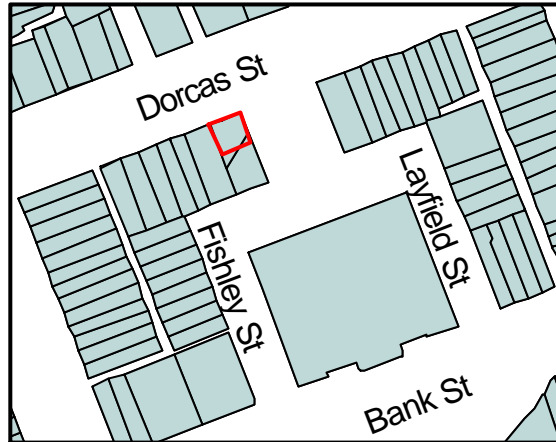3 ibid.
4 City of South Melbourne Rate Books, 1888/89
5 'Jubilee History' …, loc.cit.
6 Refer to Citation No. ?? for 239-253 Dorcas Street
7 'Jubilee History' …, op.cit., p.39
8 City of South Melbourne Library, History Collection

Identifier   Former "Record" Office, South Melbourne

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO30

Address   259 Dorcas St
SOUTH MELBOURNE

Category   Commercial

Constructed   1882

Designer   Sydney William Smith

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The former 'Record' office is of significance as a landmark in South Melbourne and as one of the most distinctive buildings built early in the development of the Emerald Hill Estate. It is also of significance for its historical associations with 'The Record' and 'Courier' newspapers.

Primary Source

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

Other Studies

Description

Original Use: Publishing Offices
Date of Construction: 1882(1)
Architect: Sydney William Smith(2)

On 6 August 1868 William Marshall commenced publication of 'The Record'; a newspaper for distribution in Emerald Hill(3). During its early years the newspaper was printed at Marshalls 'Machine Printing Office and Stationery Warehouse' on the corner of Wynyard and Clarendon Streets(4).   At the end of December 1882 it was reported that 'The Record' had moved to its 'newly erected and handsome general printing and publishing offices'(5) at the corner of Dorcas and Marshall Sreets. The official opening, in the following January, was celebrated by a grand dinner, the guests including the Mayor Cr Mackay, Baron Ferdinand von Mueller and the new editor of the paper the Rev. William Potter(6) who occupied the residence adjoining the offices at No. 2 Marshall Street (q.v.)(7).

In 1881 an auction notice appeared for 'The Record' office(8) and the newspaper's rival 'The Courier', moved into the Dorcas Street premises(9). Potter subsequently moved 'The Record' to new premises in Bank Street East, the site now occupied by the South Melbourne Police Station,(10) and by the closing years of the

century 'The Record' was established as the official organ for the South Melbourne Council(11). The paper is continued by Meehan & Co Pty Ltd.(12), and serves the two suburban municipalities, South and Port Melbourne.

The former 'Record' office is one of the most distinctive commercial buildings in the area and with its tall narrow form and fine detailing is a local landmark. The building is set on a rendered rusticated ground floor, the two upper floors having a system of giant order corinthian pilasters extending over the exposed bichromatic bricks of the walls. The lettering across the parapet was replaced with change of occupant.

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 'The Record', 'A Brief History 1868 to 1968', held in South Melbourne Local History Collection.
4 ibid
5 'The Record', 29 December 1882, quoted in National Trust of Aust. (Vic), `Research into The Record Newspaper Office..,'27 July 1979.
6 National Trust of Australia (Vic), loc.cit.
7 Refer to Citation for 2 Marshall Street.
8 Architects' Index
9 'The Record', A Brief History...', loc.cit
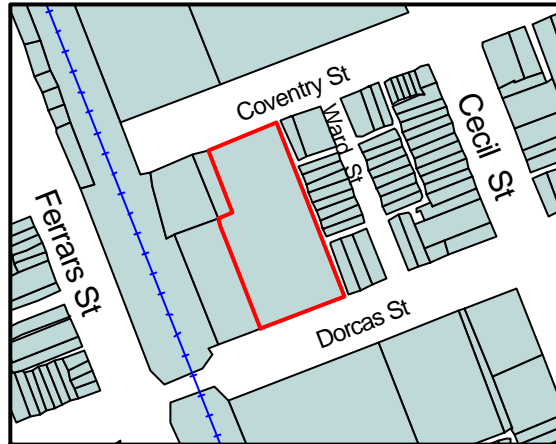10 ibid. Refer Citation for 211-213 Bank Street
11 The Record, 'A Brief History...', loc.cit.
12 ibid.

Identifier   Primary School (no. 1253)

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO111

Address 286 Dorcas St SOUTH MELBOURNE	**Category** School
Constructed 1880	**Designer** Charles Webb

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

State School No. 1253 is of significance as one of the most intact and successful essays in Tudor Gothic applied to a school and executed in polychromatic brickwork, in Melbourne. It is also of significance as a major work of the leading architect, Charles Webb.

Primary Source

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

Other Studies

Description

Original Use: State School No. 1253
Construction: 1880(1)
Architect. Charles Webb(2)

In 1873 following the introduction of the Education Act(3), two Emerald Hill schools (Presbyterian, No.225 and Wesleyan, No.233) combined to become State School No.1253(4).   Subsequently in l877, the Town Clerk of Emerald Hill wrote to the Minister of Public Instruction '... requesting him to direct the Architect's attention to the desirability of designing a pretty and tasteful building for the State School to be erected in Dorcas Street West...'(5).   In May the following year Charles Webb, architect of the South Melbourne Town Hall (q.v.)(6), completed the drawings(7), but it was not until 1880 that tenders were advertised for the stone foundations of the school(8). The building was erected by James Treeby(9) and was completed at the beginning of the following school year.

The original building was slightly modified by the removal of galleries from some class rooms in 1906(10) and in 1924 alterations and additions were carried out to the rear of the school. The school is also of interest in that Charles Daley, author of 'The History of South Melbourne', was head teacher from 1916 to 1924(11) .

Daley was well-known as an historian, teacher, naturalist and author of several books; serving as Secretary and later as President of the Royal Historical Society of Victoria(12).

The school building is most commanding, built in tuckpointed polychromatic brickwork and decorated predominantly in the Tudor vocabulary: a style so often applied to educational institutions in the nineteenth century. The form of the building is pavilioned with the end pavilions having steep gables projecting to the front while the shallower central pavilion also has a gable end but is heightened by the octagonal turrets that flank it. The Tudor is, typically, combined with Gothic motifs and the decoration across the exterior extends to elements such as the hood moulds over the square-headed multipaned windows, the capped corner buttresses and the false arrow slits and clustered colonettes below the castellated central turrets. The building remains substantially intact although the windows to the recessed wall planes have been replaced and the rear facade added to.

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. 243
4 ibid. p. 244
5 Education Department, School Building File 1253 Dorcas Street 77/34003, quoted in L. Burchell, Victorian Schools, p. 148
6 Refer Citation No. for 208-220 Bank Street
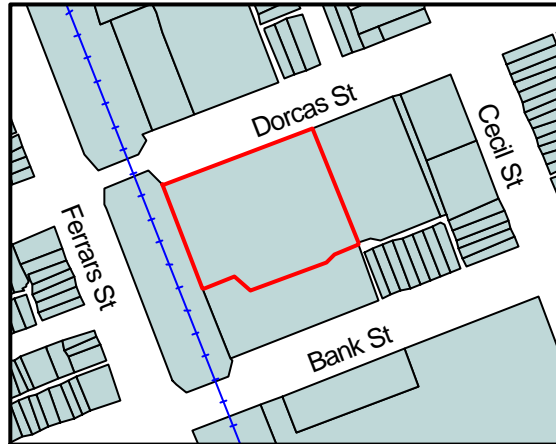7 HBPC, 'Government Buildings Advisory Council...', held in File no. 84/3615
8 Architects Index
9 HBPC, loc.cit.
10 L.J. Blake (ed.), 'Vision and Realisation', Vol. 3, p.330, Education Department
11 ibid.
12 Blake, op.cit. Vol. 1, pp. 1317, 1318-9

Identifier   Former Presbyterian Church

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO112

Address 327 Dorcas St SOUTH MELBOURNE	**Category** Church
Constructed 1860,1867	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

The former Presbyterian Church is of significance as one of the earlier churches built in the South Melbourne area. The extant Fincham and Hobday organ enhances the significance of the church as does the retention of large curtilage around the building.

Primary Source

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

Other Studies

Description

Original Use: Church
Date of Construction: Circa 1860(1) , enlarged 1867(2)

On 21 April 1867(3) the Emerald Hill Presbyterian Church was opened for worship, additions being made to the earlier 1860 bluestone building at a cost of £567(4) . The tower, shown on the original plan was never erected(5).   By 1887, although the church membership was booming, its financial situation had suffered with the substantial alterations to the session house, vestry and organ loft(6) . The Fincham and Hobday organ, built in Richmond in 1891, and now contained within the gallery, is a fine example of its type and is one of the largest two-manual Fincham organs of its Period to survive essentially intact(7).

In 1911 tenders were called for painting the church and for replacing the ceiling with steel panels(8). By 1930 the Dorcas Street congregation had amalgamated with the Clarendon Street Presbyterian Church(9), the building of the latter congregation being used for worship(10) . The church at 327 Dorcas Street is now occupied by the Uniting Church and retains a substantial tract of land free from buildings.

The church is built in basalt in a cruciform plan with an octagonal apse. In reflection of its relatively early date,

externally it is quite sparse of detailing with stylistic derivation being Gothic, expressed in elements such as the pointed tripartite windows.

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 J. Walsh, ' Brief Histories of the Churches in the Parish of South-Port-Parks' 1977, held in South Melbourne Local History Collection LH 275
2 'Jubilee History of South Melbourne', p. 69
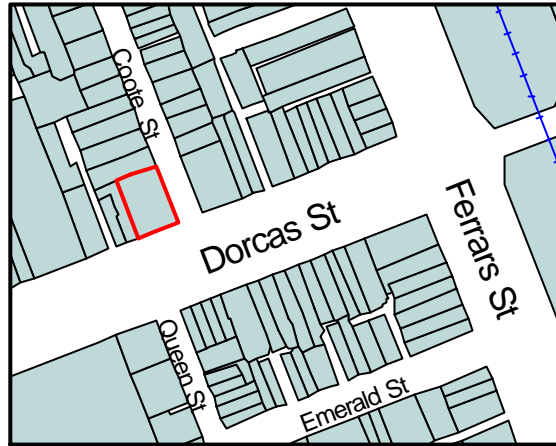3 ibid.
4 ibid.
5 J Walsh, loc.cit.
6 ibid.
7 National Trust of Australia (Vic.) File No. 4605
8 J Walsh, loc.cit.
9 C. Daley, 'History of South Melbourne', pp. 175-176
10 Refer to Citation for 223 Dorcas Street

Identifier   Former Queen's Arms Hotel

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO113

Address	330-334 Dorcas St SOUTH MELBOURNE	**Category**	Commercial
Constructed	1855	**Designer**	unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

The former Queen's Arms Hotel, is of significance as one of the first buildings to have been built in Emerald Hill and as one of the smaller buildings purpose-built as a hotel. As such it stands in contrast to the grand establishments of later years. It is also of significance for the rarity and outstandingly intact state of its original fabric including the cast iron decoration and the door and window joinery.

Primary Source

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

Other Studies

Description

Original Use: Hotel(1)
Construction: 1855(2)

By the turn of the century, South Melbourne had as many as eighty hotels, of which this building was one of the first to have been built(3). In 1854 a James O'Brien was granted a licence to operate his Queen's Arms Hotel(4) on the corner of Dorcas and Coote Streets. Described as a two-storeyed brick building with eight rooms and bars(5) , its initial N.A.V. was a high £280(6).   O'Brien owned and occupied the property until 1877(7) when Patrick Mornane, who was later involved with the 'Shannon and Shamrock Hotel' in Bank Street East (q.v.) became the owner of the buildings. At that date the property was listed in the Rate Books as two separate buildings: a three-roomed brick building and shop, with an N.A.V. of £20 and occupied by Bridget Burns, a grocer; and the seven-roomed brick hotel, by then with an N.A.V. of only £60, with a Thomas Davis as its 'licenced victualler'(9). In 1883 the hotel was de-licensed(10), its owner in that year being the Carlton Brewery(11) and the occupant William O'Shea, a 'hotel broker'. By 1893 the Carlton and West End Brewery Ltd. was the owner of both the properties, each described as having, respectively, five rooms and seven rooms and occupied respectively, by John Walker and Alfred Wilkinson, grocers(12).

The extant building appears to be that erected in 1855 and as such is one of the earliest buildings in South Melbourne. Its design clearly indicates an early date of construction as the facade is simple and rendered and built hard onto the line of the pavement, with little decoration relieving the box-like form. The render has ruling across it to represent ashlar blocks, however the most dominant decorative elements are the simple cast iron balconettes under each of the first floor windows. The three entrances add interest to the facade with arched fanlights with radiating glazing bars within each, while the joinery in general is of note as it appears to be in the main, original to the building. The first floor windows are multipaned casements, while on the ground floor there are three timber-framed shop windows, two multipaned double hung sash windows and two doorways substantially intact. The hipped roof has been clad in corrugated iron while the chimneys do not remain 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

1 City of South Melbourne Rate Books,1855-1894
2 ibid., 1855/56
3 Personal Communication, Andrew Lemon
4 Cole Collection, Vol. 3, State Library of Victoria
5 City of South Melbourne Rate Books, loc. cit.
6 ibid. It is possible that this amount was incorrectly recorded in the Rate Books
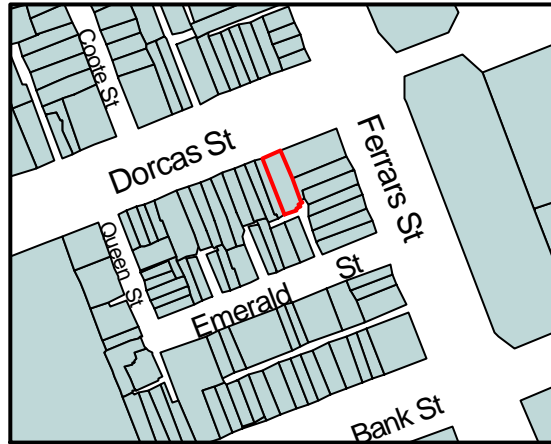7 City of South Melbourne Rate Books,1877/78
9 City of South Melbourne Rate Books, loc.cit.
10 A. Rowan, 'South Melbourne Hotels, 1983'. held in South Melbourne Local History Collection
11 City of South Melbourne Rate Books,1881/82
12 ibid. 1893/94

Identifier   James Services's House

Formerly   unknown

Heritage Precinct Overlay None

Heritage Overlay(s)   HO114

Address	337 Dorcas St SOUTH MELBOURNE	**Category**	Residential:detached
Constructed	c.1857	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

337 Dorcas Street is of significance as a substantially intact two storeyed timber house of the 1850s and for having been the home of James Service during the years he was commencing his political career.

Primary Source

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

Other Studies

Description

Original use: Residence

This two storeyed weatherboard house appears to have been built in about 1857 and was occupied by James Service from 1858 (1) until 1862 (2). The weatherboards to the gable at the front appear to be original and are beaded, while the gable itself has a distinctive form, being stepped to form a parapet at each edge. The two storeyed verandah has been altered, having been filled in at first floor level and given new brackets and balustrade to the ground floor. A closer inspection of this house would be warranted to establish whether it was a prefabricated structure.

James Service was one of the most prominent citizens of South Melbourne. He arrived in Victoria in 1853 and spent his first few weeks living at Canvas Town. While settled in the Emerald Hill (South Melbourne) area, he pursued a political career as well as trading as a merchant. He was the leader of the campaign for the emancipation of Emerald Hill from the City of Melbourne and upon its creation, was the Municipality's first Chairman. Service's activities were many, both in the Emerald Hill area and in Victoria generally. In 1857 he was elected to the Legislative Assembly and his career culminated in his becoming Premier in 1880 (3). A thorough biography of Service is contained in Volume 6 of the 'Australian Dictionary of Biography'.

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

337 Dorcas Street in c.1920 (South Melbourne Library)
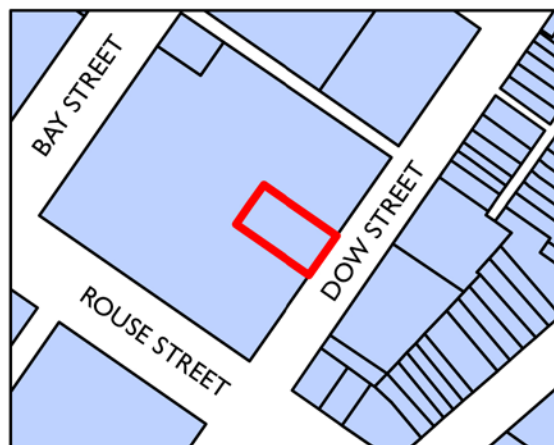
1 'Sands and Kenny Melbourne Directory', 1858
2 'Sands and McDougall Melbourne Directory', 1862
3 'Australian Dictionary of Biography', Vol.6, pp.106-111

City of Port Phillip Heritage Review

Address:	93 Dow St, PORT MELBOURNE
Category:	Industrial
Constructed:	c. 1865
Designer:	Unknown
Amendment:	C103
Comment:	Updated citation

Heritage Precinct Overlay: N/a.

Heritage Overlay: HO115

Graded as: Significant

History

Allotment 7 of Section 5 [of the Township of Sandridge] is shown on the first subdivisional plan of Sandridge, dated 1849; the Crown Grantee being NA Fenwick. In December 1864 Allotments 6 and 7 contained various wood and iron buildings owned by Reynolds and Co. In the rate book entry, the name is crossed out and the name Morley and Carrick is pencilled in. The rate book entry for November 1865 has the description 'Bond'd and Free Store Stabling for 30 horses', presumably the present building.[i] Certainly by 1868 the description of the building was 'Store Bond and Free Store: and by 1870: 'Large Bluestone Store". The building is quite large and is clearly visible in two early photos of the area when it was more sparsely developed.[ii]

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

Thematic Context

The former bond and free store provides evidence of the maritime past of Port Melbourne, where goods were held until exported or a duty paid. Constructed of bluestone and face brick, the building was a substantial early structure in the Port environs.

PRINCIPAL THEME: Industry
SUB-THEME: Warehouses
ORIGINAL OWNER: Morley and Carrick
CURRENT OWNER: [Text]
LOCAL/PRECINCT CHARACTER: Individual Character (individual, different from adjacent)
AUTHENTICITY 90%+ original
BUILDING TYPE: Warehouse
ARCHITECTURAL STYLE: Victorian Warehouse
PRINCIPAL MATERIAL: Basalt

Physical/Stylistic Description

The former warehouse and store has an imposing facade to Dow Street. There are two arch-headed windows and a flat arched opening over a carriageway; all with yellow brick dressings and quoins. At the upper level are three circular openings, again having yellow bricks providing a contrast with the bluestone. The bluestone is roughly dressed and at the edges of the building are quoins which are quarry-faced with drafted margins. Below the windows is a section of stonework which has natural undressed finish, and provides a substantial base to the building facade. A simple parapet above a string course completes the building. The side walls of the warehouse are constructed of red brick, now rendered during the incorporation of the building with the residential and commercial development behind. The building retains its bowed roof form, clad in corrugated metal. The alterations to the parapet and pediment are of long standing.

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

Comparative Analysis

This building is the largest nineteenth century warehouse surviving in Port Melbourne and may have been the largest to be constructed. Single-storey warehouses of this scale appear to have been associated mainly with the early colonial decades of the 1850s and '60s and were later superseded to a large extent by the multi-storey warehouse type, exemplified by buildings such as the Jones Bond Stores, 25-7 Maffra Street, South Melbourne (1888) which adopted the typical form of early nineteenth century warehouses and factories in England. The massive stonework to the facade is unique in Port Melbourne and of exceptional grandeur compared with other bluestone warehouses in Melbourne.

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 store building is of historical significance at a local level. Its form and location evidence the importance of maritime and mercantile activities in Port Melbourne's early history and the economic importance of the port in the nineteenth century.

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 building is also of significance as a substantial representative example of a nineteenth century bonded store.

Criterion E - Importance in exhibiting particular aesthetic characteristics.

The building is a powerful presence on this corner, with notable features including the massively-scaled facade of rusticated bluestone and the yellow brick dressings and quoining, unique elements in the Port Melbourne context.

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.

The building is also of historical interest for its association with original owners William Morley, coal merchant and first Chair of the Sandridge Borough Council, established in 1860, and Robert Carrick, cartage contractor and later Mayor in 1872-73.

Significance

What is Significant?

The former store and warehouse is an imposing double-height brick and rusticated bluestone building, with dressings and quoining of yellow brickwork.

How is it Significant?

The former store and warehouse is of historical and architectural significance to the City of Port Phillip.

Why is it Significant?

This former store and warehouse has important historical associations with early Port Melbourne. Its form and location evidence the importance of maritime and mercantile activities in Port Melbourne's early history and the economic importance of the port in the nineteenth century. The building is also of significance as a substantial representative example of a nineteenth century bonded store. The substantial bluestone facade is notable in the local area as is the scale and quality of the detailing to the window and door openings and the cornice.

The building is also of historical interest for its association with original owners William Morley, coal merchant and first Chair of the Sandridge Borough Council, established in 1860, and Robert Carrick, cartage contractor and later Mayor in 1872-73.

Primary Source

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

Recommendations

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

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

i   Port Melbourne rate book, November 1865, 1377 and 1378.

ii   Photographs dated c 1872 and taken prior to 8 June 1875, referred to in Jacobs Lewis Vines. *Port Melbourne Conservation Study*, p. 174.

City of Port Phillip Heritage Review

Identifier:	Former Army and Navy Hotel	Citation No:
Formerly:	Army and Navy Hotel	**266**

Address:	95 Dow Street, PORT MELBOURNE	Heritage Precinct Overlay: N/a
Category:	Commercial	Heritage Overlay: HO457
Constructed:	1866	Graded as: Significant
Designer:	Unknown	
Amendment:	C103	
Comment:	Updated citation	

History

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.[i] By the early 1860s, Robert Byrne was the owner. Byrne subdivided and sold the allotments but was still recorded as the owner of this site, Allotment 4 of Section 5, in November 1865.[ii]

By November 1866, a six room brick hotel had been built. It was owned by James Frazer, a drill instructor of Sandridge.[iii] Frederick Sanderson was granted a licence for the Army and Navy Hotel on 1 October 1866.[iv] Other publicans kept the hotel in its early years. These included Thomas Postle (1867) and Frederick Haycroft (1868).[v] During the 1880s the hotel was kept by Harry Hall who also ran a ballast contracting business.[vi] The hotel was subsequently de-licensed.

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

Thematic Context

The former Army and Navy Hotel is one of a number of surviving nineteenth century hotel buildings, in a suburb where hotels were prolific, as a direct consequence of the proximity to the Port.

PRINCIPAL THEME: Assembly and Entertainment
SUB-THEME: Hotels
ORIGINAL OWNER: James Fraser
CURRENT OWNER: [Text]
LOCAL/PRECINCT CHARACTER: Individual Character (Individual different from adjacent)
AUTHENTICITY 70% original
BUILDING TYPE: Hotel
ARCHITECTURAL STYLE: Victorian Regency

PRINCIPAL MATERIAL: Brick

Physical/Stylistic Description

This former hotel originally had an unusual building form which comprised a narrow two-storey front section and a larger single-storey rear section, now demolished with the site incorporated into a residential and commercial development with frontages to both Bay and Dow Streets. The front elevation to Dow Street is of unpainted rendered brick. It has simple detailing with unusual large keystones over the openings, and quoins at each corner of the facade. The parapet is plain, with a simple panel supported by a pair of consoles. Traces of early painted signage are evident on the northern return, exposed by the demolition of the brick factory premises which previously adjoined this elevation.

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

Comparative Analysis

Although built on a corner site – the corner of Dow Street and Little Bay Street - the former Army and Navy Hotel is unusual in having only one principal facade. In this respect it can be compared with other examples of street-bound hotels such as the Cricketer's Arms Hotel, Street, Port Melbourne, the former Clarendon Hotel, 231 Nelson Place, Williamstown (1859), the Rose and Crown Hotel, 309 Bay Street, Port Melbourne (original building c. 1879) and the former Royal Hotel, 85 Nelson Place, Williamstown (1890). In terms of architectural treatment, the simple Classical Revival design is typical of hotels of the 1860s, contrasting with the earlier colonial style of hotels such as the Fountain Inn.

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 Army and Navy Hotel is of historical significance at a local level. It is associated with the early history of Port Melbourne through the long-term use of the site as a hotel, and is one of the suburb's earliest surviving hotel buildings, albeit de-licensed. It is unusual in that it was not refurbished in the later nineteenth century or early twentieth century as has occurred for many other Port Melbourne examples. While located comparatively close to the waterfront, its position off the main road to Melbourne suggests it may have been a hotel which served a local clientele, being in close proximity to the Sugar Works (later the Robert Harper Oatmeal and Starch factory_.

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 Army and Navy Hotel is a representative example of the less common type which presents to a single street frontage rather than addressing a corner. It was not remodelled in the later nineteenth or early twentieth century (suggesting an early delicensing), and as a result retains its original fenestration and form of openings. Its exaggeratedly-scaled keystones, façade detailing, and remnant painted signage to the north elevation are all features of note.

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.

Significance

What is significant?

The former Army and Navy Hotel is a two-storeyed rendered brick hotel building, which retains much of its nineteenth century detailing intact.

How is it significant?

The former Army and Navy Hotel is of historical and architectural significance to the City of Port Phillip

Why is it significant?

The former Army and Navy Hotel is among the earliest remaining hotel buildings in Port Melbourne, and is unusual in appearing not to have been remodelled later in the nineteenth century. Its relative intactness sets it aside from other examples, and in this location it provides a reference to the early history of the immediate surrounding area. The principal facade has refined detailing including the distinctive and oversized keystones to the door and window openings, while the remnant painted signage to the north elevation is also unusual.

Primary Source

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

Recommendations

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

References

General

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

Allom Lovell & 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* [map], 1849, Lindsay Clark,

Assistant Surveyor, July 1849.

ii   Vale Collection of plans held at La Trobe Library, vol. 7, p. 35. '. . . allots 4 and 5 of Section 5,
        Sandridge. Sale by Mr Robert Byrne'; Port Melbourne rate book. November 1865. 1397.

iii   Port Melbourne rate book. November 1866. 1331.

iv   R K Cole Index to Hotel Records, State Library of Victoria.

v   Port Melbourne rate books.

vi   A Sutherland (ed) *Victoria and its Metropolis*, McCarron Bird, Melbourne, 1888, Vol 2, p. 672.

Identifier   Former "T. W. Swindley" Stable Block

Formerly   unknown

Heritage Precinct Overlay HO3
Heritage Overlay(s)

Address	17 Dow St SOUTH MELBOURNE	**Category**	Commercial
Constructed	1885	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

The former T.W. Swindley stable block is of significance as one of the largest stable blocks built in South Melbourne and for its associations with one of municipality's earliest merchant businesses. Its distinctive form, original use and size are of significance in an otherwise predominantly residential street. The paintwork over the facade detracts from the significance of the building.

Primary Source

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

Other Studies

Description

Original Use: Stables
Date of Construction: 1885(1)

From as early as 1868 Thomas William Swindley was advertised as a fuel and produce rnerchant, supplying from his premises in Moray Street(2).   By 1881 his store was substantial, being listed as a two-storey brick building, with an N.A.V. of £110(3).   Swindley subsequently purchased land in Dow Street, near the Moray Street premises, from a Margaret Moore in 1885(4) and in the following year he erected these brick stables, their having an initial N.A.V. of £36(5).   A photograph of the complex taken circa 1905 shows several horse drawn carts both outside the Produce Stores in Moray Street and in the vicinity of the stables in Dow Street(6).   The produce store has since been demolished.

Externally, the stable bock remains substantially intact as illustrated in 1905. It is a very large gabled structure dominated by a parapet culminating in a central semicircular unit that embraces an oculus vent. The parapet scallops down at the sides and sits over a simply moulded render architrave. The configuration of the parapet is however quite functional, concealing the clerestory that runs down the full length of the building. The facade

has one large central opening and two double hung sash windows, none of which have their original fittings. The facade has been painted, however it is built in tuckpointed brickwork that appears to be polychromatic.

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, 1884-1886.
2 'The Record', 12 November 1868, p. 1.
3 City of South Melbourne Rate Books, 1881.82.
4 ibid., 1884/86.
5 ibid., 1885/86.
6 'Jubilee History of South Melbourne', p.18.

Identifier   Primary School (No. 1852)

Formerly   unknown

Heritage Precinct Overlay None
Heritage Overlay(s) HO116

Address	Eastern Rd SOUTH MELBOURNE	**Category** School
Constructed	1877	**Designer** Henry Bastow

Amendment   **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

The 1877 building is of significance as a picturesquely composed purpose built school erected soon after the introduction of the State School system. The later windows detract from the significance of the building, while the later extension is not integral to the significance of the complex. The existence of early planting in the school yard enhances the significance of the buildings.

Primary Source

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

Other Studies

Description

Original Use: State School
Construction: 1877(1)
Architect: Henry Bastow(2)

In 1873 the Education Act came into force, replacing church schools with the State School System(3) . In 1875 the site in Eastern Road was gazetted for the Education Department's No. 1852 State School(4), and in the following Year Sunderland and Pickering secured the contract to build to the design of the Department's Chief Architect Henry Bastow(5).   Bastow was also the architect, several years later, of the State School No.2686 (q.v.) in City Road(6).

On 1 August 1877 the Eastern Road building was opened(7), the head teacher being Robert Crooke(8) . Crooke had previously been the head teacher of the National School No. 207, (the site now occupied by the A.N.Z. Bank in Clarendon Street(9)) which had closed on 31 July l877 in favour of the Eastern Road School(10) .   By 1890 increased enrolments necessitated the leasing of the Dorcas Street Presbyterian schoolroom, while for twelve years from 1893, No.1852 was amalgamated with State School No. 2686 in

Moray Street(11) . In 1908 the foundation stone was laid for a second building at the Stead Street end of the site(12).

The 1877 building is a small picturesquely composed single-storeyed polychromatic brick school. It is dominated by two pavilions each capped with a pyramidal slate roof with a diagonally set fleche at the apex and the entrance stands to one side under a polychrome brick florentine arch and a small render-decorated gable. The walls are in hawthorn bricks with the contrasting bricks used mainly in horizontal bands, although the effect of the walls is changed from the original, due to the insertion of large banks of multipaned double hung sash windows, probably as part of the 1908 works. These replaced an extremely bold, large circular window set into the northern pavilion that had spoke-like glazing bars radiating out, and in the low building slung between the pavilions, coupled and tripartite florentine window units in the manner of the extant entrance door. The removal of these commanding elements has paled the design both in the window configuration and in the bold polychromatic brickwork that was set into the walls under the windows. The building does however retain much of its original liveliness of massing.

The 1908 building to the east does not continue the picturesque lines of the earlier building, it being two storeyed, and massive in effect. A number of the Ficus and Schinus molle in the school yard appear to date from at least the turn of the century.

History

see Description

Thematic Context

unknown

Recommendations

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

References

1   L. Burchell, 'Victorian Schools', p. 13
2   ibid.
3   Eastern Road Primary School, South Melbourne, 'Centenary Souvenir': 1877-1977, held in South
     Melbourne Local history Collection LH 22
4   ibid.
5   ibid.
6   Refer Citation for 207 City Road
7   Eastern Road Primary School, loc. cit.
8   ibid.
9   Refer Citation No. for 307 Clarendon Street
10 C. Daley, 'History of South Melbourne', p 243
11 Eastern Road Primary School, loc. cit.
12 ibid.

Identifier   "Eildon Close"

Formerly   unknown
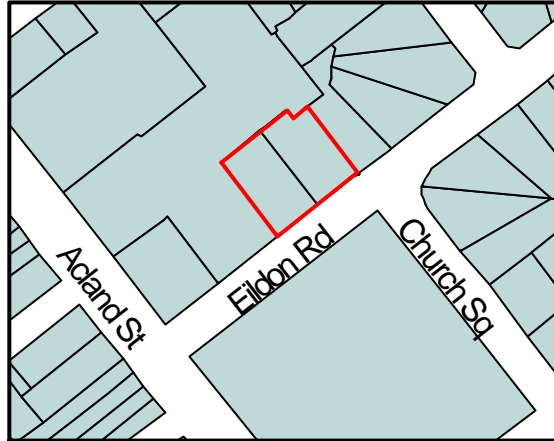
Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	7-9 Eildon Rd ST. KILDA	**Category**	Residential:apartment
Constructed	1920's	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

One of the finest and best preserved of St Kilda's Old English style apartment complexes. The complex is one of the largest, comprising two three storey `L' shaped blocks grouped around a intimate and well scaled garden space. Great care has been taken in the detailing and disposition of its variety of Old English motifs. Amongst these are the mock half timbering, executed in brick, the small runs of castellated parapets, the fine texturing of the brickwork surface with header courses, string course and striated spandrels, and the small multi paned windows. The voids of the corner balconies provide a visual transition into the site, and the axis of the garden is emphasised by the sentinel like series of prominent chimneys. The whole complex, with its courtyard garden, creates a romantic and enchanting setting, significantly contributing to the character of this important area. The buildings as well as the front fence and signage are intact.

Primary Source

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

Other Studies

Description

Style : Old English
Three storey multi-block walk-up flats

History

see Description

Thematic Context

unknown

Recommendations

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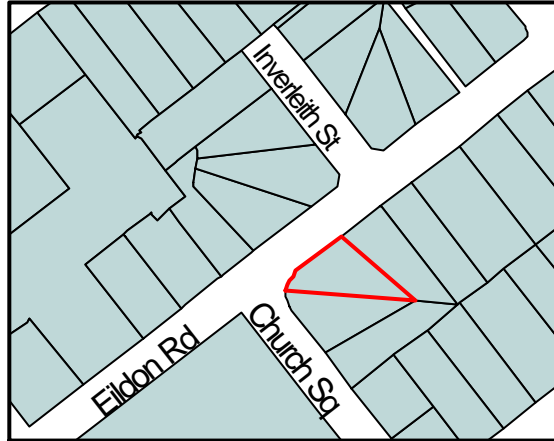recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Flats, Former residence

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	16 Eildon Rd
	ST. KILDA
Constructed	1920's

Category	Residential:apartment
Designer	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A large two storey residence notable for the bizarre styling of its front elevation. This has been achieved primarily through the application of a variety of disparate and distinctive window treatments tied together by a zipper like band of fine, subtly coloured clinker brick. The presence of the building is enhanced by its proximity to the footpath. It is substantially intact although the impressive driveway piers of its front fence have been dismantled.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey flats, former residence

History

see Description

Thematic Context

unknown

Recommendations

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

References

unknown

Identifier "Mimi"

Formerly unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 20 Eildon Rd
ST. KILDA

Constructed c1930

Category Residential:detached

Designer unknown

Amendment C 29

Comment

Significance (Mapped as a Significant heritage property.)

`Mimi' is notable for its restrained and consistent stylistic character, and its remarkable state of intactness. The arts and crafts style is expressed in the expanses of fine roughcast render of the facades, accented with delicate red brick string courses and sills, and its slightly underscaled multipaned sash windows painted a characteristic deep blood red. Smooth rendered pairs of Tuscan columns highlight the entrance porch. The brick and render front fence extends the house's decorative themes to the front of the property. The subdued colours of the building's palette of natural arts and crafts materials are both aesthetically pleasing and remarkably intact. The simple, neat garden, with its central specimen tree and concrete paths, consolidates the complete period and aesthetic integrity of the whole property. Its currently unknown architect is almost certainly the same as for the Ardoch complex (q.v.).

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Two storey residence

History

see Description

Thematic Context

unknown

Recommendations

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

References

unknown

Identifier   "Granada"

Formerly   unknown
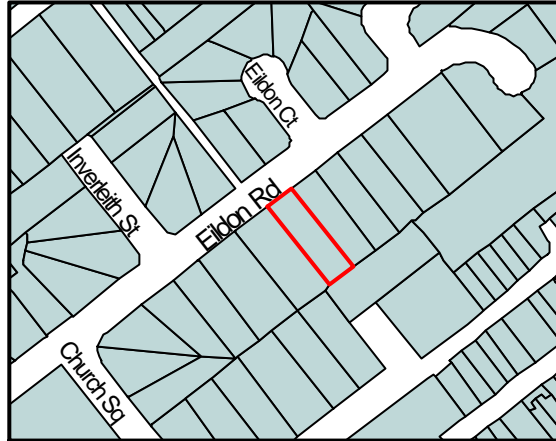
Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	28 Eildon Rd ST. KILDA	**Category**	Residential:detached
Constructed	c1928	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

`Granada' is perhaps the best example of pure Spanish Mission design in St Kilda. Unlike most examples of the genre, the style here extends to the picturesque massing of the whole building and the contrivedly `random' placement of the arched porches, balconette and small windows, to capture the informal style of the vernacular architecture of the Spanish villa. The eaves brackets, window grilles, twisted columns, wall mounted lantern and bracket and fine pantiled roof add authenticity to the effect. The building has recently been subject to minor alterations to the exterior, and the new colour scheme and added accessories are arguably more suited to a Federation period house than this building. The fence is intact to the extent of the masonry portions, though the steel framed window of the ground floor bay is an early alteration to the building.

Primary Source

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

Other Studies

Description

Style : Spanish Mission
Two storey residence

History

see Description

Thematic Context

unknown

Recommendations

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

References

unknown

Identifier   Flats

Formerly   unknown
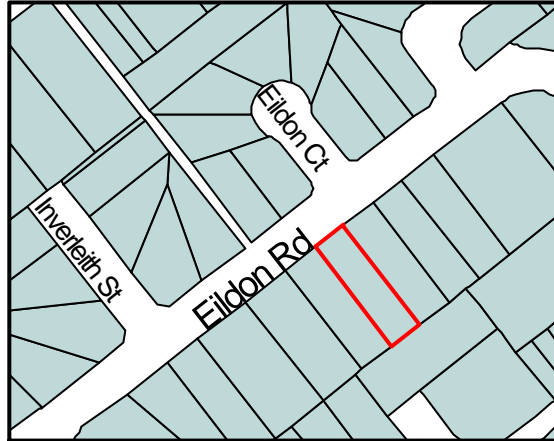
Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	30 Eildon Rd ST. KILDA	**Category**	Residential:apartment
Constructed	c1920	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A well preserved complex of apartments and a representative example of the arts and crafts style. The building is notable for its composition, with a bold polygonal entrance and balcony projection, sheathed in part in bell cast timber shingles, juxtaposed against a simple hipped roofed brick box. The diagonal interpenetration of the corner bay window adds to this abrupt play of volumes, while the symmetrically placed tapering rendered chimneys characteristic of the style add visual stability to the core building. The first floor of the main facade projection was originally unglazed and served as a sleep-out. The building is largely intact. The front fence and hedge are probably original to the building complex, which includes the rear stable block.

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   "Eildon Mansions"

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	34 Eildon Rd ST. KILDA	**Category**	Residential:apartment
Constructed	c1920	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

A complex of individual apartments dating from c.1920 significant mainly for the remarkably large size of the individual apartments. The complex comprises a visually prominent building of four apartments fronting onto Eildon Road, and a separate rear wing. The size of the generously proportioned rooms and commodious porches and balconies are comparable in scale only to Summerland Mansions (q.v.) and attest to the prestigious nature of the complex. The building contributes in scale, design and materials to a fine group of buildings of similar period in this part of Eildon Road. The general soft green colour scheme is not original, neither is the extensive brush fencing.

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
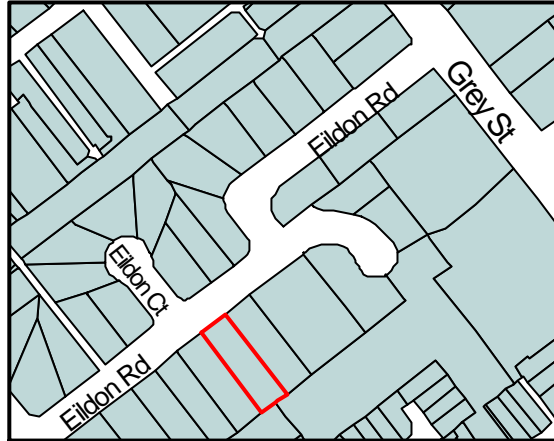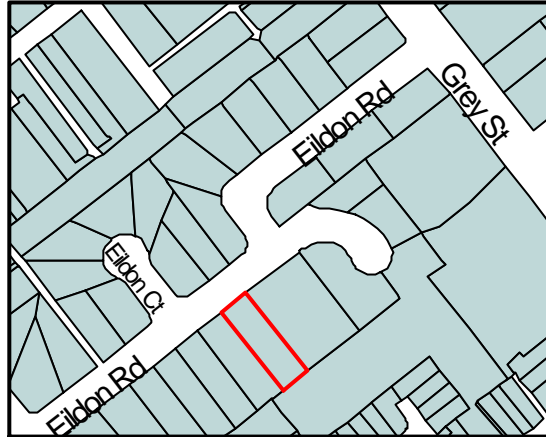
unknown

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 "Biltmore"

Formerly unknown

Address	36 Eildon Rd ST. KILDA	**Category**	Residential:apartment
Constructed	late1910's	**Designer**	unknown

Amendment **C 29**

Comment

Significance (Mapped as a Significant heritage property.)

`Biltmore' is important for the distinctive decoration and design features to its street elevation. These are combined with the skilful facade composition combining contrasts of solid and void, mass and volume, with a bold verticality. It produces one of the most distinctive apartment buildings of this period in Melbourne. Important parts of the composition include the contrast of the flat central panel of the facade with its `cyclops eye' central ocular window and crisp rendered decoration with the deep voids of the flanking verandahs with their finely rendered balustrades and contrasting strapwork. The overall effect of these motifs together with the deep overhanging eaves is to establish a vaguely oriental character in the facade, an allusion which is reinforced by the profiled cantilevered timbers of the entrance pergola. The planning of the building is conventional for this period, and is directly comparable with three storey blocks with piered verandah structures by pioneer flat designer H R Lawson, located at 11 Wimmera Place and 43 Dalgety Street St Kilda (q.v.). The building is highly intact though certain of the concrete pelmets to the face-of-wall sash frames have deteriorated. The existing garden and the absence of a front fence contribute to character of the property, which is prominently located at the bend in Eildon Road and provides a key focus in this important streetscape.

Primary Source

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

Other Studies

Description

Style : Freestyle Arts and Crafts
Three storey walk-up flats
Builder: Dunlop & Hunt

`Biltmore' probably dates from circa 1910, details of its construction are presently unknown. The complex does, however, have design similarities with No. 43 Dalgety Street and 11 Wimmera Place. Both these

buildings were designed by the architect Howard R. Lawson.

The main apartment element of the building is conceived in a reasonably straight forward manner as a red brick box capped by a hipped roof clad in terra-cotta tiles with wide overhanging eaves. The distinctive element is the projecting hipped bay facing onto the street with its bizarre decoration, and the equally distinctive entrance porch that steps the building out to the street alignment.

The projection includes balconies to each of the apartments and part of the stair envelope. It is comprised of four thin brick piers that rise from ground to eaves. Seemingly weightless spandrel panels divide the side bays to form the balconies. The face brick of the central panel is pierced by a variety of unusually detailed small windows on the upper floors. A giant entrance archway envelopes the two central piers on ground floor. A low masonry wall flanks the entrance steps from the street and supports two stout circular columns which in turn support the pergola tile roof of the covered entrance porch.

The verticality of the projecting central bay is echoed in two small vertical projections on the two corners of the street elevation of the main structure. Both of these projections includes a bizarre decoration (somewhat reminiscent of a minora).

History

see Description

Thematic Context

unknown

Recommendations

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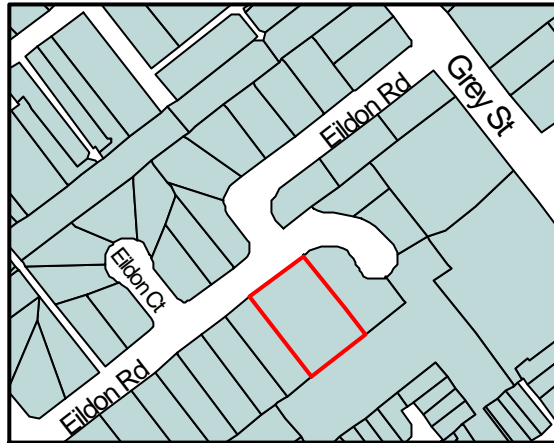recommended inclusions:
National Estate Register
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

unknown

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	38 Eildon Rd ST. KILDA	**Category**	Residential:detached
Constructed	1920's	**Designer**	unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

A large attic residence with a variety of gables, dormer windows, balconies, bellcast shingled window bulkheads, projections and recesses producing a sprawling but picturesque composition in the confines of a restricted site. The building is significant mainly for its size and the integrity of its setting which includes the contemporary front fence with is pergolated entrances and high hedge, and the total design in this setting on a curve on Eildon Road evokes British Garden City suburban ideals. Its location also makes it a prominent building and an important part of the Interwar character of the Eildon Road 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 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   Flats

Formerly   unknown
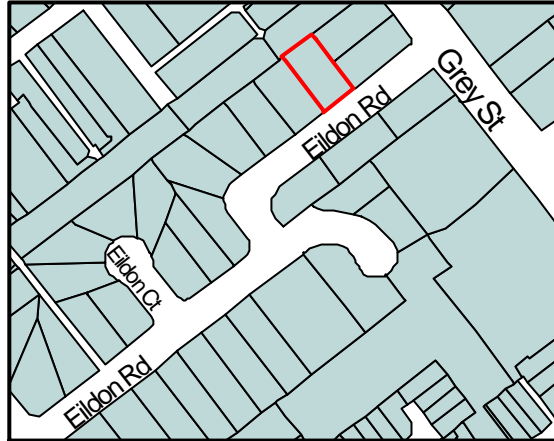
Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address 39 Eildon Rd ST. KILDA	**Category** Residential:apartment
Constructed 1940-1941	**Designer**

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

An unusual looking apartment complex taking on elements of a French chateau and providing a contrasting stylistic character within a consistent group of flats in this section of Eildon Road. The building is massed with a projecting bay at the front, and the rest of the building coalesces around a staircase tower topped by a turret roof clad in terra-cotta shingles and terminated by a small finial. This tower, and the cantilevered, corbelled upper storey bays flanking the composition, are the elements that give this otherwise ordinary block its vaguely French character. Comparable examples survive in St Kilda at the corner of Alma Road and Hammerdale Avenue and in Toorak at the corner of Wallace Avenue and Washington Street. The basement garage is an unusual feature for flats of this period (the only other Interwar example being Banff in Fitzroy Street (q.v.)).

Primary Source

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

Other Studies

Description

Style : French Chateau
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   "Moama"

Formerly   unknown
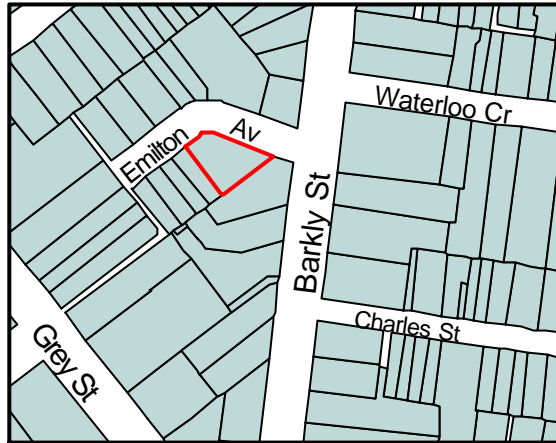
Heritage Precinct Overlay HO5
Heritage Overlay(s)

Address	1 Emilton Ave ST. KILDA	**Category**	Residential:apartment
Constructed	c1900-1920	**Designer**	unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

`Moama' is significant as a fine two storey Queen Anne style residence, a notable example of a conversion of a residence to flats, and as the dominant element in this unusually configured streetscape.

Primary Source

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

Other Studies

Description

Style : Queen Anne
Two storey flats, former residence

History

see Description

## Thematic Context

unknown

Recommendations

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

References

unknown

City of Port Phillip Heritage Review

Identifier	"Bon Jours"
Formerly	unknown

Heritage Precinct Overlay HO7
Heritage Overlay(s)

Address	1 Erindale Ave ST. KILDA	**Category**	Residential:detached
Constructed	1920's	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

A property most notable for its magnificent hedge, a local landmark on the corner of Erindale Ave and Fuller Rd, and the single most important feature on either street. The hedge is set off by a timber lych-gate at the corner (the original wire fence is now buried inside the hedge). Through the gate is glimpsed a pleasant garden and attic villa, which are sufficiently intact to make the property significant as a whole.

Primary Source

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

Other Studies

Description

Style : Arts and Crafts
Attic villa, hedge and lych-gate

History

see Description

Thematic Context

unknown

Recommendations

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

References

NOTES
St K.C.C. building approval No 2619, May 1915

Identifier   "Guernsey House"

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	232 Esplanade East PORT MELBOURNE
Constructed	1883

Category	Residential:detached
Designer	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Guernsey House is of local significance. An exceptionally large and grand house for Port Melbourne, this double fronted house is representative of similar large balconied houses in other suburbs and is particularly notable for the quality of the ground floor windows and the parapet.

Primary Source

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

Other Studies

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick freestanding houses, two storeyed
ORIGINAL OWNER: Peter Grut
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Nineteenth century brick freestanding houses, two-storeyed
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Rendered brick

PHYSICAL/STYLISTIC DESCRIPTION
Guernsey House is a large two-storey double-fronted house of rendered masonry construction. The front facade has a cast iron decorated balcony with convex roof below masonry wing walls. The parapet is elaborately designed, with a dentilled cornice with modillions and large urns of a distinctive design to each

end. The large segmental arched pediment to the centre is dentillated and is supported on vermiculated pedestals; it has corner antefixae and a scrolled finial. The tripartite ground floor windows are arched with moulded archivolts and piers. The front door has sidelights and an arched fanlight. By contrast, the first floor windows have plain rectangular openings. The house retains a cast iron palisade fence to the front.

COMPARATIVE ANALYSIS
An exceptionally large and grand house for Port Melbourne, Guernsey House can be compared with similar double-fronted balconied houses at 646 Canning Street, Carlton, 26 Acland Street, St Kilda, 32a St Vincent Place, South Melbourne and 34 Ferrars Place, South Melbourne. Even compared to houses such as these, Guernsey House is notable for elements such as the arched tripartite ground floor windows and the very elaborate cornice and parapet.

History

The land on which Guernsey House is built (Section 48/Allotment 1) was purchased from the Crown by Robert Byrne, an auctioneer and estate agent, on 12 May 1865. (1) A later plan (2) of 27 June 1867, surveyed by William White, shows this allotment and a number of other allotments in Section 50 also owned by Robert Byrne. It is possible that Section 48/Allotment 1 was purchased by Mr Peter Grut shortly after this date as Grut had purchased a number of other blocks in Esplanade East from the Crown in 1875. By January 1883, Peter Grut, whose trade was variously given as carpenter and shipwright was living in a 5 room timber house on the site. (3)

In December 1883, rate books show that Grut had erected the present 10 room brick house. (4) David Saunders (5) erroneously claimed that Guernsey House was constructed in 1886 for architect John B. Grut, who did other work in Port Melbourne. J.B. Grut was Peter's son. The name of the house is derived from the Grut's place of origin. (6)

When first built, the house faced directly onto the lagoon. Esplanade East and Esplanade West were planned before the lagoon was filled in and therefore their direction reflects the original location of the lagoon.

[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', surveyed by J. Noone, 21.5.1878.
2. Vale Collection held at La Trobe Library, Volume 7a, p. 125.
3. Port Melbourne rate book. January 1883. 1806.
4. Port Melbourne rate book. December 1883. 1835.
5. David Saunders (ed), 'Historic Buildings of Victoria', Jacaranda Press, 1966, p. 121.
6. According to P. Grainger.

Identifier   Residence

Formerly   unknown
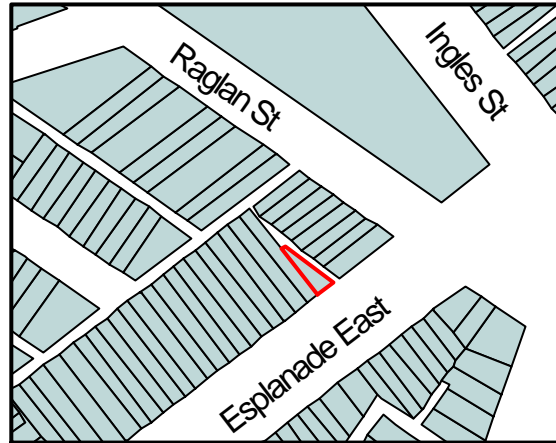
Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	331 Esplanade East PORT MELBOURNE	**Category**	Residential:detached
Constructed	1876	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

331 Esplanade East is of local significance. It is among the earliest houses on this side of Esplanade East, being built apparently immediately following the infilling of the north end of the lagoon. In general form, it is typical of small timber residences of the 1870s, but it is notable for its asymmetric front elevation, unusual degree of architectural elaboration, external intactness, and timber construction on the property line.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century weatherboard cottage, one-storey
ORIGINAL OWNER: William Knight
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent,   90%+ original
contributes to overall character of the
precinct)
BUILDING TYPE: Nineteenth century weatherboard cottage, one-storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION
This small single-storey timber-framed residence is weatherboarded to the sides and rear and has a more formal timber block front in imitation of ashlar rising to a parapet above the corrugated iron roof. The

asymmetric front elevation is built up to the property line, and comprises a projecting wing framed by panelled pilasters to the north, and verandahed recessed bay to the south. A moulded timber cornice supported on paired shaped brackets extends the full width of the elevation, and is terminated at each end by console brackets. The single sash window to the projecting wing and the verandah, and the front door, have moulded timber architraves. The verandah has Edwardian style turned timber posts and fretwork valence, with closely spaced wide and narrow balusters to the fence and gate.

COMPARATIVE ANALYSIS
This small house is unusual for its asymmetric front elevation and its relatively elaborate treatment. It is comparable in form to the house at 222 Moray Street, South Melbourne (c. 1860), which has a mock timber block front in imitation of ashlar, with projecting wings to each side of a recessed front verandah. Unlike 331 Esplanade East, the projecting wings are gabled. The degree of elaboration of the front elevation of this house, with pilasters and bracketed cornice, appears to be unequalled among small timber houses in Port Melbourne.

History

This house appears to have been built by a shipwright, William Knight, in 1876. When first rated, the humble cottage was described as a three roomed wood dwelling, and was valued at £16. (1) Knight lived in the house for a number of years, but in the mid-1880s, it was sold to a labourer, James Locke, and in 1894, changed hands again, being purchased by Irwin Brinton, who was a Port Melbourne councillor in the 1870s. (2) Upon acquiring the house, Brinton appears to have added to it, the description changing from three rooms to five rooms. (3) It is probable that the front facade was altered to its existing form at this time, its elaborate nature suggestive of an owner of a higher social and economic standing than William Knight's.

The house remained in the Brinton family until well into the twentieth century.

Thematic Context

Filling of the northern end of the lagoon, beyond Bridge Street, commenced in 1876. (4) Though the progress of the works was slow, development of the reclaimed land began soon after. This timber residence would appear to have been one of the first to be constructed.   It is one of many to be constructed in Port Melbourne in the 1860s and 1870s and is typical of the small workers' residences of the period.

Recommendations

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, 1876-77, no. 1752.
2. Port Melbourne rate book, various years, N. Turnbull and N. U'Ren. 'A History of Port Melbourne'.
    p. 276.
3. Port Melbourne rate book, 1893-4, no. 2209, Port Melbourne rate book, 1894-5, no. 2318.
4. N. Turnbull and N. U'Ren. op. cit. p. 123.

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address   2 Esplanade Place
PORT MELBOURNE

Category   Residential:detached

Constructed   c.1890-1900

Designer   unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

An especially intact example of a fake timber ashlar fronted house. This house is also most important as it retains its original paint colours, and should be used as a model for the numerous similar houses in Port Melbourne.

Primary Source

Jacobs Lewis Vines, Port Melbourne Conservation Study, 1979

Other Studies

Description

ALTERATIONS/ADDTNS: new brick fence
BUILDER: unknown
CONSTRUCTION MATERIALS: timber, corrugated iron roof

History

see Description

Thematic Context

unknown

Recommendations

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

References

unknown

Identifier   Residence

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	220 Esplanade West PORT MELBOURNE	**Category**	Residential:attached
Constructed	1924-25	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

220 Esplanade West is of local significance. The house is an unusually intact and representative example of the Inter-War Californian Bungalow style applied to small inner-urban houses.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Inter-War weatherboard houses
ORIGINAL OWNER: Thomas Prentice
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to   90%+ original
adjacent, contributes to overall
character of the precinct)
BUILDING TYPE: Inter-War weatherboard houses
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
SIGNIFICANT TREES: Small Canary Island palm (Phoenix canariensis), characteristic planting for the period of the house.
ARCHITECTURAL STYLE: Inter-War Californian Bungalow
PRINCIPAL MATERIAL: Timber

PHYSICAL/STYLISTIC DESCRIPTION

This substantially intact timber-framed and weatherboarded house is single-storey and single-fronted, and is separated from its slightly different pair by a brick party wall. The front elevation displays many of the typical characteristics of the Californian Bungalow style, including a full-width shingled and bell-mouthed gable extending over a full-width verandah, a louvred gable vent, and lead lighted bay window. The garden, appropriately planted with roses, contains a small Canary Island palm (Phoenix canariensis), which is appropriate for the house, but which is not original.

COMPARATIVE ANALYSIS
This house is similar in form and detail to a number of other paired houses, including the adjacent house at 222 Esplanade West, and in stylistic terms displays typical features of 1920s houses in the Californian Bungalow style. It is of particular interest for its especially intact state. The majority of houses in this style were built as detached houses on relatively wide blocks and in the middle ring of suburbs. The Port Melbourne example is also of interest, being a less common application of Californian Bungalow style to small inner suburban sites.

History

220 Esplanade West was constructed in 1924-5, when the rate books note a house in course of erection on the site. (1) Its original owner was Collingwood labourer, Thomas Prentice. It was first fully rated in 1925-6, when it was described as a four-roomed wood house and was valued at £45. (2) Prentice sold the house in 1927, to a cellarman, John Fennessy. (3)

Thematic Context

This house was constructed as part of the Inter-War development of this part of Port Melbourne following the filling of the lagoon.

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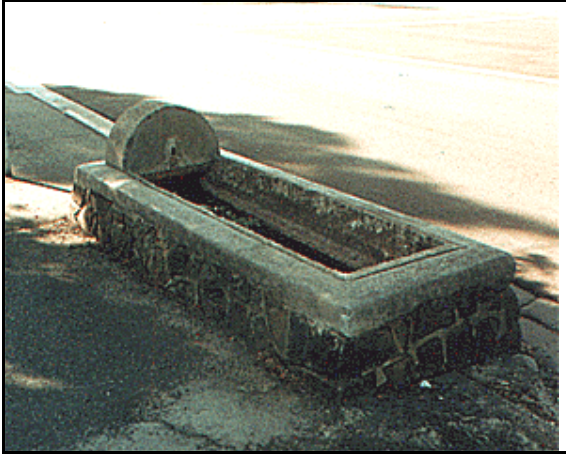
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1924-5, no. 401
2. Port Melbourne rate book, 1926-7, no. 401
3. Port Melbourne rate book, 1927-28, no. 401

Identifier   Horse Trough

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	Cnr. Evans St and Bridge St PORT MELBOURNE	**Category** Street Furniture
Constructed	c1940s	**Designer** Fred Cook City of Port Melbourne Chief Engineer

Amendment   **C 29**

Comment

Significance

This horse trough is of local significance. Along with the similar example at the corner of Bay and Raglan Streets (q.v.), it is one of only two remaining examples in Port Melbourne of a once common nineteenth and early twentieth century item of street furniture.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Objects
SUB-THEME: Horse troughs
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: Horse trough
ARCHITECTURAL STYLE: na
PRINCIPAL MATERIAL: Stone

PHYSICAL/STYLISTIC DESCRIPTION
This horse trough has bluestone rubble sides enclosing a semicircular section precast concrete trough. The tops of the bluestone sides are rendered. At one end is a semicircular concrete head stone originally

incorporating a water outlet.

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

History

This trough was constructed sometime after 1942 by the City of Port Melbourne, to a 1942 design by the municipality's Chief Engineer, Fred Cook. (1)

Thematic Context

The horse trough is associated with the historical development of road transport in the area, and in particular demonstrates the continuing existence of horsedrawn transport as late as the 1940s.

Recommendations

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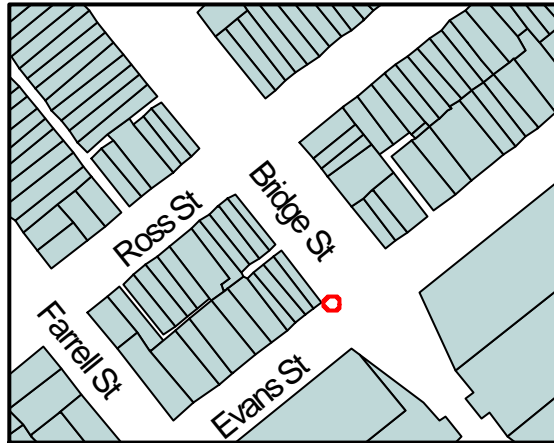recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. A drawing for a standard horse trough signed by Fred Cook is held by the Port Melbourne Historical Society.

City of Port Phillip Heritage Review

Identifier   Pillar Box

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address Cnr. Evans St and Bridge St PORT MELBOURNE	**Category** Street Furniture
Constructed 1880-1920	**Designer** unknown

Amendment   C 29

Comment

Significance

This pillar box is of local significance. Along with the pillar box at the corner of Bay and Rouse Streets (q.v.), it is one of only two surviving nineteenth or early twentieth century pillar boxes in Port Melbourne.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Objects
SUB-THEME: Post boxes
                    Postal services
ORIGINAL OWNER: Victorian/Commonwealth Government
CURRENT OWNER: Commonwealth Government
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual character (Individual,   90%+ original
different from adjacent)
OBJECTS: Post box
ARCHITECTURAL STYLE: na
PRINCIPAL MATERIAL: Cast Iron

PHYSICAL/STYLISTIC DESCRIPTION
This cylindrical cast iron pillar box is cylindrical in form with a base of slightly larger diameter than the main body. The cap is ogee-shaped and has a crown finial and a chevron moulding to the underside. Above the hinged door is a torus moulding around the body, formed into a weather hood above the door. Above the

door is the letter slot and raised cast lettering 'POST OFFICE RECEIVING PILLAR'. The door handle is in the form of a clenched fist, originally holding a ring, now missing.

COMPARATIVE ANALYSIS
One of the standard pillar box designs used by the Post-Master General's Department in the late nineteenth and early twentieth centuries, pillar boxes of this type were once common in Victoria. Reduced, but significant numbers remain extant across the metropolitan area and country Victoria.

History

This cast iron post box is one of the standard designs produced by the Post Office and used for street post boxes in the period between 1880-1920. The boxes were manufactured at the Reliance Ironworks (1).

Thematic Context

The cast iron post box was positioned as a late nineteenth or early twentieth century element of Port Melbourne's street furniture.

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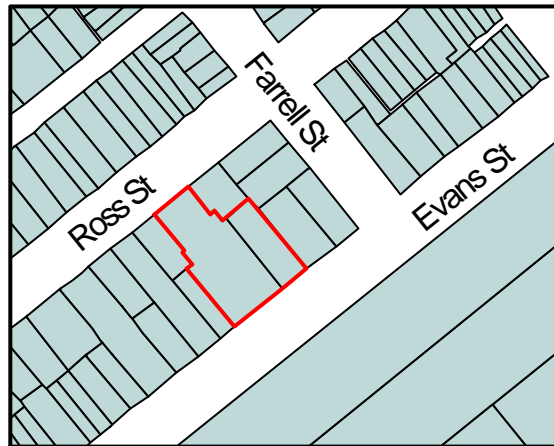
A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Pers. comm. Craig Coot, Australia Post.

Identifier   Residences

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	62-6 Evans St PORT MELBOURNE	**Category** Residential:detached
Constructed	1873-4	**Designer** unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

62-6 Evans Street is of local significance. The site has associations with Caleb Amos Kennett, the locally prominent owner of the Sandridge Abattoir in the nineteenth century. It demonstrates a locally unusual pattern of development in the nineteenth century, retaining in largely intact form the original 1874 house built by Caleb Kennett and the subsequent houses constructed within the original garden by his widow Jane Ann Kennett. The 1874 house, substantially intact externally, except to the rear, is an exceptional example in Port Melbourne of a relatively large house in a large garden. Apart from the later nineteenth century houses to each side, the garden retains its original form to the front, and appears to contain a number of early trees and shrubs. The front boundary wall and fence are unique in Port Melbourne. 66 Evans Street is substantially intact externally and is typical of timber houses of the period. Its extraordinary location behind the original garden wall is significant in the context of the pattern of development of the site.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick villa, single storey, double fronted
                Nineteenth century weatherboard villa, single-storey
ORIGINAL OWNER: Caleb Amos Kennett
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual   70-90% original
different from adjacent)
BUILDING TYPE: Nineteenth century brick villa, single-storey, double fronted
ORIGINAL RESIDENTIAL Private residences

USE TYPE:
DOMESTIC GARDEN TYPE: Nineteenth century villa
SIGNIFICANT TREES: Several trees possibly of nineteenth or early twentieth century date
ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

This large site, bounded to the front by a brick wall and cast iron fence, contains two residences fronting onto Evans Street and a brick shed to the rear. The site is reduced from its original extent, which included the later house at 60 Evans Street to the south and a fourth house and a shop to the rear facing Ross Street. The brick boundary wall extends across the front of the existing site to 62 and 64 Evans Street, and originally extended in front of 60 Evans Street.

The earliest of the houses, no 64, is located in the centre of the site and is a single-storey double-fronted brick building with a verandah extending across the front elevation. The walls are constructed of dark brown bricks with dentilled eaves and painted quoin bricks, possibly originally of contrasting colour, to the corners and door and window jambs. The hipped roof is covered with corrugated iron. The verandah has cast iron posts, brackets and frieze panels. Extensive additions have been constructed to the rear of the house.

The front boundary wall and fence are probably contemporary with the original house. The central cast iron palisade fence is constructed on a basalt plinth, and incorporates a gate with large square cast iron gate piers. The flanking brick walls are constructed of dark brown brick with cream brick diaper patterning and square piers with rendered caps.

The second house to be built, no 66, is timber-framed, with weatherboarded side and rear walls and timber block front to imitate ashlar. The asymmetric double-fronted principal elevation has tripartite windows to the projecting wing and next to the front door. The verandah to the set-back bay has a convex corrugated iron roof and cast iron columns, brackets and frieze. The chimneys are of red brick with unpainted render plinths and dentilled cornices.

No. 60 is a single-fronted weatherboarded house with a front verandah. The brick boundary wall which originally extended across the front of the house has been demolished, and this building, along with the later house and shop facing Ross Street, are no longer visually related to the original site as is 66 Evans Street.

COMPARATIVE ANALYSIS

The original house at 62 Evans Street, although exceptional in Port Melbourne as a large double-fronted verandahed house, is similar to many other single-storey double-fronted houses of the 1870s and '80s in other parts of Melbourne, and particularly the eastern suburbs such as Kew and Hawthorn. The adjacent house at no 66, likewise, is typical of timber houses built in these suburbs in the 1890s. What is unusual about this site in the local context, apart from the nature of the original house, is the exceptionally large size of the original site and the pattern of subsequent development. While subdivision of large estates was common in other suburbs, particularly in the east and south-east, in Port Melbourne, the existing small plots generally correspond to the original subdivisions. Although subdivision of the sort that occurred on this site was by no means unique in Port Melbourne, in no other place in the city does the pattern of development remain so evident.

History

The brick house at 64 Evans Street was constructed in 1873-4 for slaughterman, Caleb Amos Kennett, owner of the Sandridge Abattoirs. Land north-west of the railway line near Graham Street was first auctioned in late 1868, and Kennett was one of the first to buy.(1)   He also became a spokesman for the residents of this new area in their efforts to get a better deal from the Council in terms of services such as water and roads.(2) The first house constructed by Kennett on this site was a timber cottage.(3) This was demolished in the 1870s to make way for his new brick house. When first rated in 1874-5, the property, which encompassed the frontages then known as 2 and 3 Evans Street, was described as a six roomed brick house, with stables and outhouses, and was valued at £66. The house may have been extended within a few years of being built; between 1877-8 and 1878-9, the number of rooms described in ratebooks increased from six to eight, and the value of the property increased from £70 to £80.(4) The house appears to have been further extended in the following years; in 1886-7, it was described as nine rooms, but in 1890-91, this had increased to eleven.(5)

Caleb Kennett died of cancer in 1888,(6) and in 1889, his wife, Jane Ann Kennett is listed as the owner of the property. Presumably in need of a regular income following her husband's death, in the following year, Kennett constructed a new timber residence on the property, moved into it, and leased out the larger brick house. When first rated in 1890-1, the seven roomed timber house, now known as 66 Evans Street, was rated at £50, while the main house was valued at £110.

Jane Kennett remarried in the 1890s, and by 1895-6, as Jane Ann McMurray, had moved back into the house built over twenty years before by her first husband.(7)

Another brick house, a shop and a shed onto Evans Street were all constructed on this original allotment later. The main house originally featured an open courtyard; this has been filled in and floored, and the original rear verandah has been removed. The house has recently undergone extensions and alterations.

Thematic Context

Caleb Kennett, the original owner of 64 Evans Street, was one of Port Melbourne's more significant early businessmen, owning the Sandridge Abattoirs. He was also one of the first to buy and develop land west of the railway line. The construction of the substantial brick house at 64 Evans Street to replace Kennett's earlier timber dwelling was a function of his improved circumstances. It is of interest that Kennett chose to build in predominantly working-class Port Melbourne at this time, in preference to relocating to a more prestigious suburb.

The later construction of other buildings on the original allotment was a fairly common occurrence in Melbourne in the nineteenth century, but is unusual for 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

1. N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p. 84.
2. ibid. p. 84.
3. Port Melbourne rate book, 1873-4, no. 1641.
4. Port Melbourne rate book, 1877-78, no. 1817, Port Melbourne rate book, 1878-9, no. 1829.
5. Port Melbourne rate book, 1886-7, no. 2204, Port Melbourne rate book, 1889-90, no. 2308.
6. N. Turnbull and N. U'Ren. op. cit. p. 164.
7. Port Melbourne rate book, 1895-6, no. 2313.

Identifier   "Gloster House"

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 73 Evans St PORT MELBOURNE	**Category** Residential:detached
Constructed 1885	**Designer** unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Gloster House is of local significance. Part of a group of residences with significant historical associations, Gloster House has associations with the locally prominent auctioneer David Armstrong. Although less distinctively detailed than its neighbour at 75 Evans Street (q.v.), the house is representative of the larger two storey houses that were being built in pockets in Port Melbourne. Located on a corner site facing the railway reserve, it forms an important streetscape element.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick terrace, two storey
ORIGINAL OWNER: David Armstrong
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent,   70-90% original
contributes to overall character of the precinct)
BUILDING TYPE: Nineteenth century brick terrace, two storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian filigree
PRINCIPAL MATERIAL: Rendered masonry

PHYSICAL/STYLISTIC DESCRIPTION
Gloster House is a two-storey rendered masonry house. The front elevation is relatively plain with most

decorative interest focussed on the simple moulded cornice and parapet incorporating a triangular topped centrepiece containing the inscription 'Gloster House', flanked by scrolled brackets. The first floor windows have moulded architrave surrounds, while the tripartite ground floor window has a single plain opening. The balcony is simply detailed with cast iron to the balustrading only, with the brackets and valence no longer extant.   The house retains its original cast iron fence and gate.

COMPARATIVE ANALYSIS
Generally typical of the Victorian two-storied balconied house, Gloster House is one of a relatively small number of similar houses in Port Melbourne. A comparable grouping of two-storey houses is Alfred Terrace and the adjoining houses at 160-4 Station Street (q.v.).

History

Gloster House was constructed in 1885 for its first owner and occupant, auctioneer and prominent local identity, David Armstrong. In 1884-5, local auctioneer David C. Armstrong was the owner of vacant land measuring 125' x 60' [38m x 18m] in Evans Street. This land was subsequently subdivided into three smaller blocks, one of which Armstrong sold (75 Evans Street (q.v.)), while he constructed residences on the other two (73 Evans Street and 77 Evans Street, q.v.).   When first rated in 1885-6, Gloster House was described as an eight-roomed brick house, valued at £60. (1) The following year, the description notes the presence of stables on the property. (2)

Thematic Context

Gloster House has strong associations with two prominent Port Melbourne identities. It was originally owned by David Armstrong, who 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)

Armstrong lived in the house until 1887, after which he leased the building to Amy Malcolmson. (4). Almost immediately, Armstrong sold the house to another prominent Port Melbourne citizen, William Henry Prohasky, councillor between 1885 and 1893, and Mayor in 1888-9. (5)

With Magnolia House and Lily Cottage, Gloster House was constructed on land owned by David Armstrong. The pattern of subdivision and building construction and ownership of the three houses is of some interest, as are their associations with various well-known Port Melbourne identities and families in the 1880s and 1890s.

Recommendations

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. 2194
2. Port Melbourne rate book, 1886-87, no. 2236
3. N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. pp. 118, 157, 167, 171, 172, 197.
4. Port Melbourne rate book, 1887-8, 2302
5. N. Turnbull and N. U'Ren. op. cit.   pp. 273

Identifier   "Magnolia"

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address   75 Evans St
PORT MELBOURNE

Constructed 1886

Amendment **C 29**

Comment

Category   Residential:detached

Designer   unknown

Significance (Mapped as a Significant heritage property.)

Magnolia House is of local significance. Part of a group of residences with significant historical associations, Magnolia House has associations with the prominent journalist and politician Phillip Salmon. Its most distinctive features are the unusual configuration of the entry porch and the rough-faced stone detailing to the openings, expressive of the trade of the original owner of the house, stonemason John Thorpe. In other respects the house is a substantially intact representative example of the larger two storey houses in Port Melbourne and is part of a significant grouping of houses.

Primary Source

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

Other Studies

Description

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

PHYSICAL/STYLISTIC DESCRIPTION

Magnolia House is a two storey house built originally of exposed face brick, now painted, with rubble-faced stone quoins and dressings to the surrounds to the entry porch and first floor windows. The entrance is in a recessed porch with arched openings located at the left-hand corner of the front facade. The ground floor window is tripartite and has a heavy moulded render surround and sill contrasting with the stone surrounds to the other openings. The parapet supports a round-headed centrepiece, containing the inscription 'Magnolia', flanked by piers and scrolled brackets. The cast iron balcony has a hipped convex roof. The house retains the original cast iron fence and gate. On what was originally vacant land to the north has been constructed a relatively recent flat-roofed garage.

COMPARATIVE ANALYSIS

Magnolia House is unusual particularly for the configuration of the entry. In contrast to the virtually universal form of nineteenth century terrace houses of this type, in which the front door is set flush with the wall, urban houses with recessed porches appear to be rare. The house is also distinctive for the combination of face brick and rough-faced stone dressings on the front elevation. The only local example, it contrasts with the usual rendered masonry or wholly brick finishes.

History

In 1884-5, local auctioneer David C. Armstrong was the owner of vacant land measuring 125' x 60' in Evans Street. This land was subsequently subdivided into three smaller blocks, one of which Armstrong sold (75 Evans Street), while he constructed residences on the other two (73 Evans Street, q.v. and 77 Evans Street, q.v.). The site of 75 Evans Street was sold to builder, John Thorpe, who constructed Magnolia House in 1886. When first rated, the building was described as a seven-roomed brick house and stables, valued at £50. (1)

Thematic Context

The original owner of Magnolia House, John Thorpe, lived in the house only briefly, selling it to one of Port Melbourne's most prominent citizens, Phillip M. Salmon, in 1889.

Salmon had lived in the Sandridge area in the 1860s, but moved to Footscray, where he launched the Footscray Advertiser. Salmon returned to Port Melbourne in the late 1870s and became editor of the Port Melbourne Standard. From his platform at the newspaper, Salmon launched a career in local and state politics. Turnbull and U'Ren have characterised the political scene in the borough in the late 1880s as being dominated by a struggle between the wealthier conservative 'decency' or 'respectable' group, headed up by F.T. Derham, and the radical Liberal merchant class, whose central figure was Phillip Salmon, who they describe as 'an aggressive, egotistical, non-establishment figure who was distinctly radical in liberal reformist terms'. (2) Salmon ran for state parliament in 1889. He was a long-serving councillor and was Mayor in 1890-91. (3) During his term as Mayor, which coincided with the onset of the 1890s crash, Salmon was variously adored or hated by the local community, partly because of his stand against police repression of local stevedores gathering on corners looking for work. In April 1892, Salmon again attempted to enter Parliament, and after an intense political battle, succeeded in ousting F.T. Derham, member for nine years, and a former Cabinet member. (4) The post-election celebration was held at Magnolia House. (5)

Salmon's parliamentary career was marked by a somewhat erratic performance, and his role in local politics was similarly marred by conflict, his one great achievement being the declaration of Port Melbourne as a town. (6) Eventually, facing severe financial problems in 1894, Salmon left politics behind, and saw the Standard amalgamated with the Tribune. (7) He has been described as an important transitional figure in the political and social development of the area. (8)

With Gloster House and Lily Cottage, Magnolia House was constructed on land owned by David Armstrong. The pattern of subdivision and building construction and ownership of the three houses is of some interest, as are their associations with various well-known Port Melbourne identities and families in the 1880s and 1890s.

Recommendations

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

References

1. Port Melbourne rate book, 1886-7, no. 2392
2. N. Turnbull and N. U'Ren. 'A History of Port Melbourne'. p. 149
3. ibid. p. 280.
4. ibid. p. 167.
5. ibid. p. 167.

6. ibid. pp. 168-170.
7. ibid. p. 172.
8. ibid. p. 172.

Identifier   "Lily Cottage"

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address 77 Evans St PORT MELBOURNE	**Category** Residential:detached
Constructed 1886	**Designer** unknown

Amendment   **C 29**

Comment

Significance   (Mapped as a Significant heritage property.)

Lily Cottage is of local significance. Built originally for the locally prominent auctioneer David Armstrong, it is part of a group of houses with historical associations with well-known Port Melbourne families. It is typical in most respects of single-fronted brick cottages in Port Melbourne, and is notable for its extraordinary amalgam of Gothic and conventionally Classical elements in the elaborately designed and disproportionately large parapet.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick cottages, single fronted, one storey
ORIGINAL OWNER: David and Sophia Armstrong
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Precinct Character (similar to adjacent,   90% original
contributes to overall character of the
precinct)
BUILDING TYPE: Nineteenth century brick cottages, single fronted, one storey
ORIGINAL RESIDENTIAL   Private residence
USE TYPE:
ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION

Lily Cottage is a small single-storey single-fronted cottage of brick construction. The front elevation below the verandah roof is of brick, now painted, and includes a tripartite sash window with timber mullions. The rendered parapet is unusually elaborate and mixes Classical and Gothic elements. The moulded cornice is supported on brackets alternating with trefoil leaf motifs. Dominating the whole elevation is a large Gothic arched centrepiece supporting urns and an anthemion finial, and flanked by a parapet of open interlocking circles. The narrow piers to each end are decorated with sunflower motifs. The verandah includes a cast iron frieze.

COMPARATIVE ANALYSIS
While generally typical in form of small urban cottages of the 1880s, Lily Cottage is unusual for the Gothic detailing of the parapet. Like many Boom period cottages, the parapet is elaborately detailed and is the main architectural focus of the facade. The Gothic form of the centrepiece and the trefoil decorative motifs, however, is relatively rare compared with the almost universal use of the Classical Revival idiom in houses of this type in the 1880s.

History

In 1884-5, local auctioneer David C. Armstrong was the owner of vacant land measuring 125' x 60' in Evans Street. This land was subsequently subdivided into three smaller blocks, one of which Armstrong sold (75 Evans Street, (q.v.)), while he constructed residences on the other two (73 Evans Street (q.v.) and 77 Evans Street). Lily Cottage was constructed for Armstrong in 1886. When first rated in 1886-7 the single-storey cottage was described as a five-roomed brick house, and was valued at £26. (1). Though originally listed in the ownership of Armstrong's wife, Sophia, the following year the building changed hands, being sold to Emma Prohasky. Various members of the Prohasky family, who ran a grocery in Bay Street, were listed as the owners of Lily Cottage until the mid-1890s. (2).

Thematic Context

With Gloster House and Magnolia House, Lily Cottage was constructed on land owned by David Armstrong. The pattern of subdivision and building construction and ownership of the three houses is of some interest, as are their associations with various well-known Port Melbourne identities and families in the 1880s and 1890s.

Recommendations

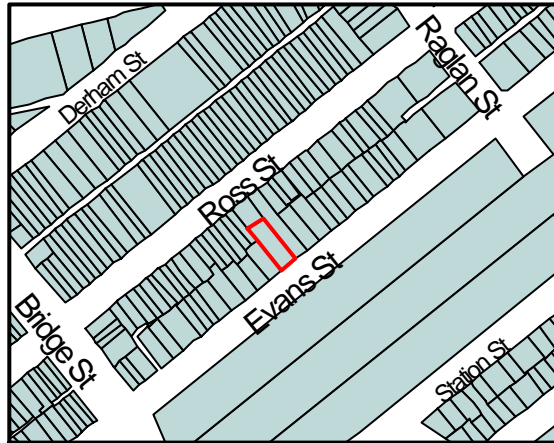A Ward, Port Phillip Heritage Review, 1998
recommended inclusions:
Schedule to the Heritage Overlay Table in the City of Port Phillip Planning Scheme

References

1. Port Melbourne rate book, 1886-7, no. 2328
2. Port Melbourne rate book, various years, 'Sands and McDougall Melbourne Directories, various
    years'

Identifier   "Kelvin Cottage"

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	111 Evans St	**Category**	Residential:detached
	PORT MELBOURNE		

Constructed 1874

Designer   unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

Kelvin Cottage is of local significance. Among the larger single-storey houses in Port Melbourne, it is notable for its relatively early date in relation to the development of the area and for the unusually refined detailing of the brickwork and parapet, and is representative of the restrained style of domestic architecture of the 1870s.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick villa, double-fronted, one storey
ORIGINAL OWNER: Norman McLeod
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual character (Individual,   90%+ original
different from adjacent)
BUILDING TYPE: Nineteenth century brick villa, double-fronted, one storey
ORIGINAL RESIDENTIAL Private residence
USE TYPE:
DOMESTIC GARDEN TYPE: Nineteenth century villa
ARCHITECTURAL STYLE: Victorian Filigree
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
A single-storey double-fronted detached house, Kelvin Cottage is constructed from dark purple-brown bricks

with contrasting cream brickwork to the door and window surrounds and the corners. The central front door incorporates side and top lights. The sash windows to each side are tripartite with timber mullions and basalt sills. The rendered parapet, of restrained design, incorporates a moulded cornice supported on simple paired brackets with moulded roundels and raised and fielded rectangular panels between the brackets. Above the cornice, the parapet is plain, with a segmental arched central pediment flanked by squat panelled piers. The piers and the ends of the parapet support acorn finials and urns, possibly not original, and the pediment is surmounted by a scrolled accretion finial. The pediment contains the inscription 'KELVIN COTTAGE A.D. 1874'. The front verandah is convex roofed and incorporates a simple scrolled cast iron valence. The verandah wing walls have moulded render masks on the outer faces. In front of the house are a garden in broadly Victorian style and a reconstructed timber picket fence and gate.

COMPARATIVE ANALYSIS
Substantial double-fronted single-storey brick houses of the sort represented by Kelvin Cottage were relatively rare in Port Melbourne, other comparable local examples being 62 Evans Street (q.v.) and the significantly later houses at 21 Ross Street (q.v.), 200 Graham Street and 238 Graham Street. In other suburbs such as South Melbourne and the eastern and south-eastern suburbs from Kew and Hawthorn around to Armadale and Prahran, they were far more common, reflecting the more middle-class nature of these areas.

History

Kelvin Cottage was constructed in 1874. The first owner of the building was stevedore, Norman McLeod. When first rated in 1874-5, the residence was described as a brick house of six rooms. (1) It was increased in size in 1886-87, when it was described as a nine-roomed brick house valued at £70. (2).

Thematic Context

Land north-west of the railway line near Graham Street was first auctioned in late 1868, and developed in the following years. This is one of the few substantial brick houses to be constructed in the immediate vicinity in this period. The working-class occupation of its original owner is somewhat surprising in this context, and it may be that McLeod had a financial interest in a stevedoring company.

Recommendations

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, 1874-5, no. 1669
2. Port Melbourne rate book, 1889-90, no. 2273

Identifier   Residences

Formerly   unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	127-130 Evans St PORT MELBOURNE	**Category**	Residential:row
Constructed	1911	**Designer**	unknown

Amendment   C 29

Comment

Significance   (Mapped as a Significant heritage property.)

127-30 Evans Street is of local significance. This row is representative of the Arts and Crafts derived Federation style as applied to inner-suburban terraces, and is the most intact of the few examples of the type in Port Melbourne.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Federation brick terraces
ORIGINAL OWNER: Executors of the Estate of McLeod
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (Individual   90%+ original
different from adjacent)
BUILDING TYPE: Federation brick terraces
ORIGINAL RESIDENTIAL Private residences
USE TYPE:
ARCHITECTURAL STYLE: Federation Arts and Crafts
PRINCIPAL MATERIAL: Brick

PHYSICAL/STYLISTIC DESCRIPTION
This terrace of four single-storey houses is constructed of brick. The design exhibits typical Federation period characteristics contrasting with the parapeted facades of earlier terraces. The longitudinally ridged roof is relatively steeply pitched and is covered with terra cotta Marseilles pattern tiles and terra cotta ridge cresting.

Rendered parapeted party walls rise above the roof. Square brick chimneys rise above the ridge. The roof extends down at slightly reduced pitch over the front verandahs, which have small central half-timbered and roughcasted gables. The verandahs have turned timber posts and capitals, and arched valences with closely spaced timber verticals. The wide front windows have three-light casement frames. The brick walls to nos 129 and 130 have been painted; otherwise these houses are substantially intact to the front.

COMPARATIVE ANALYSIS
The characteristic Arts and Crafts derived Federation style of this terrace can be seen in similar form in pockets of early twentieth century terraces in a number of inner metropolitan suburbs including North Melbourne, North Fitzroy, Prahran and East St Kilda. While individual houses were built in Port Melbourne in the early twentieth century, terrace development appears to have been relatively uncommon in the suburb at that time. 127-30 Evans Street is the only local example to display the characteristic form of arched verandah woodwork and front-facing gablets.

The three-house terrace at 288-90 Ross Street (1911) has broadly similar timber detailing. The planning and form, however, are unusual and, in contrast to the conventional form of 127-30 Evans Street, demonstrate the way in which attempts were being made in the early twentieth century to vary the standard nineteenth century terrace form, before the virtual demise of terrace housing after World War I.

History

Four houses were constructed at 128-131 Evans Street in 1911 for the executors of the estate of a person simply listed as McLeod. Each of the five roomed brick houses was valued at £25.(1) The site was previously vacant.

Thematic Context

Though land west of the railway line was first sold in the late 1860s, development in this part of Port Melbourne would appear to have proceeded on a relatively piecemeal basis, as the MMBW 160': 1" plan, which shows this site as vacant, indicates. The houses themselves are of a type which was relatively common in the period.

Recommendations

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, 1911, nos 1593-1596.

Identifier Residences

Formerly unknown

Heritage Precinct Overlay HO1
Heritage Overlay(s)

Address	152-153 Evans St PORT MELBOURNE	**Category**	Residential:detached
Constructed	1872	**Designer**	unknown

Amendment   C 29

Comment

Significance (Mapped as a Significant heritage property.)

152-3 Evans Street is of local significance. A relatively early pair of houses in this part of Port Melbourne, the simple detailing of the cornice, parapet and window surrounds is representative of domestic architecture of the 1870s. They are unusual in Port Melbourne, particularly for the early date, for their brick construction.

Primary Source

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

Other Studies

Description

PRINCIPAL THEME: Residential
SUB-THEME: Nineteenth century brick terraces, single-fronted, one storey
ORIGINAL OWNER: William Weatherstone
LOCAL/PRECINCT CHARACTER: AUTHENTICITY
Individual Character (individual,   90%+ original
different from adjacent)
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 pair of single-storey single-fronted houses is constructed of brick with rendered parapet, cornice and quoining to the corners. The front windows and doors have render surrounds splayed at the window heads and sills. The cornice is supported on distinctive block-like moulded brackets with a simple moulded string

course. At the centre of the plain parapet is a small triangular pediment flanked by scrolled brackets. The concave roofed verandah is supported on timber posts with shaped timber brackets, probably of early twentieth century date. The brickwork to no 152 is painted, while no 153 remains unpainted.

COMPARATIVE ANALYSIS
The restrained Classical revival detailing of this pair of houses is typical of houses built in the 1860s and 70s in the inner metropolitan area. While comparable houses remain in areas such as North Melbourne, Carlton and Fitzroy, they are relatively few in number compared with the overwhelming predominance of more elaborately decorated houses in these areas dating from the late 1870s through to the 1890s. They are also unusual in the context of Port Melbourne, where weatherboard houses predominate.

History

This pair of single storey brick cottages was constructed in 1872, probably by William Weatherstone, their first owner. (1) Weatherstone had previously owned a timber cottage on this site.(2)

Thematic Context

These cottages were relatively early brick structures for Evans Street. When constructed, the street was only partially developed and the building stock comprised largely of small timber cottages. (3)

Recommendations

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

References

1. Port Melbourne rate book, 1872-3, nos. 1576-1577
2. Port Melbourne rate book, 1871-2, nos. 1583-1584
3. Port Melbourne rate book, 1869-70, nos. 1583-1584